

N.O.F.
CONNER
PROP.

S 30°28'55"E 2579.06'

N.O.F.
SMALLWOOD
PROP.

FINAL PLAT FOR :

" SERENITY FARMS "

" PRIVATE DRIVE "

40' R/W EASEMENT

" TRACTS SHALL NOT BE
SUBDIVIDED AND ONLY ONE
SINGLE FAMILY DWELLING PER
TRACT IS ALLOWED."

DRAINAGE EASEMENTS,
STRUCTURES, DITCHES AND
DRAINAGE PIPES WILL BE
MAINTAINED ENTIRELY BY LAND
OWNERS, IN PERPETUITY.

WALTON COUNTY MAP NO. 172 PARCEL 43

LOCATED IN L.L. 47 & 48

IRON PINS SET AT ALL LOT CORNERS

LOT ADDRESSES:

- 1 - 2120 ROSS RD.
- 2 - 2135 ROSS RD.
- 3 - 2145 ROSS RD.
- 4 - 2155 ROSS RD.
- 5 - 2165 ROSS RD.
- 6 - 2175 ROSS RD.
- 7 - 2515 WILLOW LN.
- 8 - 2525 WILLOW LN.
- 9 - 2535 WILLOW LN.
- 10 - 2180 ROSS RD.

THIS PROPERTY DOES NOT LIE IN
A FLOOD HAZARD AREA AS SHOWN
ON FLOOD INSURANCE RATE MAP
13297C0200 B DETED 02/16/90.

*Recorded
2-24-99
PB 79
PP 177*

" I hereby certify that the subdivision plat shown herein has
been found to comply with the Land Development Ordinance of
Walton County, Georgia, and that it is hereby approved for
recording in the office of the Clerk of Superior Court of
Walton County, Georgia."

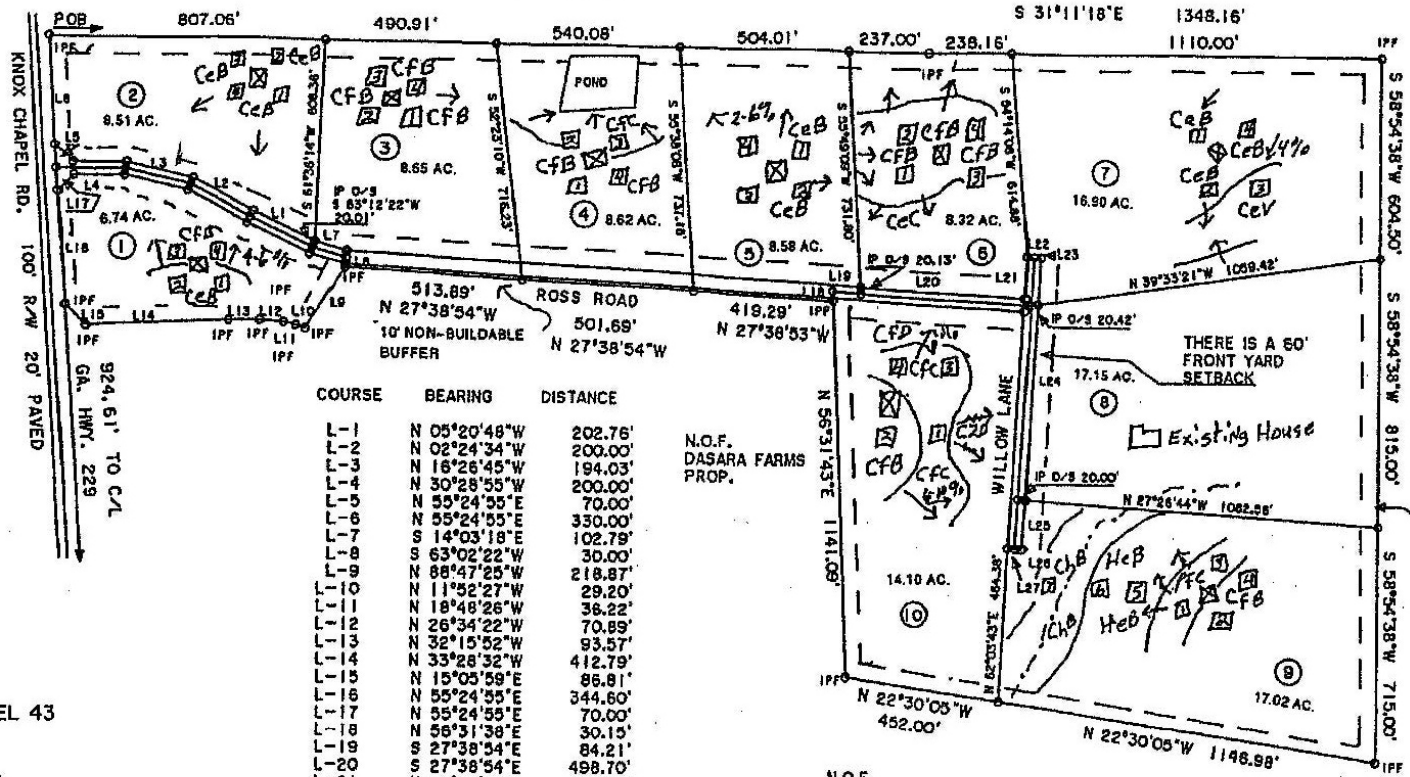
[Signature]
Chairman, Walton County Planning Commission

