

BK: 128 PG: 184-186  
Filed and Recorded  
05-02-2025 08:41 AM  
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*Karen P. David*  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY

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THE CLERK OF THE SUPERIOR COURT

# Final Plat

## Arrington Woods (F.K.A The Estates at Snows Mill)

### Land Lots 219 & 220 - 3rd District - Walton County, Georgia

## Tax Parcels: C1790044 & C1790044A00

## Zoned: R1

#### FIELD DATA

DATE OF FIELD SURVEY: 02-14-2025  
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.02 FEET.  
EQUIPMENT:  
ELECTRONIC TOTAL STATION AND RTK GPS  
GPS RECEIVER: TRIMBLE R12L  
SN: 6340F0040A ROVER  
6340F00685 BASE  
NETWORK: TRIMBLE VRS NOW RTK GNSS  
CALCULATED PLAT CLOSURE: 1 FOOT IN 388,580 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 MEASUREMENT IS U.S. SURVEY FOOT.  
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.

#### SITE DATA

- SITE ZONING: R1 WITH CONDITIONS (REZONE CASE 220110015, AUGUST 01, 2023) SEE PAGE THREE FOR ZONING RESOLUTION.
- SITE AREA: 85.48 AC
- NUMBER OF UNITS: 55
- DENSITY: 1.55 UNITS/ACRE
- TOTAL AREA OF LOTS: 3,000,299 S.F. OR 68.88 AC
- AREA WITHIN RIGHT-OF-WAY: 343,364 S.F. OR 7.88 AC
- COMMON AREA: 192,773 S.F. OR 4.43 AC
- TOTAL AREA OF DETENTION POND LOTS: 187,259 S.F. OR 4.29 AC

#### PROJECT STANDARDS

- SETBACKS  
FRONT: 40 FEET  
SIDE: 15 FEET  
REAR: 40 FEET  
MINIMUM LOT SIZE: 1 ACRE  
MINIMUM LOT FRONTAGE: 150 FEET  
MINIMUM LOT WIDTH: 150 FEET  
MINIMUM LOT FRONTAGE FOR CUL-DE-SAC LOTS: 40 FEET  
MINIMUM LOT WIDTH FOR CUL-DE-SAC LOTS: 50 FEET  
MINIMUM HOUSE SIZE (1-STORY): 2,000 SF  
MINIMUM HOUSE SIZE (2-STORY): 2,400 SF

#### REFERENCES

- CONSTRUCTION PLANS FOR THE ESTATES AT SNOWS MILL BY SULLINS ENGINEERING, LLC, DATED 01-18-24.

#### OWNER

SNOWS MILL PARTNERS LLC  
600 SOUTH PERRY STREET  
LAWRENCEVILLE, GEORGIA 30046

#### 24-HOUR CONTACT

MR. KRIS PRICE  
404-925-2849  
EMAIL: KPRICE@VISIONHOMECRAFTERS.COM

#### DEVELOPER

SNOWS MILL ROAD, LLC  
5550 GOLF CLUB DRIVE  
BRASELTON, GA 30517  
PH: 770-694-2111

#### ENGINEER

SULLINS ENGINEERING, LLC  
302 WEST MAY STREET  
WINNER, GEORGIA 30680  
PHONE: 678-867-8219

#### SURVEYOR

KEYSTONE LAND SURVEYING, INC.  
262 WEST CROGAN STREET  
LAWRENCEVILLE, GEORGIA 30046  
PHONE: 770-545-8700

#### CERTIFICATION OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA

*Spaulley* 4/29/2025  
DIRECTOR, WALTON COUNTY PLANNING AND DEVELOPMENT DATE

#### CERTIFICATE OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THE 29<sup>th</sup> DAY OF April, 2025

*Etkin*  
TITLE

*Price*  
BY

#### ENGINEER CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

*Price* 28445 4-23-2025  
REGISTERED GEORGIA ENGINEER NO. DATE

NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPT OF NATURAL RESOURCES, EPD CHAPTER 391-3-16.01

THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, EPD, CHAPTER 391-3-16.02

#### FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

*Price* 4-23-2025  
REGISTERED GEORGIA LAND SURVEYOR NO. 3077 DATE

#### CERTIFICATE OF WATER SYSTEM PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

*Price* 4-28-2025  
DIRECTOR, WALTON COUNTY WATER DEPT. DATE

#### OWNERS ACKNOWLEDGEMENT OF DEDICATION OF PUBLIC STREETS

I (WE), SNOWS MILL PARTNERS LLC, THE OWNER(S) OF THE LAND SHOWN ON PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CONVEY ALL STREETS AND RIGHT-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 5584, PAGE 1936, THE OPEN SPACE AND OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

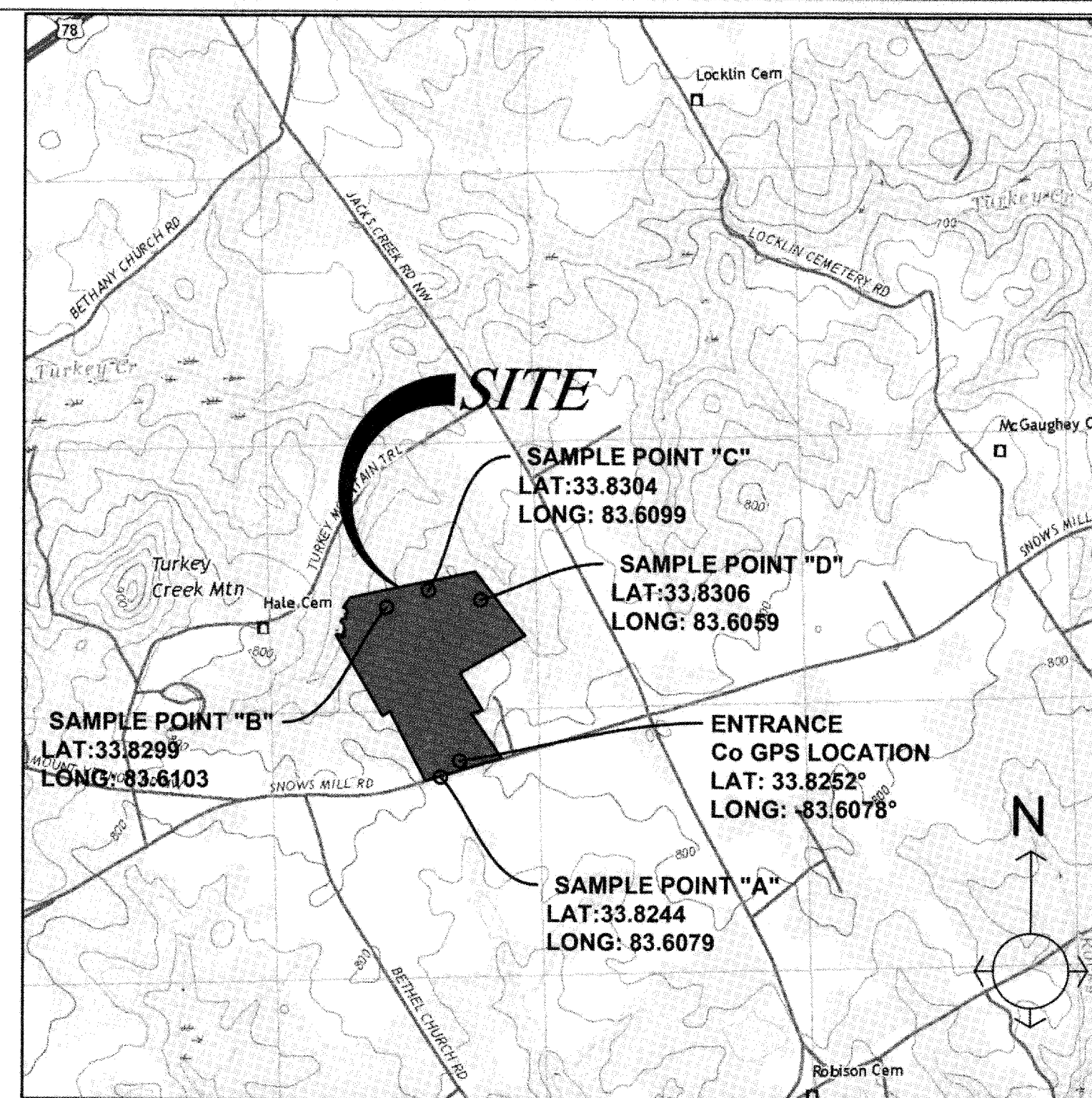
STORM WATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 5420, PAGE 303-305

