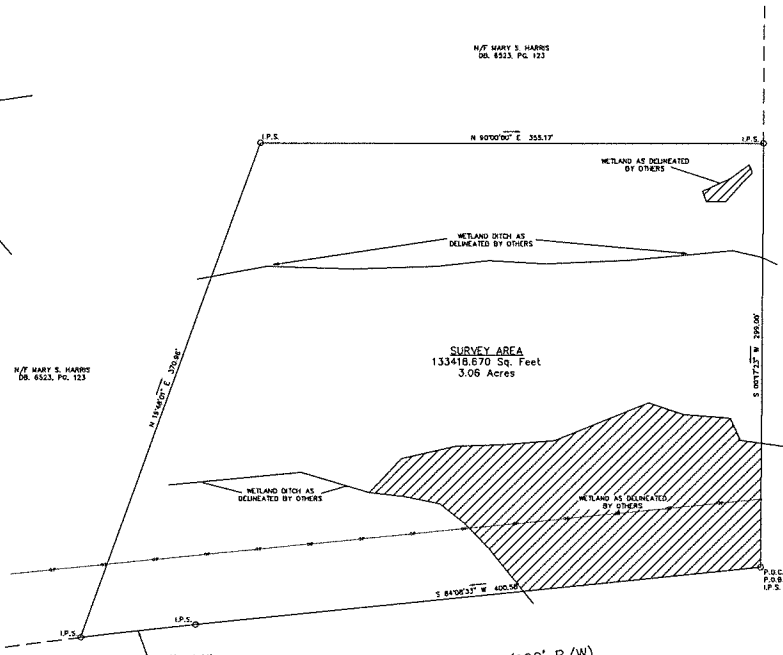
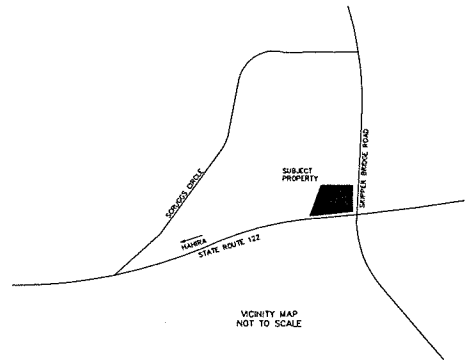


RECORDING NOTES
 ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
 A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN MAP RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (CSCECA).
 C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A PDF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE CSCECA WEBSITE.

The property shown herein is currently zoned as follows:
 Zoning Jurisdiction - Thomas County, Georgia
 Current Zoning - C-A (STATE-AGRICULTURE)
 Minimum Lot Area - 27,800 sq ft / 7,171,800 sq ft public water/without approved public water (TYPICAL)
 Minimum Lot Width - 100 feet
 Minimum Lot Depth - 300 feet/210 feet
 Minimum Enclosed Surface - 15 percent
 Minimum Roof Footprint - 100 feet
 Building Setbacks (Minimum):
 Front - 80 feet (or more)
 Side - 30 feet
 Rear - 50 feet
 Building Height - 35 feet

○ - SET MONUMENTATION
 ● - FOUND MONUMENTATION
 ✕ - FOUND MONUMENTATION
 1 P.S. - IRON PIN SET
 1 P.F. - IRON PIN FOUND
 P.O.B. - POINT OF BEGINNING
 C.M.F. - CONCRETE MONUMENT FOUND
 O.E.P. - OPEN END PIPE FOUND
 (NO LINE SET)
 (NO LINE MARKS RATED WHEREAS)
 1/4" - RIGHT OF WAY
 1/4" - ROW OR FORMERLY
 05 - FENCE BOOK
 PE - PLAT BOOK
 ——— - FENCE LINE

