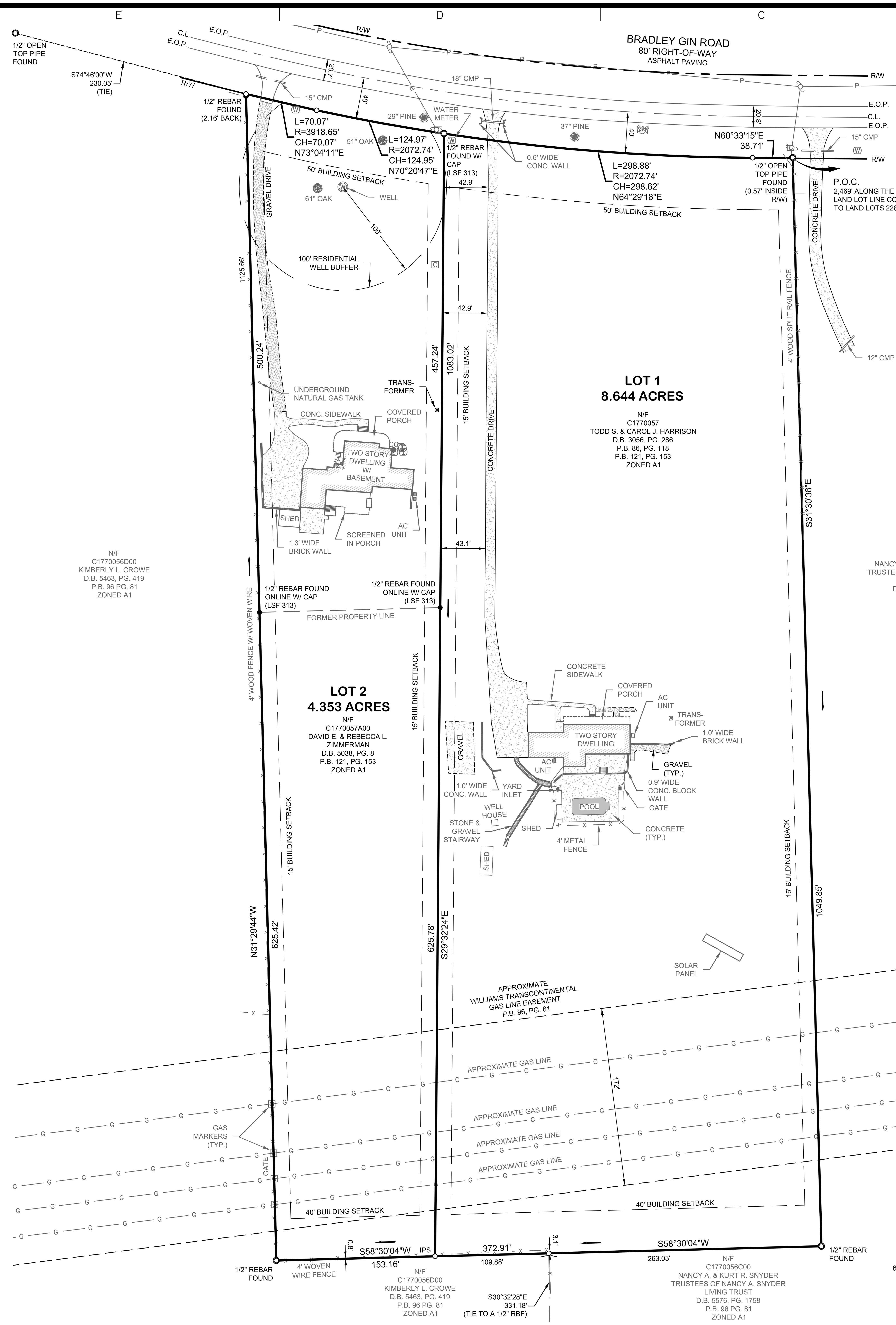
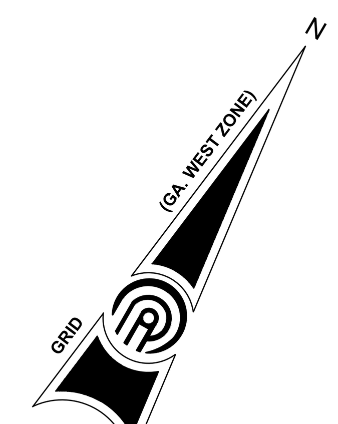




THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

Symbol	Description	Abbreviation	Meaning
IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
	COMPUTED POINT	BM	BENCHMARK
	ROCK FOUND	BSL	BUILDING SETBACK LINE
	CONTROL POINT	CHD	CHORD
TBM/BM	BENCHMARK	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	CTP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT	CMF	CONCRETE MONUMENT FOUND
JB	JUNCTION BOX	℄	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
CI	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	FFE	FINISHED FLOOR ELEVATION
OCS	OUTLET CONTROL STRUCTURE (OCS)	F.K.A.	FORMERLY KNOWN AS
RD	ROOF DRAIN	HCR	HANDICAP RAMP
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYURETHANE PIPE
	WELL	IE	INVERT ELEVATION
WV	WATER VALVE	IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER	IPF	IRON PIN FOUND
ICV	IRRIGATION CONTROL VALVE	LLL	LAND LOT LINE
FH	FIRE HYDRANT	LL	LAND LOT
FDC	FIRE DEPARTMENT CONNECTION	MT	MARKED TREE
	WATER SPIGOT	NL	NAIL FOUND
BFP	WATER BACKFLOW PREVENTER	N/F	NOW OR FORMERLY
WMH	WATER MANHOLE	OL	ON LINE
GV	GAS VALVE	OTP	OPEN TOP PIPE
GP	GAS PEDESTAL/BOX	PVC	POLYVINYLCHLORIDE PIPE
GM	GAS METER	PB/PG	PLAT BOOK / PAGE
GMH	GAS MANHOLE	POB	POINT OF BEGINNING
MW	MONITOR WELL	P.O.C.	POINT OF COMMENCEMENT
PP/SP	POWER POLE/SERVICE POLE	℘	PROPERTY LINE
LP	LIGHT POLE	RBF	REBAR FOUND
PLP	POWER/LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
GL	GROUND LIGHT	R/W	RIGHT-OF-WAY
GP	GUY POLE	S.S.E.	SANITARY SEWER EASEMENT
GW	GUY WIRE	TPOB	TRUE POINT OF BEGINNING
XFMR	ELECTRIC TRANSFORMER	TOC	TOP OF CURB
EMH	ELECTRIC MANHOLE	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC PEDESTAL/BOX	+941.2	EXISTING GROUND ELEVATION
EM	ELECTRIC METER	+941.2 (boxed)	PROPOSED GROUND ELEVATION
TSP	TRAFFIC SIGNAL POLE	--910--	EXISTING CONTOUR ELEVATION
CWP	CROSS WALK POLE	—910—	PROPOSED CONTOUR ELEVATION
TSB	TRAFFIC SIGNAL BOX	—℄—	CENTERLINE
UTP	TELEPHONE PEDESTAL	—℘—	ADJOINER PROPERTY LINE
UFOP	FIBER OPTIC PEDESTAL		RIGHT OF WAY
CMH	COMMUNICATIONS MANHOLE	—P—	OVERHEAD POWER LINE
CP	COMMUNICATIONS PEDESTAL	—UP—	UNDERGROUND POWER
OC	OVERHEAD CAMERA	—T—	TELEPHONE LINE
AC	AIR CONDITIONER	—UT—	UNDERGROUND TELEPHONE LINE
MB	MAILBOX	—G—	GAS LINE
BOL	BOLLARD	—CTV—	CABLE T.V. LINE
	TRAFFIC ARROWS	—UCTV—	UNDERGROUND CABLE T.V. LINE
	HANDICAP PARKING SPACE	—SS—	SANITARY SEWER LINE
	SIGN		STORM SEWER PIPE
	BORE HOLE	—W—	WATER LINE/PIPE
	TREE	—x—x—	FENCE LINE
	FLAGPOLE		BRANCH/CREEK/STREAM CENTERLINE
	PAYPHONE		DITCH/DRAIN CENTERLINE
			FLOOD HAZARD ZONE LIMITS
			LIMITED ACCESS
		N/F	NOW OR FORMERLY
		—FM—	SANITARY SEWER FORCE MAIN

A1 RURAL ESTATE DISTRICT STANDARDS:

- MINIMUM LOT SIZE IS 2 ACRES UNLESS SERVED BY PUBLIC/ COMMUNITY WATER AND SEWER THEN IS 1 ACRE.

- MINIMUM LOT WIDTH AT BUILDING LINE IS 150' WITH PUBLIC WATER, 200 FEET WITH WELL AND 100 FEET PUBLIC/COMMUNITY WATER AND SEWER.