*Price* 4/29/25  
OWNER DATE

#### CERTIFICATION OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS

*Charles* 4/23/2025  
WALTON COUNTY FIRE DEVELOPMENT DATE



VICINITY MAP  
(NOT TO SCALE)



FEMA FLOOD MAP  
FLOOD HAZARD AREA EXIST ON SITE AS PER FIRM COMMUNITY PANEL NO. 13297C0155E, DATED 12/15/2022

SCALE: N/A	GRAPHIC SCALE - IN FEET	CLIENT: VISION HOME CRAFTERS
DESIGNED BY: GFM	SHEET NUMBER: 1 of 3	DATE: 2/27/2025
FILE NAME: ARRINGTON WOODS FINAL PLAT		JOB NUMBER: ABL-494
Copyright © 2025. These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.		
FINAL PLAT		
ARRINGTON WOODS		
COVER		
LAND LOTS 219 & 220		
3RD DISTRICT - WALTON COUNTY, GEORGIA		
REVISIONS TO THIS PLAN		
1	3.24.25	ADDRESSING COMMENTS
2	4.09.25	ADDED EX. WELL BEHIND LOT 4 & ADDED ADDRESSES
3	4.15.25	ADRESSED ENVIRONMENTAL HEALTH COMMENTS
4	4.23.25	ADRESSED COUNTY COMMENTS
5		

KEYSTONE LAND SURVEYING, INC.  
262 WEST CROGAN STREET  
LAWRENCEVILLE, GEORGIA 30046  
770.545.8700  
www.keystonelandsurveying.com

4/23/2025  
REGISTERED  
No. 3077  
LAND SURVEYOR  
PATRICK F. CAHY  
FOR  
KEYSTONE LAND SURVEYING, INC.  
www.keystonelandsurveying.com



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ADDRESS TABLE		164 SPRINGTIME WAY		815 SPRINGTIME WAY	
LOT	TAX PARCEL NUMBER	19	194 SPRINGTIME WAY	38	807 SPRINGTIME WAY
1	327 SPRINGTIME WAY	20	232 SPRINGTIME WAY	39	787 SPRINGTIME WAY
2	305 SPRINGTIME WAY	21	270 SPRINGTIME WAY	40	759 SPRINGTIME WAY
3	275 SPRINGTIME WAY	22	318 SPRINGTIME WAY	41	731 SPRINGTIME WAY
4	233 SPRINGTIME WAY	23	424 SPRINGTIME WAY	42	707 SPRINGTIME WAY
5	197 SPRINGTIME WAY	24	458 SPRINGTIME WAY	43	567 SPRINGTIME WAY
6	161 SPRINGTIME WAY	25	494 SPRINGTIME WAY	44	76 AUTUMN COURT
7	127 SPRINGTIME WAY	26	532 SPRINGTIME WAY	45	136 AUTUMN COURT
8	93 SPRINGTIME WAY	27	566 SPRINGTIME WAY	46	125 AUTUMN COURT
9	65 SPRINGTIME WAY	28	588 SPRINGTIME WAY	47	125 AUTUMN COURT
10	37 SPRINGTIME WAY	29	618 SPRINGTIME WAY	48	105 AUTUMN COURT
11	12 SPRINGTIME WAY	30	678 SPRINGTIME WAY	49	77 AUTUMN COURT
12	1 SPRINGTIME WAY	31	688 SPRINGTIME WAY	50	35 AUTUMN COURT
13	2 SPRINGTIME WAY	32	710 SPRINGTIME WAY	51	485 SPRINGTIME WAY
14	14 SPRINGTIME WAY	33	744 SPRINGTIME WAY	52	453 SPRINGTIME WAY
15	54 SPRINGTIME WAY	34	780 SPRINGTIME WAY	53	425 SPRINGTIME WAY
16	104 SPRINGTIME WAY	35	808 SPRINGTIME WAY	54	403 SPRINGTIME WAY
17	136 SPRINGTIME WAY	36	816 SPRINGTIME WAY	55	375 SPRINGTIME WAY

