eFiled & eRecorded
DATE: 2/28/2024
TIME: 11:17 AM
PLAT BOOK: 000PCC
PAGE: 0174S
RECORDING FEES: $10.00
PARTICIPANT ID: 3174712172
CLERK: Beth Greene
Lowndes County, GA

RESERVED FOR CLERK OF COURT

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA IX 503 TOTAL STATION W/TOPCON FC5000 DATA COLLECTOR AND A GARLSON BRX6 GNSS BASE AND ROVER W/ GARLSON FC5000

GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.

THE BASIS OF BEARINGS IS GA WEST NAD83.

DATE OF FIELD WORK: 2-2-2023

DATE OF PLAT: 1-30-2024

THE PURPOSE OF THIS PLAT IS TO PROVIDED A SUBDIVISION SURVEY OF A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 3446 PG 165 OF LOWNDES COUNTY COURTHOUSE RECORDS SHOWING QUARTERMAN ESTATES, LLC AS THE GRANTEE, AND REVISE THE MINIMUM FINISHED FLOOR ELEVATION AND ADD A 10' DRAINAGE EASMENT TO LOT 61 PREVIOUSLY RECORDED IN PC C PAGE 1515 (LOWNDES COUNTY OFFICIAL RECORDS.

THE SUBJECT PROPERTY IS A PORTION OF PARCEL NUMBER 0136 127A.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

THIS PROPERTY IS CURRENTLY ZONED "R-10" ACCORDING TO LOWNDES COUNTY TAX MAPS.

R-10
BUILDING SETBACKS
FRONT – (60' FROM CL OF R/W/ 30' FROM PROPERTY LINE), (80% FOR CORNER LOTS/19' FROM PROPERTY LINE)
SIDE – 10 FEET
REAR – 30 FEET

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0325E, DATED 9-26-2008, ALL TRACTS ARE ZONED "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

ELEVATION NOTE FOR LOTS ADJACENT TO WETLANDS:
100 YR HIGH WATER ELEVATION IS 170.47 ' AS ESTABLISHED BY PACE INC. AND 12 STONES ENGINEERING SHEET C 2.0 DATED 10-27-22.

THIS SURVEY IS NOT VALID UNLESS ALL SIGNATURES FROM LOCAL GOVERNMENT BODIES ARE PRESENT.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.10' AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A CARLSON BRX6 DUAL FREQUENCY RECEIVER.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1' IN 282,264'.

GENERAL NOTES

TOTAL LOTS FOR PHASE 2: 33
TOTAL AREA INCLUDING LOTS AND RIGHT OF WAYS: 19.85 ACRES
TOTAL AREA IN RIGHT OF WAYS: 2.87 ACRES
TOTAL AREA IN LOTS: 16.98 ACRES

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

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

BENCHMARKS ARE CAPPED IRON PINS SET AT FRONT PROPERTY CORNERS.
ELEVATIONS LISTED ARE TOP OF CAPPED IRON PIN ELEVATION DATUM IS (NAVD 88)

REVISED MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 16-38 AND 51-61 PROVIDED BY 12 STONES ENGINEERING, INC. ON JANUARY 26, 2023.

JESSE N. BUSH II , P.E. — 2/26/24 DATE

1"=80' SCALE IN FEET

GRID NORTH GA WEST ZONE

LEGEND
FFE - FINISHED FLOOR ELEVATION
IPF - IRON PIN FOUND
R/W - RIGHT OF WAY
PP - POWER POLE
B.M. - BENCHMARK
⊙ = 5/8" IRON PIN SET W/ CAP #3469

