

Please return to:  
WALTON COUNTY BOARD OF COMMISSIONERS  
111 South Broad Street  
Monroe, Georgia 30655

STATE OF GEORGIA  
COUNTY OF WALTON

RE: Parcel C1200057A00  
Dry Pond Road Culvert Replacement

**RIGHT OF WAY AND PERMANENT SLOPE EASEMENT DEED**

**THIS CONVEYANCE** made and executed this 11<sup>th</sup> day of November, 2025.

**WITNESSETH THAT Mary F. Griffeth** the undersigned, is/are the owner of a tract of land known as Parcel C1200057A00 in Walton County, Georgia, along Dry Pond Road.

**NOW, THEREFORE**, in consideration of \$1,000 in hand paid, I do hereby grant and convey to Walton County, Georgia, and its duly elected and serving Board of Commissioners, and their successors in office, permanent right-of-way of 0.009 acres (378 S.F.) and a permanent slope easement of 0.088 acres (3,836 S.F.). As further consideration, the site shall be graded, grassed and restored by Walton County.

Said right of way and permanent slope easement hereby conveyed are shown on the drawing of the property attached hereto as Exhibit "A" and made a part of this description.

To have and to hold the said right-of-way and permanent slope easement unto Walton County, its successors, and assigns;

I hereby warrant that I have the right to sell and convey said easement rights, and I bind myself, my heirs, executors, administrators, successors and assigns forever to defend said title by virtue of these presents.

**IN WITNESS WHEREOF**, I have hereunto set my hand(s) and seal(s) the day above written.

Signed, sealed and delivered  
this 11<sup>th</sup> day of November  
2025, in the presence of:

Mary F. Griffeth

By: Mary F. Griffeth

Signature

Kuo P. H.  
Unofficial Witness

[Signature]  
Notary Public

**NATALIE PIFER**  
**NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA**  
**MY COMMISSION EXPIRES**

10/19/27

(Affix notary seal and commission expiration date.)

THIS BLOCK RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT

#### 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.

#### PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 33,456 FEET.

#### FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,338 & AN ANGULAR ERROR OF 1.0 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES. THE FIELD SURVEY WAS COMPLETED ON 4/25/2025.

#### AREA SUMMARY CHART

MARY F. GRIFFETH

PARCEL # C1200057A00

#### RIGHT-OF-WAY DEDICATION

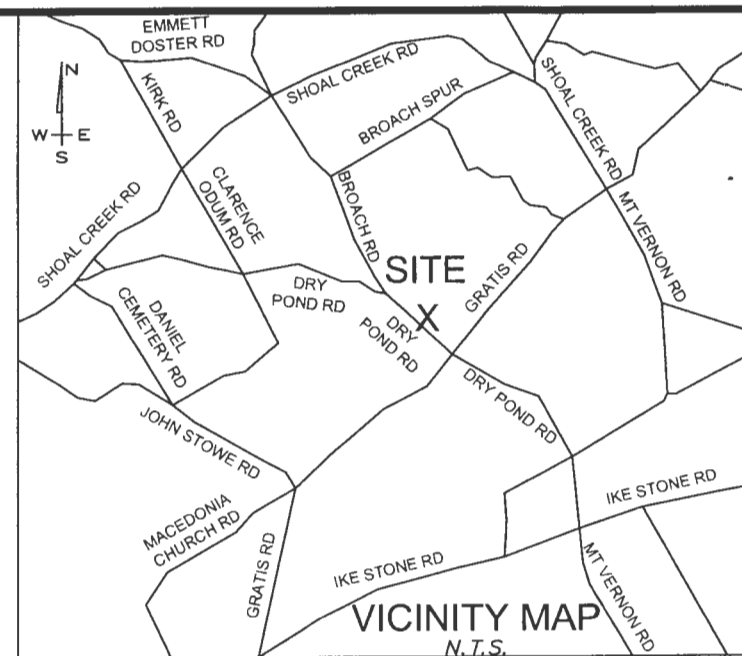
= 0.009 ACRES (378 S.F.)

#### PERMANENT SLOPE EASEMENT

= 0.088 ACRES (3,836 S.F.)

#### PAGE SUMMARY:

- 1.) COVER SHEET/NOTES/AREA SUMMARY
- 2.) EASEMENT PLAT & LINE TABLE



#### NOTES:

- 1.) ALL AREAS INCLUDES EASEMENTS WITHIN.
- 2.) THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO OUTLINE THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
- 3.) UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT, DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.

-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.

#### SURVEYOR CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, 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 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*

DONALD E. JAMES, GEORGIA PLS 003450

10/13/2025

DATE:



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

#### EASEMENT PLAT FOR:

WALTON COUNTY BOARD OF  
COMMISSIONERS

DRY POND ROAD CULVERT REPLACEMENT

DRAWING  
NUMBER

1 OF 2

**LAND DESCRIPTION**  
**10' RIGHT-OF-WAY DEDICATION**  
**Parcel # C1200057A00**  
**MARY F. GRIFFETH**

All that tract or parcel of land lying and being in Land Lot 175, of the 3<sup>rd</sup> District, Tanners G.M.D. 250, Walton County, Georgia and being more particularly described as follows;

