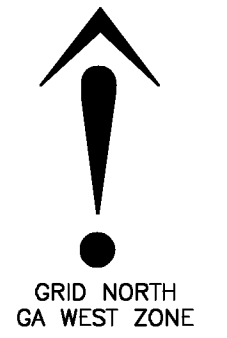


GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 27th day of March, 2026, 2:20pm
File Number: **COM-2026-12**
Chairman, Technical Review Committee

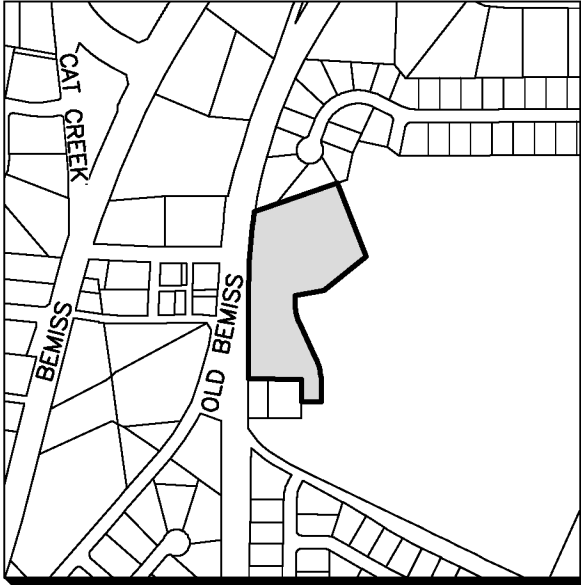
LOT 22
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204

LOT 20
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204

LOT 21
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204



BOX FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP

- THE PURPOSE OF THIS PLAT IS A COMBINATION OF:
TRACT 1A: DEED BOOK 3661 PAGE 254 (PARCEL# 0145B 094A).
TRACT 1B: A PORTION OF DEED BOOK 7001 PAGE 437 (PARCEL# 0145B 094B)
- CURRENT ZONING:
TRACT 1A: R-1
SETBACKS:
FRONT:60' FROM CENTERLINE OF RESIDENTIAL STREET
SIDE:20'
REAR:40'
TRACT 1B: R-10
SETBACKS:
FRONT:60' FROM CENTERLINE OF RESIDENTIAL STREET
SIDE:10'
REAR:30'
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.
- THESE PARCELS ARE IN THE SUBURBAN AREA CHARACTER AREA.
- THESE PARCELS ARE NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE NO WETLANDS PRESENT.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0150E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER -6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

[Signature]
ULDC APPROVAL, CHAIRMAN, TRC JOHN DILLARD III 03/27/2026 DATE

[Signature]
DIRECTOR OF ENGINEERING CHAD MCLEOD 03/27/2026 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 HEREBON. 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 ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



[Signature]
GA. REG #3276 3/27/2026 DATE

CATER PARROT RAILNET (100'R/W)

OLD BEMISS RD

NOW OR FORMERLY
COLQUHOUN EMC
DB 005 PG 0022
PARCEL# 0145B 093

NOW OR FORMERLY
GA TRANSMISSION CORP
DB 1400 PG 001
PARCEL# 0145B 092

NOW OR FORMERLY
K QUATRO DEVELOPMENT LLC
DB 7001 PG 437
PARCEL# 0145B 094B

TRACT 1
COMBINED
4.88 Acres

TRACT 1A
3.21 Acres

TRACT 1B
1.67 Acres

N 04°32'18" E C:274.99'
A:275.24' R:1864.01'

N 00°16'49" E 282.33'

N 88°53'23" W 200.40'

N 00°17'08" E
151.8'

S 89°47'18" W
74.84'

248.23'

N 70°48'25" E 331.91'

83.68'

S 21°06'16" E 266.18'

110.31'

S 80°14'48" W

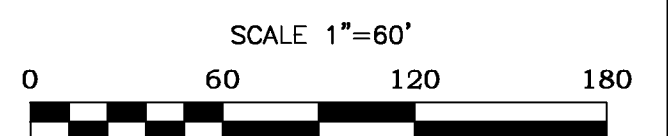
S 22°00'38" E 144.98'

EASEMENT PER PLAT CABINET "A" PAGE 1636.
40' WIDE INGRESS-EGRESS & UTILITY

LINE	BEARING	DISTANCE
L1	S 00°17'57" W	28.46'
L2	S 00°18'10" W	67.48'
L3	N 00°16'49" E	71.54'

LEGEND	
●	5/8" REBAR FOUND W/CAP #2785
●	5/8" REBAR PLACED W/CAP #3276
DB	DEED BOOK
PG	PAGE
R/W	RIGHT OF WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	77.30'	76.68'	S 12°21'21" E
C2	225.00'	99.41'	98.80'	S 12°21'14" E



P:\1821-KNIGHTS LANDING PHASE 5 SUBDIVISION SURVEY\1821 COMBO.DWG 3/27/2026 11:29 AM

INNOVATE
Engineering & Surveying
PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

REVISION SURVEY FOR:
**K QUATRO
DEVELOPMENT LLC**

LOCATED IN
LAND LOT 146
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 03/19/2026
FIELD SURVEY DATE:
03/16/2026

FIELD CLOSURE: 1' IN 41,944'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 399,392'
METHOD OF ADJUSTMENT: NONE
DRAWN BY: LCB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC