

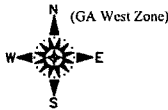
Carter Brown

CARTER BROWN
CLERK OF SUPERIOR COURT
WALKER COUNTY

Walker County Planning Commission
Final Plat Approval
[Signature]
Director

10-14-2024
Date

Subject to All Utility Approvals



This Area Reserved for the Clerk of Superior Court

The Field Data Upon Which This Plat Is Based Has a Closure Precision of One Foot in 10,000 Feet and an Angular Error of 7 Seconds per Angle Point and Was Adjusted Using Compass Rule.

Date of Field Work: September 17, 27, 30, 2024

This Plat Has Been Calculated for Closure and is Found to be Accurate Within One Foot in 100,000 Feet.

Equipment Used for Angular and Linear Measurements:
GPS - Carlson BRx 6+ & Topcon 225 Series Total Station.

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS, AVAILABILITY OF PERMITS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned Land Surveyor certifies that this plat complies with the Minimum Technical Standards for Property Surveys in the State of Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Professional Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

According to "FEMA" Map Community-Panel No. 13295C0060D, effective on 9/3/2007, this property is NOT subject to the 100 Year Flood Hazard Zone.

Parcel Id: 0004 006 This property is zoned: A1

RF = 1/2" Rebar Found RS = 1/2" Rebar Set IPF = Iron Pipe Found
MFP = Metal Fence Post AIF = Angle Iron Found AF = Axle Found
NS = Nail or Spike Set CTP = Crimp Top Pipe Found RWM = Right-of-Way Monument

Building setback requirements: FRONT SETBACK line is 60' from the centerline of a county road and 35' from the R/W of a state highway. SIDE & REAR SETBACK lines are 15' from property lines.

Any additional development involving land disturbance, including but not limited to clearing, may require a soil erosion and sedimentation control plan and a storm water management plan before any permits are issued. All development involving land disturbance (such as clearing, etc.) is required by state law and local ordinance to use best management practices (BMP) to ensure that no soil leaves their site or enters into "STATE WATERS".

The property shown on this plat is subject to ZONING REGULATIONS and will be subject to approval, if dividing property, by the Walker County Planning Office, 706-638-4048. A zoning variance may or may not be required to divide this property, depending on the current zoning status.

FOR UTILITIES PROTECTION call 800-282-7411 before you dig, drill or blast.

FOR NEW DRIVEWAYS on a Georgia State Highway, Call Driveway Permit Engineer at 770-387-3636, if applicable.

This property is subject to all existing utilities, above or below ground and existing easements both written and unwritten, that may affect this location.

In the absence of public sanitary sewer system, the use of individual septic tank systems must be approved by the COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Said approval is based on existing soil types and geography of the potential sites.



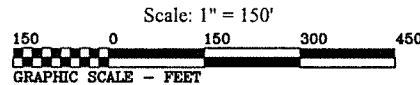
K.C. Campbell
GA R.L.S. 2256

Plat of Retracement / Boundary Survey for

Scout Land Group LLC

Being in Land Lot 300, 313,
10th District, 4th Section,
Walker County, Georgia

I hereby certify that this drawing represents the results of an on-site field survey of the within described property and was conducted and prepared by me or under my direct supervision.



KC Campbell - Registered Professional Land Surveyor

108 West Lafayette Square
Suite 202,
LaFayette, Georgia 30728

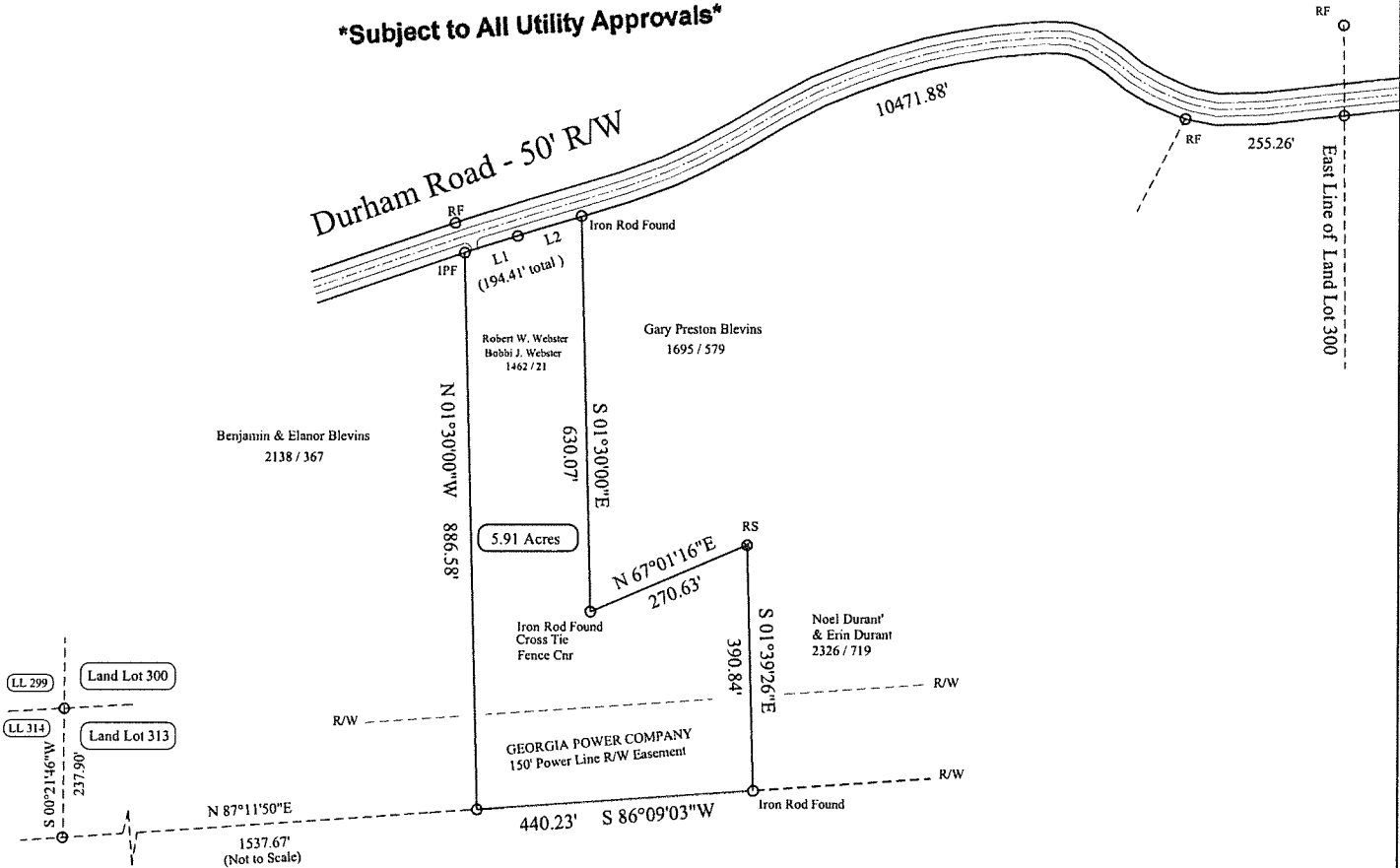
(706) 638-3959
info@campbellsurveying.biz

Job No. 24155

Physical Address of Property: 587 Durham Road
Rising Fawn, Georgia 30738

Date of Plat: October 9, 2024

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Course	Bearing	Distance
L1	N 71°23'43" E	87.75'
L2	N 72°46'10" E	106.66'