

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriated governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for the 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.

Barbara L. Herring
Barbara L. Herring, RLS #2785

11-24-23
Date

Lowndes County Unified Land Development Code Approval, Date
Chairman, Technical Review Committee, John Dillard, III

Approved by Lowndes County Director of Engineering, Chad Mcleod Date

Approval by the Lowndes County Engineer, Mike Fletcher Date

Approved by the Department of Public Health, Kyle Coppage Date

Owners _____ Date _____

Owners _____ Date _____

THE ABOVE-MENTIONED APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NOW OR FORMERLY
ALTMAN PROPERTY
TAX MAP 37, PARCEL 5E

- PER LOWNDES COUNTY G.I.S. THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT IN A 100-YR FLOOD ZONE, IS IN A WATER RECHARGE AREA.
- THIS PROPERTY HAS BEEN EVALUATED AND IS INTENDED TO BE DEVELOPED WITH INDIVIDUAL ONSITE SEPTIC SYSTEMS AND PUBLIC WATER. HOWEVER, BEFORE FUTURE DEVELOPMENT CAN OCCUR AN INDIVIDUAL SEPTIC PERMIT MUST BE ISSUED BY THE LOWNDES COUNTY HEALTH DEPARTMENT BEFORE BEGINNING CONSTRUCTION.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- FIELD MEASUREMENTS WERE BASED UPON REDUNDANT MEASUREMENTS OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.
- BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED PLAT CABINET B, PG 535
- IPS - 0 - IRON PIN SET - 5/8" REBAR #2785
- IPF - 5/8" REBAR
- R/W - RIGHT OF WAY
- ZONED - R-21
- MIN. LOT SIZE - 0.625 ACRE
- PLAT CLOSURE: 1'/874.704

SUBDIVISION PLAT FOR SETTERPOINTE SUBDIVISION, PHASE THREE

BEING IN LAND LOTS 119 AND 158
OF THE 12TH LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

FIELD DATE: NOVEMBER 24, 2023
PLAT DATE: NOVEMBER 24, 2023



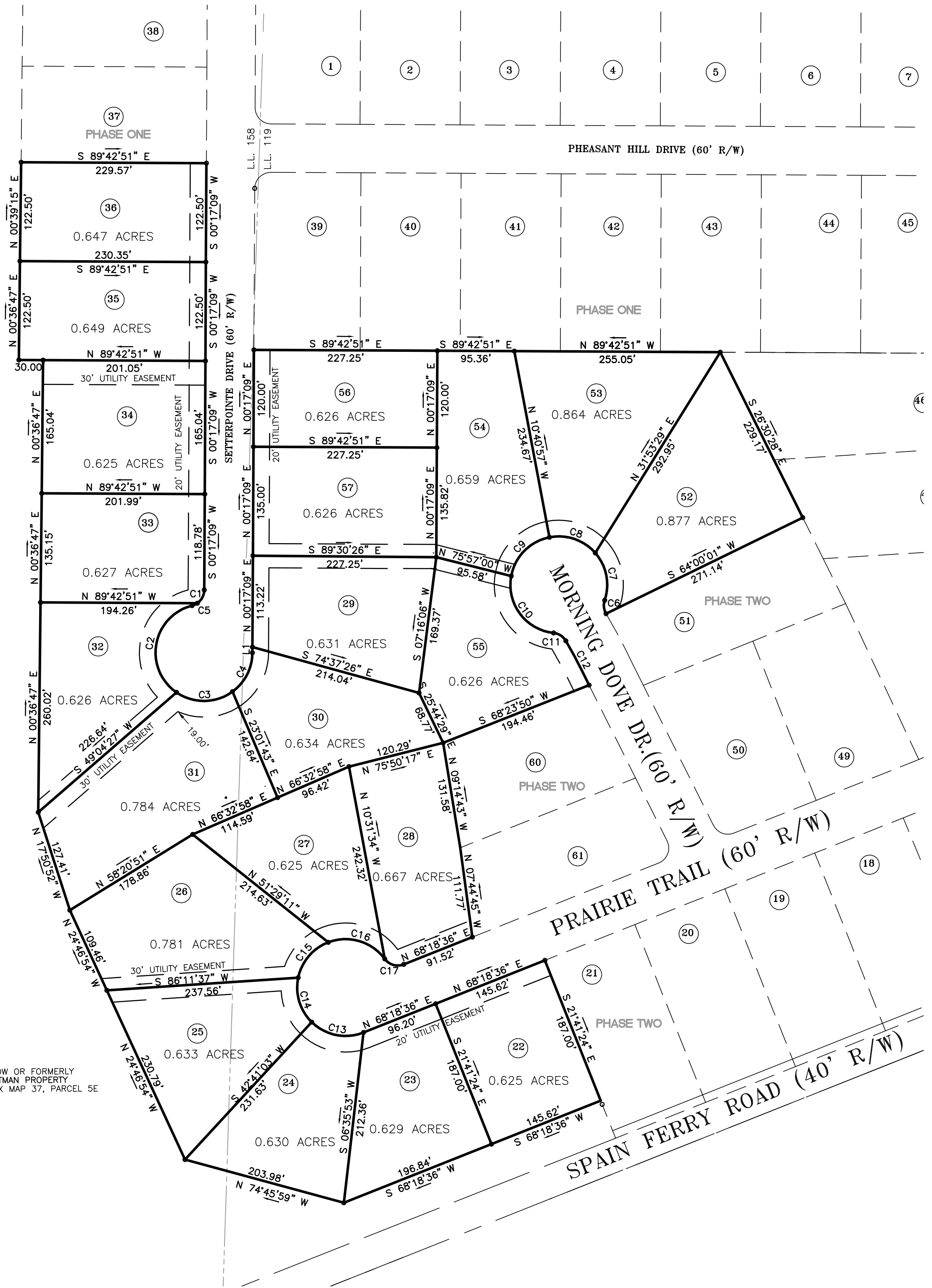
GRAPHIC SCALE : 1 INCH = 100 FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.08	N 00°17'09" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	19.17	20.00	N 27°44'26" E	18.44
C2	137.49	60.00	S 10°09'49" W	109.32
C3	74.00	60.00	N 89°11'05" E	69.40
C4	56.09	60.00	N 27°04'06" E	54.07
C5	7.20	20.00	N 65°30'07" E	7.16
C6	17.13	20.00	S 05°52'11" E	16.62
C7	62.63	60.00	N 11°13'45" W	59.82
C8	62.83	60.00	N 71°07'57" W	60.00
C9	71.60	60.00	S 44°40'45" W	67.43
C10	98.72	60.00	S 36°38'40" E	87.96
C11	18.88	20.00	N 57°09'46" W	18.19
C12	61.83	734.96	N 27°42'39" W	61.82
C13	69.25	60.00	S 78°37'33" E	65.47
C14	60.00	60.00	S 16°54'50" E	57.53
C15	60.00	60.00	S 40°22'55" W	57.53
C16	78.33	60.00	N 73°34'08" W	72.89
C17	26.36	20.00	S 73°55'44" E	24.49

TOTAL - 21 LOTS
20.704 ACRES

NOW OR FORMERLY
ALTMAN PROPERTY
TAX MAP 37, PARCEL 5E



Southeastern Surveying, Inc.

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GA Certificate of Authorization No. 685