

eFiled & eRecorded  
 DATE: 5/9/2023  
 TIME: 3:52 PM  
 PLAT BOOK: 000PCC  
 PAGE: 01522  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 2216784465  
 CLERK: Beth Greene  
 Lowndes County, GA

**GENERAL NOTES:**

- TOTAL AREA OF SUBDIVISION IS 5.395 ACRES, TOTAL NUMBER OF LOTS IS 7.  
 FRONT 15' FROM R/W (U.S. HWY #41)  
 REAR 30'  
 SIDE 10'  
 CORNER N/A
- LOTS TO BE SERVED BY CITY OF HAHIRA WATER AND SEWER SERVICES.
- THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, MAP NUMBER 13185C0101E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- OWNER/DEVELOPER:  
 KINGS COURT HAHIRA, LLC  
 PO BOX 5041  
 NASHVILLE, GEORGIA 31639  
 228-316-3998  
 dde63229@col.com
- ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM, ON-SITE FIELD TOPOGRAPHIC SURVEY PROVIDED BY CARTER SURVEYING, LLC.
- THERE ARE NO WATERCOURSES, FLOOD PLAINS, WETLANDS OR OTHER VISIBLE OR KNOWN ENVIRONMENTALLY SENSITIVE AREAS.
- All minimum building setback distances noted hereon are for general information purposes only, and only depict those setback distances in effect as of the date of this plat recording. These distances are subject to change based on future amendments to local ordinance, and actual setback requirements will be determined at the time of permitting and development.



OWNERS CERTIFICATION:  
 KINGS COURT HAHIRA, LLC  
 STATE OF GEORGIA, CITY OF HAHIRA:  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN THE PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID:

AGENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

DEDICATION CERTIFICATION:  
 IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNED AS BEING DEDICATED TO THE PUBLIC USE, ARE HEREBY DEDICATED TO THE CITY OF HAHIRA, GEORGIA, FOR PUBLIC USE:

OWNER: \_\_\_\_\_  
 DATE: 5-8-23

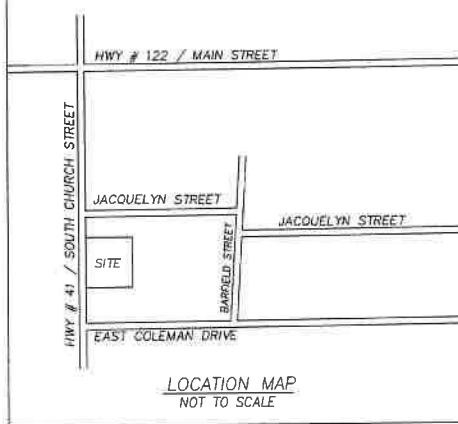
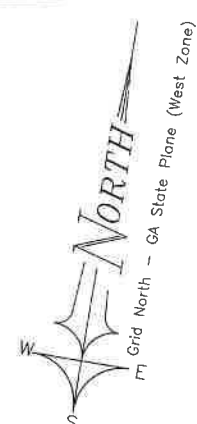
PURSUANT TO THE CITY OF HAHIRA SUBDIVISION REGULATIONS AND ZONING ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY:

DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA

DATE: \_\_\_\_\_  
 CITY ENGINEER, HAHIRA, GA. *Janice S. Dal...*  
 DATE: 5/3/2023

PLANNING AND ZONING ADMINISTRATOR, VALDOSTA, GA.  
*Janice S. Dal...*  
 DATE: 05/09/2023

South Church Street (A.K.A. Old U.S. Highway #41) - 60' R/W



**LEGEND**

- IPS - IRON PIN SET - 1/2" REBAR
- IPF - IRON PIN FOUND
- GPV - GALVANIZED PIPE FOUND
- CMF - CONCRETE MONUMENT FOUND
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- X-X- - FENCE
- ⊕ - POWER POLE
- OHU - OVERHEAD UTILITY
- UE - UNDERGROUND ELECTRIC
- SS - SANITARY SEWER
- CB - CATCH BASIN
- DI - DROP INLET
- IPW - IPS WITH CAP #2958
- IPF - IRON PIN FOUND
- N/A - NOW OR FORMERLY

**SURVEY DATA**

Error of closure (plot): 1 in 50,000+  
 Error of closure (field): Relative Positional Precision 0.05  
 Field work started on: 03-04-2021  
 Field work completed on: 03-10-2021

Final Subdivision Plat For:  
**Kings Court Hahira, LLC**  
 Land Lot 89 12th L.D.,  
 City of Hahira  
 Lowndes County, Georgia.  
 Field Survey - March 11, 2019  
 Plat Date - May 2, 2023

**SURVEYORS CERTIFICATION**

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.

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision; the equipment used Topcon Powerstation 3 and a Carison Surveyor 2 Data Collector; the field date upon which this map or plat has an average relative accuracy of 0.05 feet at the 95% confidence level according to the Federal Geographic data committee part 3. This plat has been calculated for closure and is found to be accurate within one (1) foot in 112,409 feet; monument and pin locations are correctly shown by the labels, all new property corner pins are (1/2"x24" rebar) with an orange cap stamped (G M CARTER RLS 2959).

Signed: *G.M. Carter*  
 Surveyor, Georgia Registration No. 2959.  
 Date: 05-04-23



**Carter Surveying, L.L.C.**  
 246 McCrea Road  
 Willacoochee, Georgia 31850  
 Established 2004

Job # 0129-05 Plot # 0129-05  
 Tax Map / parcel(s) 00460-066  
 Ph. 912.534.5085 email gmcsurveying@gmail.com