CENTERLINE TABLE			CENTERLINE CURVE TABLE		
Line #	Length	Direction	Curve #	Length	Radius
L1	558.01	N17°31'17"W	C1	277.61	380.00
L2	209.89	S06°57'35"W	C2	706.88	250.00
L3	921.62	S34°53'55"E	C3	76.92	250.00
L4	382.54	N16°54'11"W	C4	116.02	250.00
L5	310.40	N34°31'51"W	C5	15.95	250.00
L6	470.89	N07°56'27"W			
L7	662.45	N82°03'33"E			
L8	276.76	N57°14'7"E			
L9	368.54	N59°07'28"E			

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L11	1.49	N10°03'21"E	L21	12.61	S74°01'26"E
L12	10.42	N15°50'40"W	L22	13.87	N83°58'44"E
L13	14.99	N50°26'55"W	L23	10.14	N50°05'56"E
L14	22.01	N26°51'19"W	L24	7.02	N82°52'11"E
L15	13.66	N22°51'41"W	L25	5.93	S00°05'28"W
L16	7.72	N15°32'23"W	L26	14.44	S17°23'10"W
L17	5.24	N47°33'19"E	L27	8.53	S19°03'44"W
L18	17.00	N76°09'51"E	L28	6.53	S31°39'49"E
L19	9.56	S69°42'47"E	L29	12.31	S58°00'00"E
L20	6.97	S28°32'14"E	L30	13.82	N75°28'12"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L31	14.50	N41°23'11"E	L41	13.76	N06°12'49"W
L32	24.63	N08°51'58"E	L42	31.50	N15°57'39"W
L33	11.65	N18°39'31"W	L43	27.33	N45°09'18"W
L34	22.97	N44°22'38"W	L44	14.85	N66°22'26"W
L35	1.36	N35°16'10"E	L45	13.02	N41°47'44"W
L36	15.42	N22°39'20"E	L46	26.48	N26°33'46"E
L37	17.78	N60°26'34"E	L47	6.69	N26°45'49"E
L38	13.28	N29°31'05"E	L48	16.27	N67°43'33"E
L39	18.09	N40°42'11"W	L49	15.48	S87°05'30"E
L40	13.58	N04°24'28"W	L50	19.87	S84°07'23"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L51	1.49	N10°03'21"E	L61	22.82	S77°02'36"W
L52	10.42	N15°50'40"W	L62	20.27	N39°34'01"E
L53	14.99	N50°26'55"W	L63	23.81	N44°48'54"E
L54	22.01	N26°51'19"W	L64	17.34	N13°05'56"E
L55	13.66	N22°51'41"W	L65	7.34	N15°24'46"W
L56	7.72	N15°32'23"W			
L57	5.24	N47°33'19"E			
L58	17.00	N76°09'51"E			
L59	9.56	S69°42'47"E			
L60	6.97	S28°32'14"E			

