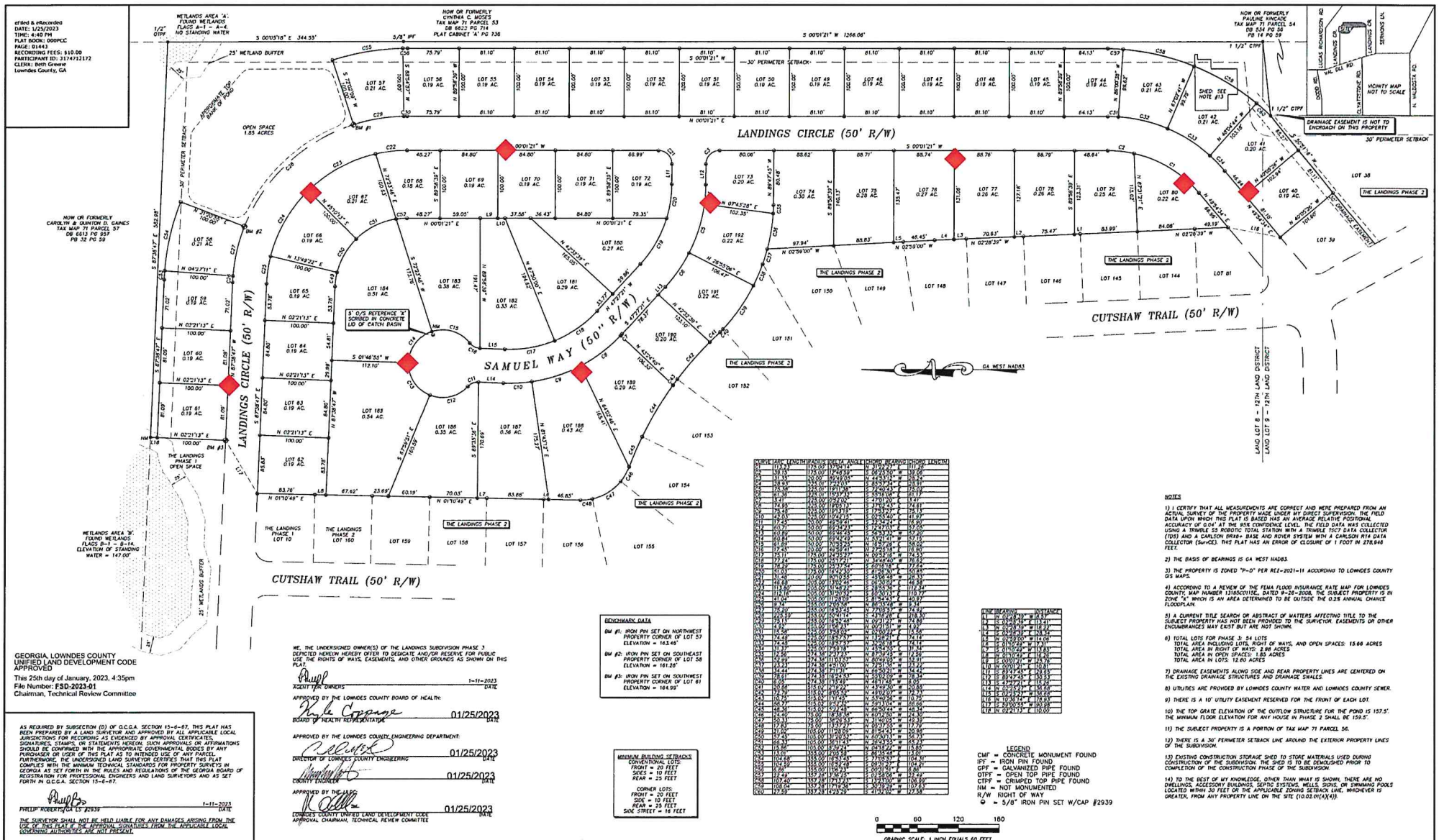

eFiled & eRecorded
DATE: 1/25/2023
TIME: 4:40 PM
PLAT BOOK: 000PCC
PAGE: 01443
RECORDING FEES: $10.00
PARTICIPANT ID: 3174712172
CLERK: Beth Greene
Lowndes County, GA

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 25th day of January, 2023, 4:35pm
File Number: **FSD-2023-01**
Chairman, Technical Review Committee

WE, THE UNDERSIGNED OWNER(S) OF THE LANDINGS SUBDIVISION PHASE 3 DEPICTED HEREON HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAYS, EASEMENTS, AND OTHER GROUNDS AS SHOWN ON THIS PLAT.

