

WALTON COUNTY MINOR SUBDIVISION PLAT REVIEW

Date Received: _____ Contact Name: _____ Phone #: _____

Name of Property Owner on Plat: _____

Previous Property Owner: _____

Existing Acreage: _____ Map/Parcel #: _____

Is County Water Available: _____ Yes _____ No (**IF NOT TWO (2) ACRES WATER IS REQUIRED**)

\$45.00 Final Plat Fee Paid: _____ Owes: _____

No Final plat fee required if (**Circle Reason**)

1. Selling/Swapping with adjacent property owner(s)
2. Same acreage/road frontage previously recorded in the Clerks Office. (**different name is okay**)
3. Refinancing home

The plat shall be drawn at a scale not smaller than one hundred (100) feet to one inch and Sheet size shall be no larger than 15x17 inch (border to border)

Any New Splits at any Acreage will require all items to be on plat and fee will apply. Previously Recorded Parcels and/or Existing Lot of Record does not require items or fee.

ITEMS MUST BE ON THE PLAT

- ____ 1) Name and address of owner
- ____ 2) North Point
- ____ 3) Graphic scale
- ____ 4) Date
- ____ 5) Vicinity map showing location of property to accurately locate on county maps
- ____ 6) exact boundary lines of the tract of bearings and distances
- ____ 7) Names of owners of record for adjoining land
- ____ 8) Existing streets, utilities and easements
- ____ 9) Walton County Map and parcel number
- ____ 10) Georgia Militia District
- ____ 11) Minimum building front yard setback lines
- ____ 12) FEMA map number and date of panel
- ____ 13) Statement that property has or has not floodplain
- ____ 14) Zoning Districts of adjoining land
- ____ 15) Statements/Signature

Certificate of Approval for recording:

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in Writing by any and all applicable municipal, county, or municipal-county planning Commissions or municipal or county governing authorities or that such governmental Bodies have affirmed in writing that approval is not required.

Such approvals or affirmations should be confirmed with the appropriate governmental Bodies by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks' Cooperative Authority.

NOTE: The Certification, as shown heron, is purely a statement of professional opinion based upon 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.

The Following Governmental Bodies Have Approved this Plat, Map, or Plan For Filing:

Walton County Planning and Development

Date:

Filling Information Box:

Each image of a map, plat, or plan shall provide a box of not less than three inches square, if at full size, in the upper left-hand corner which shall be reserved for the clerk to append filing information.

If any of the above facts are omitted or misrepresented on the plat, the Planning and Development Office may return the plat.

Revised 2/8/2017

Electronic Specifications for Plat Documents

Background

The URPERA Rules provide that technical specifications for electronic documents may be established by each individual filing Portal. However, OCGA 15-6-67(b)(4)(b) specifically states that electronic images for Plat Documents presented to a Clerk for filing must comply with rules and regulations promulgated by the Authority.

Commentary

Portals will not have the ability to establish independent specifications for Final Plat Documents transmitted to a Clerk. However, a Portal may establish independent specifications covering the format of files that are submitted to the Portal from the filer. As the Authority is the entity responsible for various legislatively mandated programs pertaining to real estate imaging and associated specifications, it is prudent to specifically limit the scope of applicable rules and standards as to avoid confusion among distinct programs. For the specific purposes of satisfying the requirements of OCGA 15-6-67(b)(4)(b) as it relates to the presentation, transmission and delivery to a Clerk, all Final Plat Documents must comply with the following specifications.

Electronic Plat Filing Rule 6.0 - Resolution

All Final Plat Document images transmitted to a Clerk must be digitized/rasterize at a resolution at 300dpi.

Electronic Plat Filing Rule 6.1 – File Format

All Final Plat Document images transmitted to a Clerk must be in the TIFF document file format.

Electronic Plat Filing Rule 6.2 – Color Depth

All Final Plat Document images transmitted to a Clerk must be one-bit color (i.e., black and white).

Electronic Plat Filing Rule 6.3 – Compression

All Final Plat Document images transmitted to a Clerk must be compressed using TIFF CCITT G4 compression.

Electronic Plat Filing Rule 6.4 – Pages

Each page of the Final Plat Document transmitted to a Clerk shall be a discrete single page tiff.

Electronic Plat Filing Rule 6.5 – Conflicting Technical Provisions

In the event of any conflict between these Rules and the URPERA Rules relating to file format and technical image specifications for Final Plat Documents transmitted to a Clerk, the provisions of these Rules shall control.