NORTH DATUM BASED ON GPS OBSERVATION



HARRIS DD/STATE ROUTE 122 AND SHEPPER BRODE ROAD
 LOWMEDE County, Georgia
 Overall
 Legal Description - SURVEY AREA
 All that tract or parcel of land situate, lying and being in Land Lot Number 2 of the 11th Land District in the Lowmeade County, Georgia, being 3.06 acres, more or less, which land is more particularly described as follows:
 Commences at an iron pin at the intersection of the north Right of Way of State Route 122 and the west Right of Way of Shepper Brode Road and also being the POINT OF BEGINNING.
 From said POINT OF BEGINNING, thence along the Right of Way of State Route 122, South 81 Degree 00 Minutes 23 Seconds West a distance of 400.00 feet to an iron pin at the apex of a curve;
 thence continue along said Right of Way, following a curve with a central bearing of South 83 Degree 23 Minutes 23 Seconds West a distance along said curve 81.35' (a distance of 81.35' along the arc of the curve which is tangential to the left and having a radius of 3865.62') to an iron pin;
 thence, bearing said Right of Way, North 18 Degree 00 Minutes 00 Seconds East a distance of 370.66' feet to an iron pin;
 thence North 00 Degree 00 Minutes 00 Seconds East a distance of 355.17 feet to an iron pin on the west Right of Way of Shepper Brode Road;
 thence, along said Right of Way, South 00 Degree 17 Minutes 23 Seconds West a distance of 299.00 feet to an iron pin and the same being the POINT OF BEGINNING.

STATE ROUTE 122 (100' R/W)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION OR ABSTRACT OF TITLES AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NANNING SAO PERSON, PERSONS OR ENTITY.
2. WXTON SERVICES, LLC DOES NOT WARRANT THE EXISTENCE OF HIGH-RESISTANCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
3. THE SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION TOLERANCE OF NO MORE THAN ONE (1) CENTIMETER AT THE 95% A TRIANGULAR ROVER AND TRIPOLI 3 AXIS STATION ALONG WITH A TRIANGLE IN TOTAL STATION WAS USED TO COLLECT FIELD DATA.
5. THE BENCHMARKS HEREON ARE GROUND BENCHMARKS ESTABLISHED USING THE NORTH AMERICAN DATUM OF 1983 (NAD83). GROUND DISTANCES AND OCCASIONAL FORECAST WERE BASED ON A GROUND SCALE FACTOR OF 1.000012350077 AT LATITUDE OF 31°04'00"N AND LONGITUDE OF 83°29'00"W.
6. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 344,453 FEET.
8. AT THE DATE OF THE SURVEY SHOWN HEREON, THE LAND SURVEYOR OF RECORD IS NOT AWARE OF ANY EXISTING OR PROPOSED PRIVATE COVENANTS OR DEED RESTRICTIONS.
9. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA, ANNOTATED (O.C.G.A.) 14-1-41 AS AMENDED BY HB 78 (MAY 8, 2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 1327501360 and 1327501360 WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2006, NONE OF THE SUBJECT PROPERTY IS LOCATED IN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) AND IS IN AN AREA DESIGNATED AS A ZONE "X".

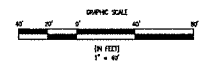
PREVIOUSLY RECORDED REFERENCE INFORMATION
 A WARRANTY DEED BETWEEN MARY SUSAN STALWY HARRIS AND J.M. HARRIS (GRANTORS) AND MARY S. HARRIS (GRANTEE), AND RECORDED IN DEED BOOK 6323, PAGE 123 OF THE PUBLIC RECORDS OF LOWMEDE COUNTY, GEORGIA.

JOB NUMBER:	22048	SURVEY DATE:	NOVEMBER 8, 2022
DRAWN/CHECKED:	cmw/csw	PLAT DATE:	NOVEMBER 9, 2022
SCALE:	1"=40'	REVISION DATE:	N/A
FIELD BOOK	FILE	FILE:	C:_PROJECTS_2022\22048\DWG\22048_S16.dwg

REZONING PLAT FOR:
TERAMORE DEVELOPMENT, LLC
 NORTHEAST INTERSECTION OF US HIGHWAY 19 AND HIGHWAY 202
 LAND LOTS 2, 11th LAND DISTRICT
 LOWMEDE COUNTY, GEORGIA

WXTON SERVICES, LLC
 SURVEYING, MAPPING, & PLANNING

WXTON SERVICES, LLC
 18272 HIGHWAY 84 E
 ROYSTON, GA 31858
 225-382-8834 (mobile)
 wxtonservices@gmail.com



UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE GEORGIA LICENSED SURVEYOR THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL USE ONLY AND IS NOT VALID.

SHEET
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 OF 1

