

Fema Map # 13185C0150E
 Zone "X"
 Area of minimal flood hazard.
 Effective Date: 09-26-2008

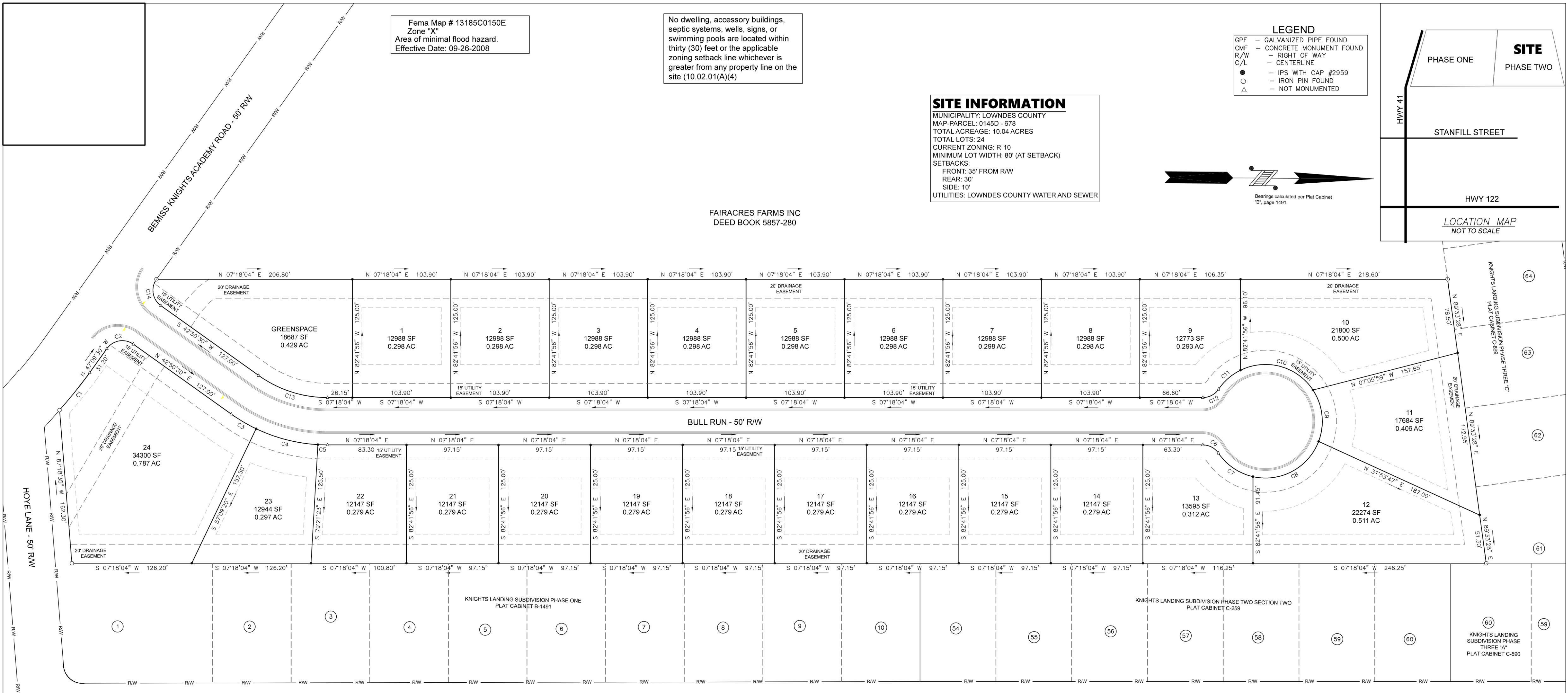
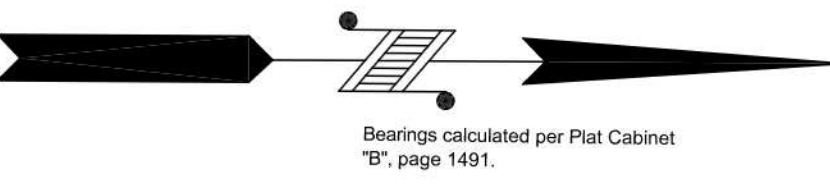
No dwelling, accessory buildings, septic systems, wells, signs, or swimming pools are located within thirty (30) feet or the applicable zoning setback line whichever is greater from any property line on the site (10.02.01(A)(4))

SITE INFORMATION
 MUNICIPALITY: LOWNDES COUNTY
 MAP-PARCEL: 0145D - 678
 TOTAL ACREAGE: 10.04 ACRES
 TOTAL LOTS: 24
 CURRENT ZONING: R-10
 MINIMUM LOT WIDTH: 80' (AT SETBACK)
 SETBACKS:
 FRONT: 35' FROM R/W
 REAR: 30'
 SIDE: 10'
 UTILITIES: LOWNDES COUNTY WATER AND SEWER

LEGEND
 GPF - GALVANIZED PIPE FOUND
 CMF - CONCRETE MONUMENT FOUND
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 ● - IPS WITH CAP #2959
 ○ - IRON PIN FOUND
 △ - NOT MONUMENTED



FAIRACRES FARMS INC
 DEED BOOK 5857-280



MEDIEVAL COURT - 50' R/W

MEDIEVAL COURT - 50' R/W

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 LOWNDES COUNTY, GEORGIA, FOR PUBLIC USE.

OWNER: _____
 DATE: _____

OWNERS CERTIFICATION:
 STATE OF GEORGIA, LOWNDES COUNTY:
 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: _____

THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY:
 DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA.

 DATE: _____
 COUNTY ENGINEER, HAHIRA, GA.

 DATE: _____
 DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GA.

 DATE: _____

SURVEYORS CERTIFICATION

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 Carlson Surveyor 2 Data Collector; the field data 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: _____
 Surveyor, Georgia Registration No. 2959.

Date: _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	538.65'	50.86'	50.84'	N 43°50'08" W	5°24'34"
C2	20.00'	31.42'	28.28'	N 02°09'30" W	90°00'00"
C3	175.00'	30.54'	30.50'	N 37°50'35" E	9°59'50"
C4	175.00'	67.81'	67.39'	N 21°44'38" E	22°12'03"
C5	175.00'	110.21'	110.21'	N 08°58'20" E	3°20'33"
C6	20.00'	19.47'	18.71'	N 35°11'12" E	55°46'16"
C7	60.00'	45.10'	44.04'	N 41°32'26" E	43°03'48"
C8	60.00'	85.76'	78.64'	N 20°56'14" W	81°53'33"
C9	60.00'	56.73'	54.64'	N 88°58'20" W	54°10'39"
C10	60.00'	86.62'	79.29'	S 22°34'45" W	82°43'10"
C11	60.00'	31.09'	30.74'	S 33°37'31" E	29°41'22"
C12	20.00'	19.47'	18.71'	S 20°35'04" E	55°46'16"
C13	125.00'	77.54'	76.30'	S 25°04'17" W	35°32'26"
C14	20.01'	31.41'	28.28'	S 87°50'30" W	89°57'22"

Subdivision Plat For:
Cattle Crossing
 Land Lot 146 1th L.D.,
 Lowndes County, Georgia.
 Field Survey - August 07, 2021
 Plat Date - December 27, 2022

Carter Surveying, L.L.C.
 246 McCrea Road
 Willacoochee, Georgia 31650
 Established 2004
 Job # 0128-04 Plat # 0128-04
 Tax Map / parcel(s) 01450/678
 Ph. 912.534.5065 email gmcsurveying@gmail.com