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L61	22.82	S77°02'36"W	L71	180.00	N34°53'55"W
L62	20.27	N39°34'01"E	L72	192.00	N34°53'55"W
L63	23.81	N44°48'54"E	L73	32.25	N34°53'55"W
L64	17.34	N13°05'56"E	L74	142.11	N06°57'35"E
L65	7.34	N15°24'46"W	L75	15.82	N06°57'35"E
			L76	74.35	S06°57'35"W
			L77	83.58	S06°57'35"W
			L78	63.97	S34°53'55"E
			L79	150.00	S34°53'55"E
			L80	150.00	S34°53'55"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L81	172.39	S34°53'55"E	L91	150.00	N07°56'27"W
L82	206.00	S34°53'55"E	L92	212.84	N07°56'27"W
L83	158.27	S34°53'55"E			
L84	110.21	N16°54'11"W			
L85	177.30	N16°54'11"W			
L86	95.03	N16°54'11"W			
L87	42.68	N34°31'51"W			
L88	157.62	N34°31'51"W			
L89	110.10	N34°31'51"W			
L90	56.09	N07°56'27"W			

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L91	150.00	N07°56'27"W	L101	135.89	S07°56'27"E
L92	212.84	N07°56'27"W	L102	154.21	S34°31'51"E
			L103	251.76	S55°28'09"E
			L104	316.58	N59°07'26"E
			L105	147.94	S59°07'26"W
			L106	150.00	S59°07'26"W
			L107	18.65	S59°07'26"W
			L108	251.76	S55°28'09"W
			L109	96.19	S34°31'51"E
			L110	106.98	S16°54'11"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L111	154.62	S16°54'11"E	L121	120.94	S16°54'11"E
L112	120.94	S16°54'11"E	L131	139.60	S17°33'17"E
L113	139.60	S17°33'17"E	L141	36.14	S17°33'17"E
L114	36.14	S17°33'17"E	L151	22.36	S09°00'38"W
L115	22.36	S09°00'38"W	L161	229.46	S17°33'17"E
L116	229.46	S17°33'17"E			

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L161	229.46	S17°33'17"E	L171	1.49	N10°03'21"E
L162	20.27	N39°34'01"E	L172	10.42	N15°50'40"W
L163	23.81	N44°48'54"E	L173	14.99	N50°26'55"W
L164	17.34	N13°05'56"E	L174	22.01	N26°51'19"W
L165	7.34	N15°24'46"W	L175	13.66	N22°51'41"W
			L176	7.72	N15°32'23"W
			L177	5.24	N47°33'19"E
			L178	17.00	N76°09'51"E
			L179	9.56	S69°42'47"E
			L180	6.97	S28°32'14"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L66	241.55	N17°33'17"W	L93	166.76	N82°03'33"E
L67	235.87	N17°33'17"W	L94	211.62	N82°03'33"E
L68	117.31	N34°53'55"W	L95	180.14	N82°03'33"E
L69	230.05	N34°53'55"W	L96	134.08	S82°03'33"W
L70	170.00	N34°53'55"W	L97	150.00	S82°03'33"W
L71	180.00	N34°53'55"W	L98	150.00	S82°03'33"W
L72	192.00	N34°53'55"W	L99	131.00	S82°03'33"W
L73	32.25	N34°53'55"W	L100	286.00	S07°56'27"E
L74	142.11	N06°57'35"E	L101	135.89	S07°56'27"E
L75	15.82	N06°57'35"E	L102	154.21	S34°31'51"E
L76	74.35	S06°57'35"W	L103	251.76	S55°28'09"E
L77	83.58	S06°57'35"W	L104	316.58	N59°07'26"E
L78	63.97	S34°53'55"E	L105	147.94	S59°07'26"W
L79	150.00	S34°53'55"E	L106	150.00	S59°07'26"W
L80	150.00	S34°53'55"E	L107	18.65	S59°07'26"W
L81	172.39	S34°53'55"E	L108	251.76	S55°28'09"W
L82	206.00	S34°53'55"E	L109	96.19	S34°31'51"E
L83	158.27	S34°53'55"E	L110	106.98	S16°54'11"E
L84	110.21	N16°54'11"W	L111	154.62	S16°54'11"E
L85	177.30	N16°54'11"W	L112	120.94	S16°54'11"E
L86	95.03	N16°54'11"W	L113	139.60	S17°33'17"E
L87	42.68	N34°31'51"W	L114	36.14	S17°33'17"E
L88	157.62	N34°31'51"W	L115	22.36	S09°00'38"W
L89	110.10	N34°31'51"W	L116	36.14	S17°33'17"E
L90	56.09	N07°56'27"W	L117	22.36	S09°00'38"W
L91	150.00	N07°56'27"W	L118	229.46	S17°33'17"E
L92	212.84	N07°56'27"W			