- MINIMUM YARD REQUIREMENTS:
  - FRONT: 50 FEET
  - SIDE: 15 FEET
  - REAR: 40 FEET

- MINIMUM HOUSE SIZE: 1,400 SQUARE FEET

- MAXIMUM HEIGHT: 35 FEET

WATER SERVICE NOTE:
LOTS TO BE SERVED BY COUNTY WATER

WASTE WATER NOTE:
LOTS TO BE SERVED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS

AREA SUMMARY
LOT 1 = 8.644 ACRES
LOT 2 = 4.353 ACRES
TOTAL ACRES = 12.997 ACRES

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

PLOT DATE: 4/3/2026 2:27 PM FILE PATH: E:\PROJECTS\2021\21129-SV-TODD HARRISON BRADLEY GIN RD\DWG\21129_MINOR SUBDIVISION PLAT – R1.DWG – DONNY JAMES CRD: 21129

SURVEYOR CERTIFICATION

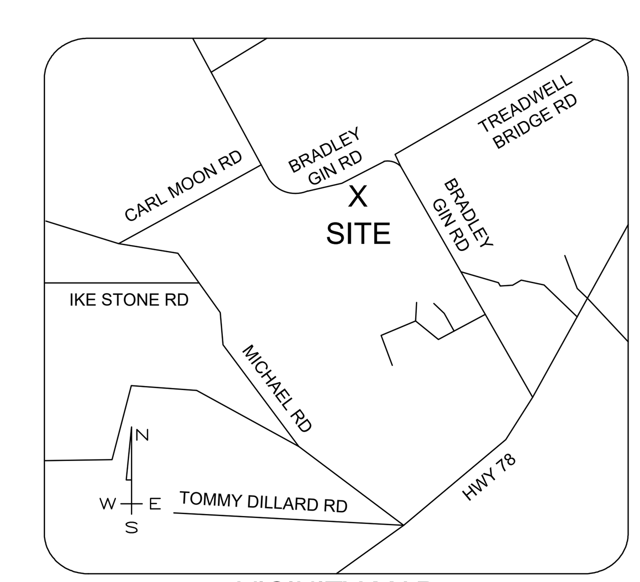
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DONALD E. JAMES, GEORGIA PLS 003450 DATE:

APPROVAL FOR RECORDING:
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THE PLAT, MAP OR PLAN FOR FILING:

WALTON COUNTY PLANNING & DEVELOPMENT DATE:

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



VICINITY MAP
N.T.S.

PROPERTY INFORMATION:
PARENT TAX PARCEL INFO:
1480 BRADLEY GIN ROAD
MONROE, GEORGIA 30656
OWNER/SUBDIVIDER: TODD S. & CAROL J. HARRISON
TAX PARCEL: C1770057
ZONED: A1. INFORMATION TAKEN FROM WALTON COUNTY ZONING MAPS.

PLAT & DEED REFERENCES:
1.) BOUNDARY SURVEY FOR TODD S. & CAROL J. HARRISON, PREPARED BY FISTER & ASSOCIATES, INC.; DATED 6/14/2001, RECORDED IN PLAT BOOK 86, PAGE 118.

2.) EXEMPTION PLAT FOR THE MEADOWS OF SERENITY CREEK , PREPARED BY BATCHLOR & ASSOCIATES LAND SURVEYING, INC.; DATED 5/5/2004, REVISED 5/9/2005, RECORDED IN PLAT BOOK 96, PAGE 81.

3.) PLAT PREVIOUSLY RECORDED IN PLAT BOOK 121, PAGE 153.

OTHERS AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) THE PURPOSE OF THIS PLAT IS TO CUT OUT 2.353 ACRES FROM TRACT ONE TO COMBINE WITH TRACT TWO.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 154,398 & AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 7/18/2021 & PINS SET ON 11/16/2021, REVISED ON 3/26/2026.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN LOT ONE 710,842 FEET & LOT TWO 639,220 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANELS 13297C0135D, 13297C0045D & 13297C0155D, DATED MAY 18, 2009.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

© 2026
PRECISION PLANNING, INC.
...ALL RIGHTS RESERVED...

THESE DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO PRECISION PLANNING, INC.

DRAFT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@ppi.us

TODD S. & CAROL J. HARRISON

LAND LOT 229, 3RD LAND DISTRICT, WALTON COUNTY, GEORGIA

MINOR SUBDIVISION PLAT

SHEET TITLE

FIELD	DRAWN	CHECKED
APJ	CCP	DEJ

DATE	NO.	DESCRIPTION
4/3/2026	1	ADJUST LOT LINE

RELEASE

11/17/2021
DATE

S21129
PPI PROJECT NO.