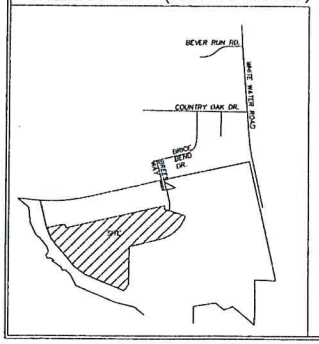
GENERAL NOTES

- FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 8 INCHES OVER 10 FEET.
- FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, DETENTION PONDS, OR ANY AREAS FORMERLY DELINEATED AS ANY OF THE ABOVE, THE FOLLOWING SHALL BE PROVIDED:
- A BENCHMARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER FOR EVERY LOT.
- A HIGH WATER MARK OR HYDROLOGIC ANALYSIS SHALL BE REQUIRED TO ESTABLISH THE 100– YEAR FLOOD ELEVATION FOR THE LOT.
- A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT AT A MINIMUM OF TWO (2) FEET ABOVE THE ESTABLISHED 100– YEAR FLOOD ELEVATION FOR THE LOT.
- PRIOR TO ANY INSPECTIONS BEING PERFORMED AND SIGNED–OFF ON, A REGISTERED LAND SURVEYOR SHALL CERTIFY THAT THE PROPOSED FINISHED FLOOR OF THE BUILDING IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.
- A MINIMUM OF TWO (2) SOIL BORINGS, ONE ON EACH SIDE OF THE PROPOSED FOUNDATION OF THE BUILDING, SHALL BE PROVIDED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
- IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE (1) FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE INSTALLED. THIS SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	46.30'	46.15'	S 21°34'05" E	15°46'26"
C2	170.00'	33.39'	33.39'	S 32°05'03" E	11°14'55"
C3	170.00'	31.42'	28.26'	S 50°10'49" E	10°35'05"
C4	170.00'	90.62'	90.11'	N 59°21'11" E	30°32'45"
C5	170.00'	125.52'	122.59'	N 29°18'15" E	42°18'45"
C6	170.00'	46.21'	46.11'	N 09°08'43" E	15°35'14"
C7	230.00'	174.19'	170.08'	S 07°18'15" W	43°23'51"
C8	230.00'	97.05'	96.33'	S 25°51'37" W	24°10'33"
C9	230.00'	97.05'	96.33'	S 49°50'09" W	24°10'33"
C10	230.00'	45.10'	42.94'	S 71°19'21" W	10°42'42"
C11	170.00'	58.97'	56.10'	S 67°13'26" W	19°52'19"
C12	170.00'	123.82'	121.07'	S 39°46'15" W	41°43'29"
C13	230.00'	31.42'	28.28'	S 27°00'00" W	7°50'00"
C14	170.00'	70.84'	70.33'	S 32°16'45" W	23°48'30"
C15	170.00'	101.07'	100.07'	S 56°24'31" W	34°04'00"
C16	60.00'	108.80'	94.49'	S 27°27'31" E	103°53'30"
C17	60.00'	94.25'	84.85'	N 45°00'00" E	90°00'00"
C18	60.00'	111.09'	95.87'	N 80°39'25" E	106°02'42"
C19	230.00'	94.45'	93.78'	N 23°09'06" E	23°31'40"
C20	230.00'	14.07'	14.07'	N 40°47'23" E	3°30'44"
C21	230.00'	128.51'	126.80'	N 69°26'05" E	32°00'35"
C22	230.00'	81.60'	81.12'	N 23°20'03" E	20°19'22"
C23	45.00'	18.20'	18.08'	S 52°06'45" E	23°46'30"
C24	45.00'	27.47'	27.03'	S 29°41'45" E	35°00'00"
C25	450.00'	84.13'	84.01'	N 21°09'42" E	10°42'42"
C26	450.00'	189.88'	188.47'	N 54°03'15" E	24°10'33"
C27	450.00'	189.88'	188.47'	N 29°51'37" E	24°10'33"
C28	450.00'	84.13'	84.01'	N 06°33'51" E	10°42'42"
C29	230.00'	17.78'	17.78'	N 57°01'45" E	4°25'00"
C30	230.00'	110.09'	110.09'	N 60°01'18" W	27°40'47"

LINE	BEARING	DISTANCE
L1	S 84°09'09" W	60.49'
L2	N 72°51'24" E	61.04'
L3	N 76°50'08" E	61.10'
L4	S 76°50'08" W	61.10'
L5	N 72°51'24" E	61.84'
L6	S 67°24'43" E	61.66'
L7	N 67°24'43" W	61.66'
L8	N 49°12'35" W	72.51'
L9	N 13°09'24" W	25.00'
L10	S 40°12'35" E	61.84'
L11	S 67°24'43" E	57.68'
L12	N 76°50'08" E	44.40'
L13	S 67°24'43" E	136.70'
L14	N 76°50'08" E	61.10'
L15	N 76°50'08" E	61.66'
L16	N 76°50'08" E	61.66'
L17	N 72°51'24" W	60.00'

VACINITY MAP (NOT TO SCALE)



GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 26th day of February, 2024, 11:10 am
File Number: FSD-2024-02
Chairman, Technical Review Committee

WE THE UNDERSIGNED OWNER(S) OF QUARTERMAN ESTATES PHASE 4 DEPICTED HEREON HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAYS AND EASEMENTS AS SHOWN ON THIS PLAT.

OWNERS — 2-26-24 DATE

APPROVED BY THE LOWNDES COUNTY BOARD OF HEALTH
BOARD OF HEALTH REPRESENTATIVE — 02/28/2024 DATE

APPROVED BY THE LOWNDES COUNTY ENGINEER
LOWNDES COUNTY ENGINEER — 02/28/2024 DATE

APPROVED BY THE LOWNDES COUNTY DIRECTOR OF ENGINEERING
LOWNDES COUNTY DIRECTOR OF ENGINEERING — 02/28/2024 DATE

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT (OR ONE OR MORE OF THE APPLICABLE JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT). FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF SUCH INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

John T. Bush, GA RLS NO. 3469 — 2/26/24 DATE

LOWNDES COUNTY D.L.D.C CHAIRMAN T.R.C — 02/28/2024 DATE

REVISION	DATE

SUBDIVISION PLAT FOR:
QUARTERMAN ESTATES PHASE 4-2
LOCATED IN LAND LOT 66
16th LAND DISTRICT
LOWNDES COUNTY, GEORGIA
FEBUARY 26, 2024

12 STONES ENGINEERING CO.
2544 DASHER JOHNSON RD
WALESKA, GA 30183
PH:770.918.8262
CERTIFICATE OF AUTHORIZATION
GA REGISTERED FIRM
No. LSF001361

JOHN T. BUSH No. 3469

DRAWN BY: JTB
CHECKED BY: JTB
PROJECT NO 23012
SHEET 1 OF 1

Attachment 1