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L93	166.76	N82°03'33"E	L119	1.49	N10°03'21"E
L94	211.62	N82°03'33"E	L120	10.42	N15°50'40"W
L95	180.14	N82°03'33"E	L121	14.99	N50°26'55"W
L96	134.08	S82°03'33"W	L122	22.01	N26°51'19"W
L97	150.00	S82°03'33"W	L123	13.66	N22°51'41"W
L98	150.00	S82°03'33"W	L124	7.72	N15°32'23"W
L99	131.00	S82°03'33"W	L125	5.24	N47°33'19"E
L100	286.00	S07°56'27"E	L126	17.00	N76°09'51"E
L101	135.89	S07°56'27"E	L127	9.56	S69°42'47"E
L102	154.21	S34°31'51"E	L128	6.97	S28°32'14"E
L103	251.76	S55°28'09"E			
L104	316.58	N59°07'26"E			
L105	147.94	S59°07'26"W			
L106	150.00	S59°07'26"W			
L107	18.65	S59°07'26"W			
L108	251.76	S55°28'09"W			
L109	96.19	S34°31'51"E			
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L111	154.62	S16°54'11"E			
L112	120.94	S16°54'11"E			
L113	139.60	S17°33'17"E			
L114	36.14	S17°33'17"E			
L115	22.36	S09°00'38"W			
L116	36.14	S17°33'17"E			
L117	22.36	S09°00'38"W			
L118	229.46	S17°33'17"E			

Curve #		Length	
C6	125	C7	131
C8	83	C9	130
C10	165	C11	2
C12	104	C13	42
C14	68	C15	98
C16	144	C17	111
C18	53	C19	388
C20	180	C21	67
C22	42	C23	87
C24	70	C25	54
C26	81	C27	12
C28	43		



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WALTON COUNTY

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Aug-07-2024 09:49 AM  
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Real Estate Transfer Tax  
Paid: \$ 3190.00  
1475024003059  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 0013912291

After Recording, Return To:  
McLain & Merritt, P.C.  
3445 Peachtree Road NE, Suite 500  
Atlanta, GA 30326

Order No.: 24-1308CM

PARCEL ID: C1790044, C1790044A00

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made this 5th day of August, 2024, between Snows Mill Road, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and Snows Mill Partners LLC, a Georgia limited liability company, as party of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

#### WITNESSETH

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED:

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

SUBJECT ONLY to those matters set forth and described on Exhibit "B" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exceptions"), incident or appurtenant thereto (hereinafter referred to collectively as the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized Member(s) and/or Manager(s) with the Corporate Seal affixed thereto on this 5th day of August, 2024.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public  
My Commission Expires: 7-4-2026

Snows Mill Road, LLC, a Georgia limited liability company

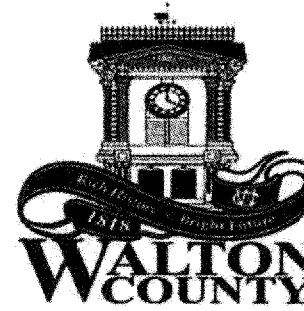
BY: Kenneth W. Gary, Manager (SEAL)



BK:5515 PG:382

303 South Hammond Dr.  
Suite 98  
Monroe, Georgia 30655

770-267-1485  
770-267-1407 FAX



WALTON COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

\*\*\* ENGINEER'S CERTIFICATE \*\*\*

AS-BUILT STORMWATER MANAGEMENT FACILITY

I, Matthew Sullins  
a registered professional engineer in the State of Georgia, hereby certify with my signature and seal that the storm water management facility (facilities) for the project known as The Estates at Snows Mill lying in Walton County, Georgia, has (have) been constructed in conformance with the approved plans and specifications for Land Disturbance Permit # 2024-019 and in accordance with Walton County standards and requirements.

