

eFiled & eRecorded  
 DATE: 10/14/2022  
 TIME: 1:51 PM  
 PLAT BOOK: 000PCC  
 PAGE: 01369  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 3174712172  
 CLERK: Beth Greene  
 Lowndes County, GA

RESERVED FOR CLERK OF COURT

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

*M. Rhett Royal*  
 M. RHETT ROYAL  
 10/13/22  
 DATE

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

*[Signature]*  
 10/14/2022  
 LOWNDES COUNTY ENGINEER DATE

*[Signature]*  
 10/14/2022  
 LOWNDES COUNTY BOARD OF HEALTH  
 ENGINEERING & SANITATION DIVISION DATE

*[Signature]*  
 10/14/2022  
 LOWNDES COUNTY  
 DIRECTOR OF ENGINEERING DATE

*[Signature]*  
 10/14/22  
 OWNER/AGENT DATE

*[Signature]*  
 10/14/2022  
 LOWNDES COUNTY UNIFIED DEVELOPMENT CODE  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE DATE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #13185C0082 PANEL 85 EFFECTIVE DATE 9/26/2008 A PORTION OF THE PROPERTY PLATTED HEREON IS IN FLOOD ZONE "A" AN AREA OF 100 YEAR FLOOD WHERE THE BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED AND A PORTION OF THE PROPERTY PLATTED HEREON IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

TOTAL ACREAGE OF PROPERTY: 98.53 ACRES  
 THIS PROPERTY IS ZONED E-A (ESTATE AGRICULTURAL)

-MINIMUM FRONT BUILDING SETBACK=60'  
 -MINIMUM SIDE BUILDING SETBACK=20'  
 -MINIMUM REAR BUILDING SETBACK=50'  
 \*\*MINIMUM FRONT BUILDING SETBACKS ARE MEASURED FROM THE CENTERLINE OF THE R/W

FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND POSSIBLY CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMSOT ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.01.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).

THIS PROPERTY IS INTENDED TO BE DEVELOPED WITH WELL AND SEPTIC BUT HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT OCCURS, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATIONS.

A PORTION OF THE PROPERTY PLATTED HEREON LIES WITHIN A MEDIUM RECHARGE AREA.

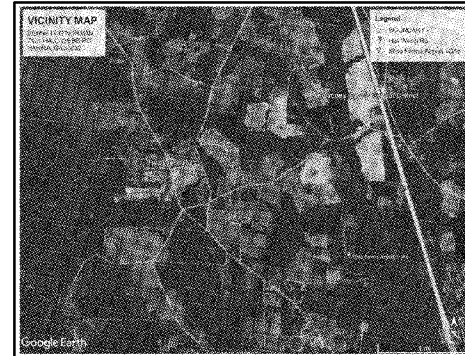
THIS PROPERTY IS A PART OF TAX MAP 0011 PARCELS 019 AND 020

THE FLOOD ZONE SHOWN HEREON ARE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY DIGITAL FLOOD MAPS

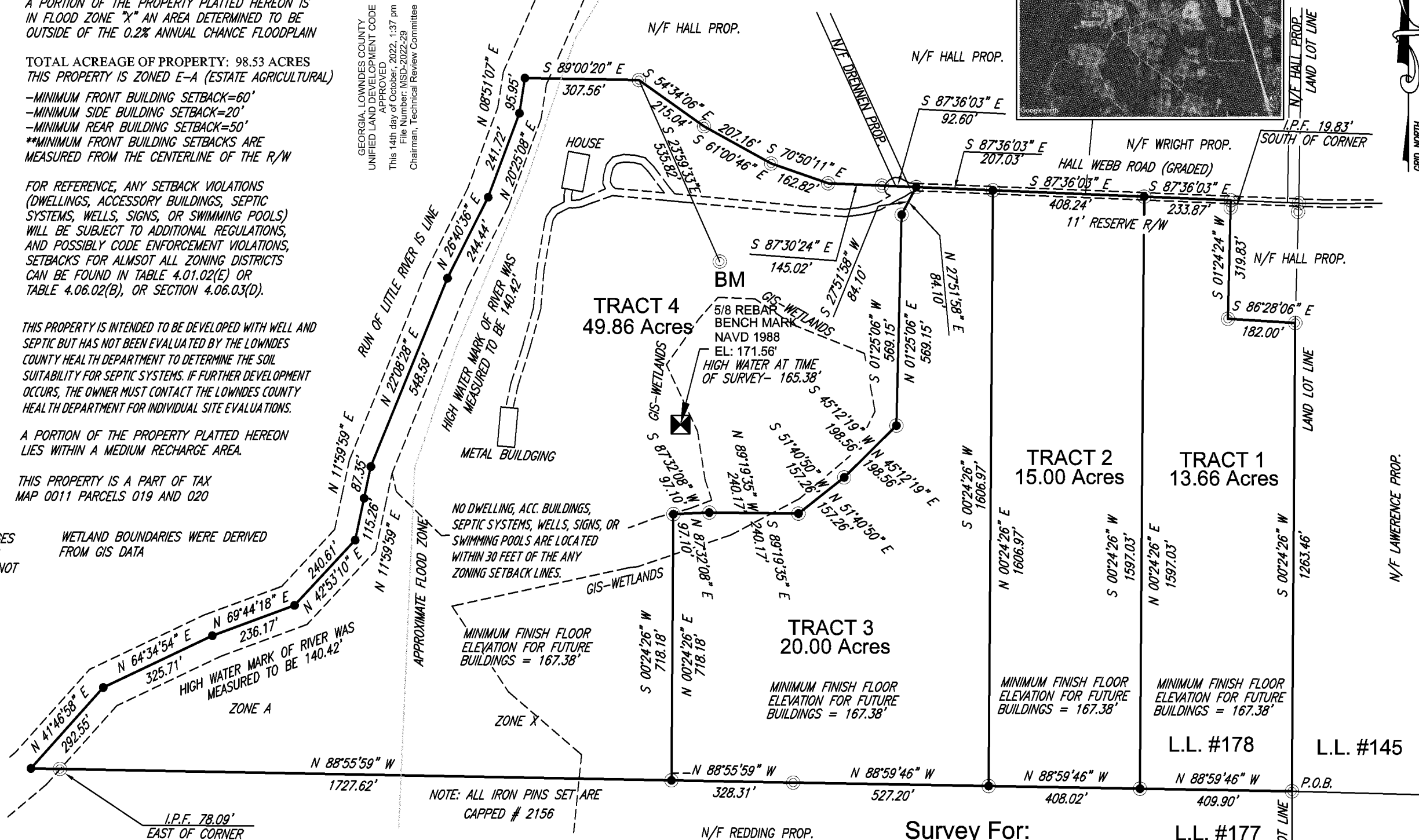
NOTE: ALL IRON PINS SET ARE CAPPED # 2156

Legend

- Iron Pin Set
- No Corner Set
- Iron Pin Found



GRID NORTH  
 MAD 83-GEORGIA WEST



**ROYAL SURVEYORS, INC.**

P.O. BOX 224 OCILLA, GEORGIA 31774  
 Phone: (229) 468-7108 Fax: (229) 468-7829



GRAPHIC SCALE - 1"= 300'



Survey For:  
**NORMAN BENNETT ESTATE**

A Portion of L.L. #178,  
 In the 12th L.D.,  
 Lowndes County, Georgia

DATE OF PLAT: 10/13/22  
 DATE OF SURVEY: 9/10/22