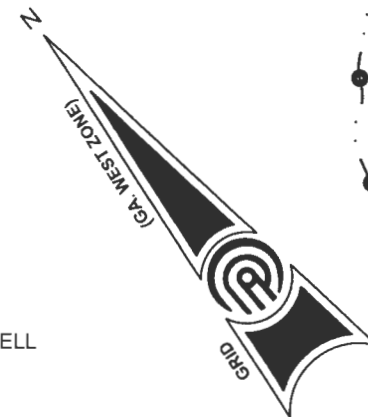
To find **THE POINT OF BEGINNING**, commence at a Point at the intersection of the Westerly Right-of-Way of Gratis Road and the Northerly Right-of-Way of Dry Pond Road (80' R/W); THENCE continuing along said Right-of-Way of Dry Pond Road for a distance of 1520.37 feet to a Point in the centerline of Shoal Creek, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said centerline of Shoal Creek and continuing along said Right-of-Way of Dry Pond Road the following two (2) courses and distances, North 49 degrees 49 minutes 17 seconds West for a distance of 25.17 feet to a Point; THENCE along a curve to the right having a radius of 2320.91 feet and arc length of 13.00 feet being subtended by a chord of North 49 degrees 45 minutes 30 seconds West for a distance of 13.00 feet to a Point; THENCE leaving said Right-of-Way, North 40 degrees 24 minutes 07 seconds East for a distance of 10.00 feet to a Point; THENCE along a curve to the left having a radius of 2310.91 feet and arc length of 12.96 feet being subtended by a chord of South 49 degrees 45 minutes 31 seconds East for a distance of 12.96 feet to a Point; THENCE South 49 degrees 49 minutes 17 seconds East for a distance of 24.49 feet to a Point in the aforesaid centerline of Shoal Creek; THENCE continuing along said centerline of Shoal Creek, South 36 degrees 11 minutes 41 seconds West for a distance of 10.02 feet to a Point on the aforesaid Right-of-Way of Dry Pond Road, said point being the **TRUE POINT OF BEGINNING**.

Said property contains 0.009 Acres (378 Square Feet) as shown as a Right-of-Way Dedication on the Easement Plat for Walton County Board of Commissioners, prepared by Precision Planning, Inc. (Job# T03170M), and dated 10/13/2025.

APPROX. 100 YEAR  
FEMA FLOOD LIMITS

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.17'	N49°49'17"W	L6	35.62'	S22°31'46"W
L2	10.00'	N40°24'07"E	L7	21.21'	S18°31'30"W
L3	24.49'	S49°49'17"E	L8	15.06'	S15°34'54"W
L4	10.02'	S36°11'41"W	L9	2.65'	S36°11'41"W
L5	80.00'	N41°04'30"E			



**PERMANENT  
SLOPE  
EASEMENT  
(VARIABLE WIDTH)  
0.088 ACRES  
(3,836 SQ. FT.)**

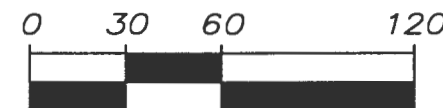
**10' RIGHT-OF-WAY  
DEDICATION  
0.009 ACRES  
(378 SQ. FT.)**

N/F  
C1200059  
BOBBY & SHELIA Q. MITCHELL  
D.B. 214, PG. 76  
P.B. 36, PG. 15

N/F  
C1200083  
SCENIC HILLS ESTATES, INC.  
D.B. 227, PG. 44

N/F  
C1200080A00  
JAMES B. & CAROL A. WATSON  
D.B. 5065, PG. 361  
P.B. 122, PG. 22

**GRAPHIC SCALE**



**SCALE: 1"= 60'**



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**EASEMENT PLAT FOR:  
WALTON COUNTY BOARD OF  
COMMISSIONERS**

**DRY POND ROAD CULVERT REPLACEMENT**

**DRAWING  
NUMBER  
2 OF 2**

**LAND DESCRIPTION  
PERMANENT SLOPE EASEMENT  
(VARIABLE WIDTH)  
Parcel # C1200057A00  
MARY F. GRIFFETH**

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THENCE from said point as thus established and leaving said centerline of Shoal Creek, North 49 degrees 49 minutes 17 seconds West for a distance of 24.49 feet to a Point; THENCE along a curve to the right having a radius of 2310.91 feet and arc length of 12.96 feet being subtended by a chord of North 49 degrees 45 minutes 31 seconds West for a distance of 12.96 feet to a Point; THENCE South 40 degrees 24 minutes 07 seconds West for a distance of 10.00 feet to a Point on the aforesaid Right-of-Way of Dry Pond Road; THENCE continuing along said Right-of-Way along a curve to the right having a radius of 2320.91 feet and arc length of 27.26 feet being subtended by a chord of North 49 degrees 15 minutes 41 seconds West for a distance of 27.26 feet to a Point; THENCE leaving said Right-of-Way, North 41 degrees 04 minutes 30 seconds East for a distance of 80.00 feet to a Point; THENCE along a curve to the left having a radius of 2240.91 feet and arc length of 38.40 feet being subtended by a chord of South 49 degrees 24 minutes 58 seconds East for a distance of 38.40 feet to a Point in the aforesaid centerline of Shoal Creek; THENCE continuing along said centerline of Shoal Creek the following four (4) courses and distances, South 22 degrees 31 minutes 46 seconds West for a distance of 35.62 feet to a Point; THENCE South 18 degrees 31 minutes 30 seconds West for a distance of 21.21 feet to a Point; THENCE South 15 degrees 34 minutes 54 seconds West for a distance of 15.06 feet to a Point; THENCE South 36 degrees 11 minutes 41 seconds West for a distance of 2.65 feet to a Point, said point being the **TRUE POINT OF BEGINNING**.

Said property contains 0.088 Acres (3,836 Square Feet) as shown as a Permanent Slope Easement on the Easement Plat for Walton County Board of Commissioners, prepared by Precision Planning, Inc. (Job# T03170M), and dated 10/13/2025.