This the 12<sup>th</sup> day of March, 2025

Ga. Registration No. 28445 (seal)

CertAsBuiltStormwaterFacility5-3-10.doc

BK:5515 PG:383

#### EXHIBIT "A" Legal Description

All that tract or parcel of land lying and being in Land Lots 219 and 220 of the Mountain District, Walton County, Georgia, containing 85.484 acres, more or less, as pe plat of survey prepared for Ashbury 23, LC by Land Development Surveyors, Inc., certified Lee Jay Johnson, Georgia Registered Land Surveyor No. 2846, recorded in Plat Book 110, Page 73, Walton County, Georgia, which plat is incorporated herein and made a part hereof.

Subject Property Address: 0 & 3430 Snows Mill Road, Monroe, GA 30655

BK:5515 PG:384

#### EXHIBIT "B" (Permitted Exceptions)

General and special taxes and assessments for 2024 and subsequent years, not yet due and payable.

- Walton County Stormwater Facility Maintenance Agreement recorded in Book 5420, Page 303, aforesaid records.
- Matters appearing on Plats recorded in Plat Book 8, Page 83; and Plat Book 110, Page 73, Walton County, Georgia records, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- All matters shown on Plat recorded in Plat Book 127, Page 74, Walton County, Georgia records.

#### ESTIMATED SOIL PROPERTIES\*

SOIL UNIT	RANGE (%)	DEPTH TO BEDROCK (IN)
APPLING	0-25%	>72
CATAULA	0-25%	>72
CECIL	0-25%	>72
HARD LABOR 1	0-25%	>72
HARD LABOR 2	0-25%	>72
HELENA	---	>72
PACOLET	0-25%	>72
RION	0-25%	>72
SAW	0-25%	24-50
STARR	---	>72
WEDOWEE	0-25%	>72

AS-BUILT STORM CHART						
INLET ID	LINE SIZE (IN)	LINE LENGTH (FT)	MATERIAL	LINE SLOPE	INVERT DN (FT)	INVERT UP (FT)
A1	24	144.0	RCP	0.73%	772.7	777.27
B1	30	53.7	HDPE	1.25%	773.37	770.05
B2	30	80.5	HDPE	0.53%	770.01	770.43
B3	30	80.7	HDPE	0.73%	770.42	771.01
B4	30	179.6	HDPE	1.44%	770.94	773.52
B5	24	98.3	HDPE	1.09	773.96	775.03
B6	24	48.4	HDPE	1.66	775.18	775.95
C1	30	96.2	RCP	1.33	787.25	788.53
D1	24	71.9	RCP	1.02	789.07	789.8
E1	18	175.5	HDPE	1.09	773.00	774.9
F1	18	80.1	HDPE	1.80	765.01	766.45
X1	36	53.2	HDPE	0.43	762.85	763.08
Y1	18	24.8	HDPE	2.40	791.18	791.77
Z2	18	104.2	HDPE	1.04	792.02	793.10

SCALE: N/A	GRAPHIC SCALE - IN FEET	CLIENT: VISION HOME DRAFTERS
DESIGNED BY: GFM	SHEET NUMBER: 3 of 3	DATE: 2/27/2025
FILE NAME: ARRINGTON WOODS FINAL PLAT	JOB NUMBER: ABL-494	
Copyright-(2025) These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.		
FINAL PLAT		
ARRINGTON WOODS		
DETAILS		
LAND LOTS 219 & 220		
3RD DISTRICT - WALTON COUNTY, GEORGIA		
4/23/2025		
No. 3077		
FOR		
KEYSTONE LAND SURVEYING, INC.		
www.keystonelandsurveying.com		

August 1, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 1, 2023 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnutt, Lee Bradford, Jeremy Adams and Kirklyn Dixon. County Clerk Rhonda Hawk, Planning Director Charna Parker, Facilities Director Hank Shirley, County Manager John Ward and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

#### MEETING OPENING

Chairman Thompson called the meeting to order at 6:16 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

#### ADOPTION OF AGENDA

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon to adopt the Agenda. All voted in favor.