3-9-99
Date

[Signature]
Chairman, Walton County Board of Commissioners

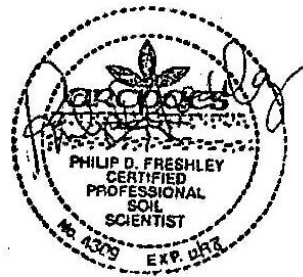
3-9-99
Date

The lots shown hereon have been reviewed by the Walton County

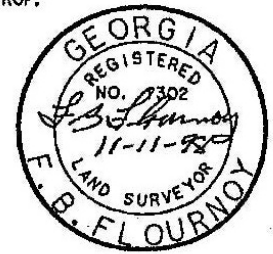


COURSE	BEARING	DISTANCE
L-1	N 05°20'48"W	202.76'
L-2	N 02°24'34"W	200.00'
L-3	N 16°26'45"W	194.03'
L-4	N 30°28'55"W	200.00'
L-5	N 55°24'55"E	70.00'
L-6	N 55°24'55"E	330.00'
L-7	S 14°03'18"E	102.79'
L-8	S 63°02'22"W	30.00'
L-9	N 88°47'25"W	218.87'
L-10	N 11°52'27"W	29.20'
L-11	N 18°48'26"W	38.22'
L-12	N 26°34'22"W	70.89'
L-13	N 32°15'52"W	93.57'
L-14	N 33°28'32"W	412.79'
L-15	N 15°05'59"E	86.81'
L-16	N 55°24'55"E	344.60'
L-17	N 55°24'55"E	70.00'
L-18	N 56°31'38"E	30.15'
L-19	S 27°38'54"E	84.21'
L-20	S 27°38'54"E	498.70'
L-21	N 62°03'43"E	144.85'
L-22	S 27°56'17"E	20.00'
L-23	S 27°56'18"E	20.00'
L-24	S 62°03'43"W	591.12'
L-25	S 62°03'40"W	150.17'
L-26	N 27°56'18"W	20.00'
L-27	N 27°56'17"W	20.00'

L1 THRU L4 C/L BRUCE FARMS RD.
L7, L19 & L20 C/L BRUCE FARMS RD.
L21, L24 & L25 C/L WILLOW LANE



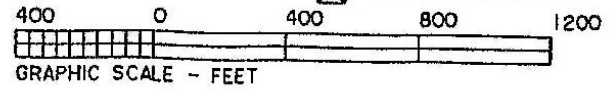
N.O.F.
GEORGIA RAILROAD
PROP.



F.B. FLOURNOY DOES NOT CERTIFY
TO THE SOIL TYPES OR THEIR
DELINEATION.

THE LINEAR AND ANGULAR MEASUREMENTS
SHOWN ON THIS PLAT WERE OBTAINED USING
A TOPCON TOTAL STATION MOD. NO. 701
SER. NO. 0X 0087

- LEGEND:
- IPF IRON PIN FOUND
 - IPB IRON PIN SET W/ REBAR WITH YELLOW CAP
 - CMF CONCRETE MARKER FOUND
 - R/W RIGHT-OF-WAY
 - C/L CENTERLINE
 - F-F- FENCE
 - SECURITY LIGHT
 - MAN-HOLE
 - POKER POLE
 - P-P- POWER LINE
 - 2 LOT NUMBERS
 - 3 SOIL BORING LOCATION
 - [X] PROPOSED HOUSE SITE



SURVEY & PLAT FOR : SERENITY FARMS

FINAL PLAT OF SERENITY FARMS SUBDIVISION

SOIL KEY
CoR - Coar 2-B v. Silt