AGENT FOR OWNERS — 1-11-2023 DATE

APPROVED BY THE LOWNDES COUNTY BOARD OF HEALTH:
BOARD OF HEALTH REPRESENTATIVE — 01/25/2023 DATE

APPROVED BY THE LOWNDES COUNTY ENGINEERING DEPARTMENT:
DIRECTOR OF LOWNDES COUNTY ENGINEERING — 01/25/2023 DATE
COUNTY ENGINEER — 01/25/2023 DATE

APPROVED BY THE LCDC:
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL CHAIRMAN, TECHNICAL REVIEW COMMITTEE — 01/25/2023 DATE

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 APPROPRIATE 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 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.

PHILLIP ROBERTS GA LS 2939 — 1-11-2023 DATE

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

BENCHMARK DATA

BM #1: IRON PIN SET ON NORTHWEST PROPERTY CORNER OF LOT 57 ELEVATION = 163.46'

BM #2: IRON PIN SET ON SOUTHEAST PROPERTY CORNER OF LOT 58 ELEVATION = 161.26'

BM #3: IRON PIN SET ON SOUTHWEST PROPERTY CORNER OF LOT 61 ELEVATION = 164.99'

MINIMUM BUILDING SETBACKS
CONVENTIONAL LOTS:
FRONT = 20 FEET
SIDES = 10 FEET
REAR = 25 FEET

CORNER LOTS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 25 FEET
SIDE STREET = 15 FEET