#### PLANNING & DEVELOPMENT

Planning Director Charna Parker explained that the matter was not properly advertised in the prior month. Thus, the Board needs to re-open a public hearing on the matter prior to making a decision.

**Proposed Settlement of Z20110015 - Rezone 85.48 acres from A1 to R1 with conditions for a residential subdivision - Applicant: Lexes Homes, Inc./Owner: Snows Mill Road, LLC - Property located on Snows Mill Rd. - Map/Parcel C1790044 & 44A - District 4.**

Chairman Thompson opened the public hearing on the matter. Matt Reeves with Andersen, Tate & Carr, P.C., representing Lexes Homes presented a proposed settlement which if accepted would settle a lawsuit. He presented a list of 17 conditions that would exceed the county standards for development and stated it was not a high density subdivision. This would be a minimum of 1 acre lots with 64 houses, formerly 80. He disputed any water and septic issues and requested approval with the proposed conditions. Candace Donoghue, Mark Cain and Jeff Peterson spoke in opposition concerning high density and asking to protect nearby water sources. In rebuttal, Mr. Reeves stated that the opposition was peddling unsound arguments and they've been in court for two years. He once again requested approval. Chairman Thompson closed the public hearing on the matter.

**Motion:** Chairman Thompson made a motion to approve with the proposed conditions as presented. The conditions are as follows: 1) mandatory HOA, 2) minimum 2200 sq. ft. ranch style and 2400 two-story homes, 3) asphalt road with sixty ft. ROW, twenty-four ft. wide, eighteen ft. shoulder with ditches on each side of the road, no curb, gutter or catch basins required. One hundred ft. entrance ROW with a landscaped island in the center with thirty inch concrete curb

around the island, 4) lots to be graded for water to flow away from the homes to the storm water ditches, 5) minimum lot size to be 1 acre with a maximum of 64 lots, 6) minimum yard size front 40 ft., rear 40 ft., side 15 ft., 7) homes shall comply with Walton Co. specific regulations for single family dwellings in A, A1, A2, R1, R2 and R3 zoning categories, 8) minimum required brick up to the water table on front and sides of the home, 9) front porches shall have masonry face and pavers preferred but not required, 10) masonry stoops and steps on front and side of home, minimum width shall be 3 ft., 11) roofs shall have a pitch of 10/12 minimum on main body front to back, 9/12 minimum on ranch style homes, 12/12 minimum pitch on accent gables unless approved by ARC, 12) facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products, vinyl or aluminum is prohibited, 13) front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stones or shakes, 14) garage doors must be side facing except on lots that are less than 30 ft. from the property line to the garage door, 15) all yards to be sodded, 16) all shingles to be architectural shingles and 17) all homes shall obtain the approval of the ARC prior to beginning construction, the declaration shall provide design standards for not only the home but the yard, fences and retaining walls and a specific list of restrictions for the development. Commissioner Banks seconded the motion. Commissioner Bradford stated he felt that R1 was uncharacteristic of the area on Snows Mill. Chairman Thompson stated that there is a subdivision less than ¼ mile from this one with 1 acre lots as being proposed and called for a vote. Chairman Thompson, Commissioners Banks, Shelnutt and Adams voted in favor of the motion. Commissioners Bradford, Warren and Dixon opposed the motion. The motion passed 4-3.

At 6:57, the Chairman asked for a break to allow citizens to exit. The meeting reconvened at 7:05 p.m.

REZONE CASE Z20110015, AUGUST 01, 2023