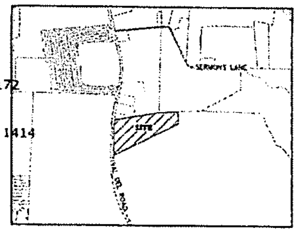
eFiled & eRecorded
DATE: 6/5/2019
TIME: 11:43 AM
PLAT BOOK: 000PCC
PAGE: 00495
RECORDING FEES: $10.00
PARTICIPANT ID: 3174712172
CLERK: Beth Greene
Lowndes County, GA
Cross-References: PCB: PG 1414



LOCATION MAP

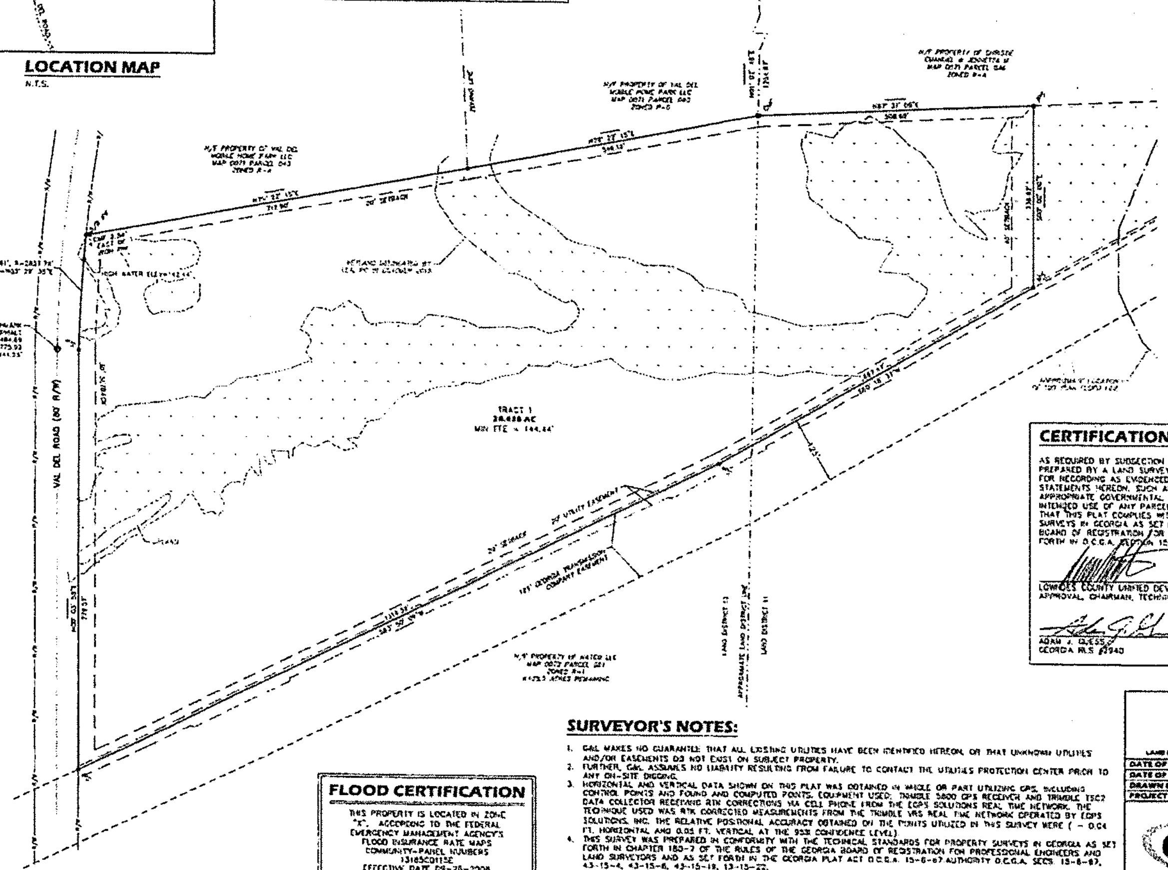
N.T.S.

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
A PORTION OF MAP 0072 – PARCEL 061
LAND DISTRICT 11 & 12 – LAND LOT 9
TOTAL ACREAGE: 28.438 ACRES
TOTAL NUMBER OF LOTS: 1 LOT
CURRENT ZONING: R-1
SETBACKS:
FRONT: 30' FROM R/W
REAR: 40'
SIDE: 20'
UTILITIES: 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.
SUBJECT PROPERTY DEED REFERENCE:
DEED BOOK 1523/PAGE 188

LEGEND

IPS – – IRON PIN SET – 3/8" REBAR
IPF – – IRON PIN FOUND
GPF – – GALVANIZED PIPE FOUND
CMF – – CONCRETE MONUMENT FOUND
—R/W— – RIGHT OF WAY
– CENTERLINE
– FENCE
EQUIPMENT USED: TOPCON POWER POWER STATION 103 ROBOTIC "TOTAL STATION"
FIELD CLOSURE: 1'/15,000+
ANGLE ERROR: 2"/PT
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/527,958'
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.



NOTE:
THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4).

WE, THE UNDERSIGNED OWNER(S) of THE 28.438 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS ______ DATE 5/30/2019
OWNERS ______ DATE ______
OWNERS ______ DATE ______

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA
SIGNED ______ DATE 6-5-19
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER
SIGNED ______ DATE 6-5-19
COUNTY ENGINEER

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

______ 6-5-19
LOWNDES COUNTY UNIFIED DEVELOPMENT CODE — DATE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

______ 5/31/19
ADAM J. GUESS — DATE
GEORGIA RLS #2940

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
The 5th day June, 2019
File Number ______
Chairman, Technical Review Committee

811 IF YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW
Know what's below. Call before you dig.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0115E EFFECTIVE DATE 09-28-2008

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: TRIMBLE 5800 GPS RECEIVER AND TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (~ 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
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.

SUBDIVISION PLAT FOR:

NATCO, LLC
TRACT 5

LAND LOT 9 OF THE 11TH & 12TH LAND DISTRICT LOWNDES COUNTY - STATE OF GEORGIA

DATE OF SURVEY:	05-22-19
DATE OF PLAT:	05-29-19
DRAWN BY:	DEA
PROJECT NUMBER:	0544-04

SCALE 1 INCH = 100 FEET

G&L SURVEYING & MAPPING
P.O. Box 2980
Valdosta, GA 31604