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.99'	175.00'	27°29'59"	N 31°43'41" E	83.19'
C2	49.15'	175.00'	16°05'39"	S 06°25'50" W	49.00'
C3	41.35'	200.00'	11°50'59"	S 44°53'12" E	41.28'
C4	58.93'	200.00'	16°52'51"	S 59°57'24" E	58.71'
C5	75.16'	200.00'	21°31'39"	S 77°40'43" E	74.70'
C6	61.38'	175.00'	20°05'56"	S 55°18'08" E	61.07'
C7	9.21'	175.00'	3°00'59"	S 43°01'50" E	9.21'
C8	74.95'	175.00'	24°32'11"	S 27°45'21" E	74.38'
C9	75.68'	175.00'	24°46'39"	S 02°41'25" E	75.10'
C10	75.68'	175.00'	24°46'39"	S 22°05'04" W	75.10'
C11	17.45'	50.00'	19°59'41"	S 08°52'00" W	17.36'
C12	49.50'	50.00'	56°43'14"	S 38°13'41" W	47.50'
C13	60.89'	50.00'	69°46'25"	S 54°53'20" W	57.20'
C14	60.84'	50.00'	69°44'42"	S 53°01'43" E	57.18'
C15	61.69'	50.00'	70°41'24"	N 16°52'26" E	58.00'
C16	49.50'	50.00'	56°43'14"	N 39°56'55" E	47.50'
C17	79.11'	175.00'	25°54'03"	N 00°51'16" W	78.43'
C18	77.24'	175.00'	25°16'51"	N 25°42'40" W	76.62'
C19	79.53'	175.00'	26°01'59"	N 51°01'18" W	78.84'
C20	57.48'	175.00'	18°48'52"	N 77°25'44" W	57.23'
C21	34.46'	200.00'	9°52'22"	S 85°45'24" W	34.42'
C22	46.68'	200.00'	13°22'16"	S 72°37'45" W	46.58'
C23	119.80'	200.00'	34°19'14"	S 46°20'04" W	118.01'
C24	119.76'	200.00'	34°18'43"	S 80°03'51" W	118.01'
C25	41.04'	200.00'	11°45'23"	N 81°54'41" W	40.97'
C26	9.14'	200.00'	2°37'06"	N 68°05'48" W	9.14'
C27	78.20'	200.00'	22°24'31"	N 79°33'37" W	77.71'
C28	113.59'	200.00'	32°32'14"	N 57°19'29" W	112.06'
C29	75.79'	200.00'	21°42'44"	N 35°48'36" W	75.33'
C30	75.79'	200.00'	21°42'44"	N 13°54'08" W	75.33'
C31	4.72'	200.00'	1°21'01"	N 02°41'51" E	4.72'
C32	74.48'	200.00'	21°20'15"	N 13°22'29" E	74.04'
C33	74.48'	200.00'	21°20'15"	N 34°42'44" E	74.04'
C34	74.33'	200.00'	21°17'58"	N 55°58'08" E	73.90'
C35	74.56'	374.38'	11°24'51"	N 87°39'25" W	74.46'
C36	74.56'	374.38'	11°24'51"	N 76°14'34" W	74.46'
C37	43.33'	374.38'	6°37'50"	N 69°51'09" W	43.31'
C38	78.61'	374.38'	12°01'53"	N 57°50'00" W	78.48'
C39	8.56'	374.38'	1°18'33"	N 51°30'59" W	8.56'
C40	67.58'	374.38'	10°20'19"	N 44°40'50" W	67.49'
C41	67.58'	374.38'	10°20'19"	N 34°20'31" W	67.49'
C42	78.79'	374.38'	12°03'43"	N 22°02'07" W	78.65'
C43	78.79'	374.38'	12°03'43"	N 09°58'24" W	78.65'
C44	17.83'	374.38'	2°43'31"	N 03°37'25" W	17.83'
C45	17.00'	325.00'	3°00'00"	N 01°30'00" W	17.00'
C46	52.45'	325.00'	9°14'51"	N 07°07'25" W	52.39'
C47	64.19'	325.00'	11°18'55"	N 20°21'52" W	64.09'
C48	15.66'	325.00'	2°45'53"	N 26°13'19" W	15.65'
C49	13.01'	325.00'	2°17'43"	N 28°45'13" W	13.01'
C50	104.69'	325.00'	18°27'28"	N 38°07'49" W	104.21'
C51	104.59'	325.00'	18°26'48"	N 56°35'17" W	104.21'
C52	16.86'	325.00'	2°58'21"	N 65°51'41" W	16.86'
C53	37.49'	157.26'	13°39'25"	S 01°29'06" W	37.49'
C54	107.60'	157.26'	39°12'31"	S 17°57'00" E	105.52'
C55	108.04'	157.26'	39°21'56"	S 57°32'29" E	105.93'
C56	37.59'	157.26'	13°41'54"	S 41°13'04" E	37.50'

LINE	BEARING	DISTANCE
L1	N 02°28'39" W	83.99'
L2	N 02°28'39" W	75.47'
L3	N 02°28'39" W	70.63'
L4	N 02°59'00" W	46.45'
L5	N 02°59'00" W	84.08'
L6	N 01°10'49" E	67.62'
L7	N 01°10'49" E	70.03'
L8	N 01°10'49" E	83.85'
L9	N 00°01'21" E	37.56'
L10	N 00°01'21" E	84.80'
L11	N 00°01'21" E	79.35'
L12	N 00°01'21" E	80.06'
L13	N 00°01'21" E	88.63'
L14	N 00°01'21" E	88.71'
L15	N 00°01'21" E	88.74'
L16	N 00°01'21" E	88.76'
L17	N 00°01'21" E	88.79'
L18	N 00°01'21" E	48.64'

LINE	BEARING	DISTANCE
L1	N 02°28'39" W	83.99'
L2	N 02°28'39" W	75.47'
L3	N 02°28'39" W	70.63'
L4	N 02°59'00" W	46.45'
L5	N 02°59'00" W	84.08'
L6	N 01°10'49" E	67.62'
L7	N 01°10'49" E	70.03'
L8	N 01°10'49" E	83.85'
L9	N 00°01'21" E	37.56'
L10	N 00°01'21" E	84.80'
L11	N 00°01'21" E	79.35'
L12	N 00°01'21" E	80.06'
L13	N 00°01'21" E	88.63'
L14	N 00°01'21" E	88.71'
L15	N 00°01'21" E	88.74'
L16	N 00°01'21" E	88.76'
L17	N 00°01'21" E	88.79'
L18	N 00°01'21" E	48.64'

LEGEND
CMF = CONCRETE MONUMENT FOUND
IPF = IRON PIN FOUND
GPF = GALVANIZED PIPE FOUND
OTPF = OPEN TOP PIPE FOUND
CTPF = CRIMPED TOP PIPE FOUND
NM = NOT MONUMENTED
R/W = RIGHT OF WAY
⊕ = 5/8" IRON PIN SET W/CAP #2939

NOTES

1) I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.04' AT THE 95% CONFIDENCE LEVEL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE S5 ROBOTIC TOTAL STATION WITH A TRIMBLE TSC7 DATA COLLECTOR (105) AND A CARLSON BR36+ BASE AND ROVER SYSTEM WITH A CARLSON R14 DATA COLLECTOR (SurvCE). THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 278,948 FEET.

2) THE BASIS OF BEARINGS IS GA WEST NAD83.

3) THE PROPERTY IS ZONED "P-D" PER REZ-2021-11 ACCORDING TO LOWNDES COUNTY GIS MAPS.

4) ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0115E., DATED 9-26-2008, THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.

6) TOTAL LOTS FOR PHASE 3: 54 LOTS
TOTAL AREA INCLUDING LOTS, RIGHT OF WAYS, AND OPEN SPACES: 15.66 ACRES
TOTAL AREA IN RIGHT OF WAYS: 2.88 ACRES
TOTAL AREA IN OPEN SPACES: 1.85 ACRES
TOTAL AREA IN LOTS: 12.80 ACRES

7) DRAINAGE EASEMENTS ALONG SIDE AND REAR PROPERTY LINES ARE CENTERED ON THE EXISTING DRAINAGE STRUCTURES AND DRAINAGE SWALES.

8) UTILITIES ARE PROVIDED BY LOWNDES COUNTY WATER AND LOWNDES COUNTY SEWER.

9) THERE IS A 10' UTILITY EASEMENT RESERVED FOR THE FRONT OF EACH LOT.

10) THE TOP GRATE ELEVATION OF THE OUTFLOW STRUCTURE FOR THE POND IS 157.5'. THE MINIMUM FLOOR ELEVATION FOR ANY HOUSE IN PHASE 2 SHALL BE 159.5'.

11) THE SUBJECT PROPERTY IS A PORTION OF TAX MAP 71 PARCEL 56.

12) THERE IS A 30' PERIMETER SETBACK LINE AROUND THE EXTERIOR PROPERTY LINES OF THE SUBDIVISION.

13) EXISTING CONSTRUCTION STORAGE SHED TO STORE MATERIALS USED DURING CONSTRUCTION OF THE SUBDIVISION. THE SHED IS TO BE DEMOLISHED PRIOR TO COMPLETION OF THE CONSTRUCTION PHASE OF THE SUBDIVISION.

14) TO THE BEST OF MY KNOWLEDGE, OTHER THAN WHAT IS SHOWN, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN 30 FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(4)(4)).

ROBERTS SURVEYING, INC.
1725 E PARK AVE. SUITE A VALDOSTA GA 31602
PH (229) 671-9989 FAX (229) 671-9973
EMAIL: ROBERTSLANDSURVEYING@GMAIL.COM
GEORGIA REGISTERED LAND SURVEYOR No. 2939
GA CERTIFICATE OF AUTHORIZATION No. 1215

JOB NO.	00426
SURVEY DATE	1-5-2023
PLAT DATE	1-11-2023
SCALE	1" = 60'
DWG NAME	00426 PHASE 3 PLAT.DWG
CRD. FILE	00426.CRD
DRAWN BY	PJR

SUBDIVISION PLAT FOR:

THE LANDINGS SUBDIVISION PHASE 3

LAND LOTS 8 & 9 OF THE 12TH LAND DISTRICT, LOWNDES COUNTY GEORGIA

1 OF 1

Attachment 1