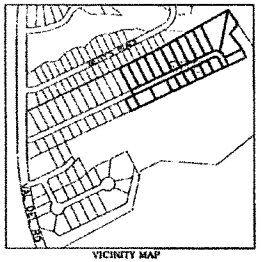
eFiled & eRecorded
DATE: 12/27/2023
TIME: 11:15 AM
PLAT BOOK: 000PCC
PAGE: 01673
RECORDING FEES: $10.00
PARTICIPANT ID: 3174712172
CLERK: Beth Greene
Lowndes County, GA

BOX FOR THE CLERK OF THE SUPERIOR COURT


VICINITY MAP

BENCHMARK:
BM#1 ELEVATION 142.76
BM#2 ELEVATION 134.10

LEGEND
- ○ 5/8" REBAR WITH CAP #3276 PLACED ON A 1' OFFSET
- ● 5/8" REBAR PLACED WITH CAP #3276
- ⊙ 5/8" REBAR FOUND WITH CAP #2940
- ⊕ BENCHMARK 5/8" REBAR PLACED WITH CAP #3276
- ⊙ 5/8" REBAR FOUND
- ⊙ 5/8" REBAR FOUND WITH CAP #2765

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 27th day of December, 2023, 11:05 am
File Number: FSD-2023-13
Chairman, Technical Review Committee

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE VAL DEL ESTATES PHASE 4 SUBDIVISION HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHT OF WAYS, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS _____ DATE 12/27/2023

APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA.

SIGNED _____ DATE 12/27/2023
HEALTH DEPT. REPRESENTATIVE, KYLE COPPAGE

APPROVED BY COUNTY ENGINEERING

SIGNED _____ DATE 12/27/2023
DIRECTOR OF ENGINEERING SERVICES, CHAD MCLEOD

SIGNED _____ DATE 12/27/2023
COUNTY ENGINEER, MIKE FLETCHER

APPROVED BY THE ULDC

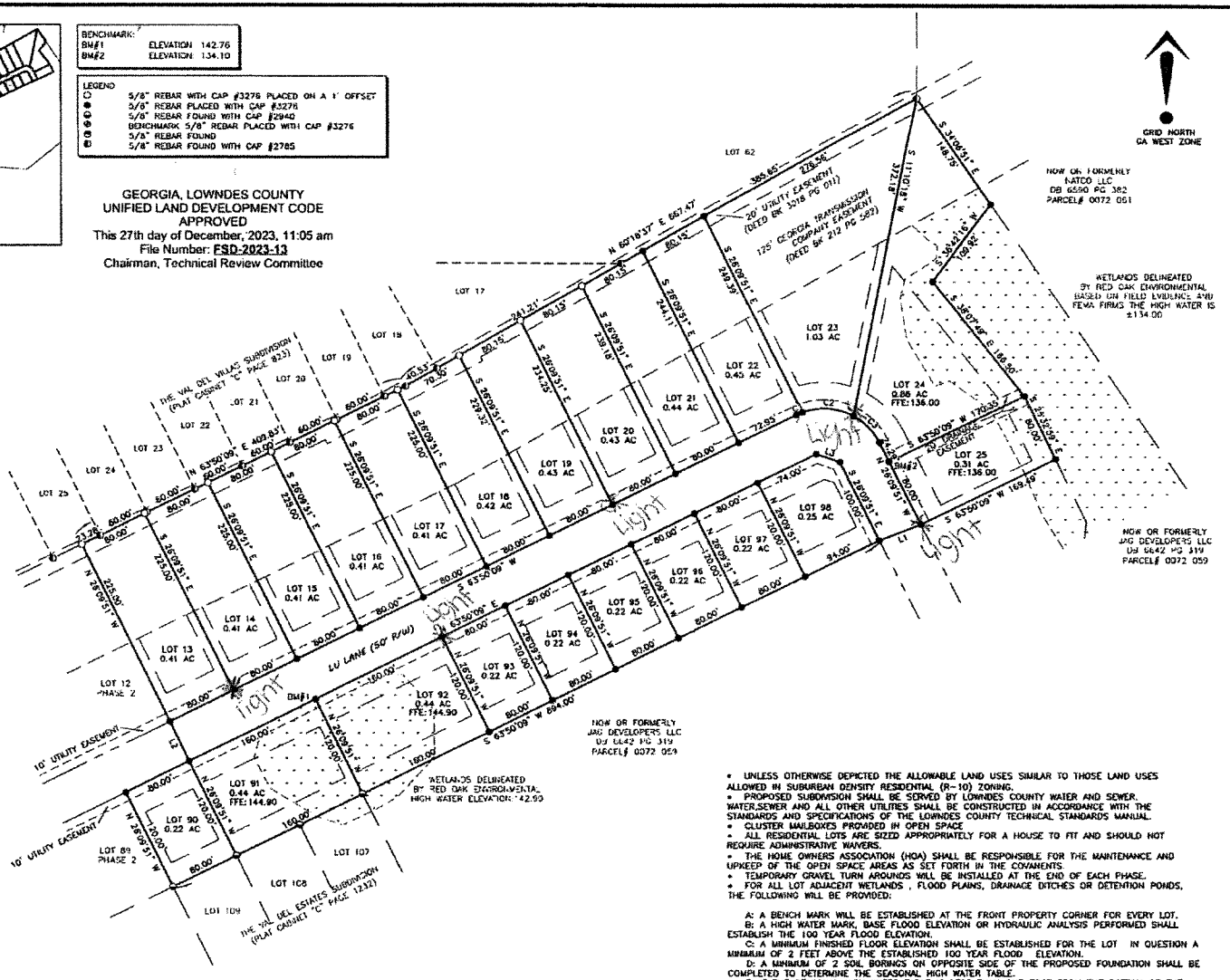
SIGNED _____ DATE 12/27/2023
ULDC CHAIRMAN,TRC, JOHN DILLARD III

- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0115E 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 SUBJECT PROPERTY DEED IS FOUND IN DEED BOOK PAGE
- 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.
- SURVEY IS FOR JAG DEVELOPERS, LLC
- CURRENT ZONING IS P-D
- TOTAL LOTS – 22 (PHASE 4)
- TOTAL ACREAGE FOR PHASE 4: 10.02 ACRES
- MINIMUM LOT WIDTH: 80'
- MINIMUM LOT DEPTH: 120'
- MINIMUM BUILDING SETBACKS:
  FRONT=30'
  SIDE=10'
  REAR=25' (UNLESS OTHERWISE SHOWN)(LOTS 1-23 REAR SETBACK IS THE GA POWER EASEMENT LINE)
  CORNER LOT=24'

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 ASSET FORTH IN O.C.G.A SECTION 15-6-67.

GEORGIA REGISTERED NO. 3276 STEPHEN CODY CALLIFF LAND SURVEYOR

_____ 12/27/2023
GA RLS #3276 DATE



LINE	BEARING	DISTANCE
L1	S 66°44'37" W	50.18'
L2	N 24°57'59" W	50.01'
L3	S 71°08'51" E	28.28'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 66°43'31" W	7.06'	70.00'	7.06'
C2	S 65°45'46" E	58.33'	70.00'	60.16'
C3	S 43°38'08" E	42.07'	70.00'	42.73'

- UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
- PROPOSED SUBDIVISION SHALL BE SERVED BY LOWNDES COUNTY WATER AND SEWER. WATER,SEWER AND ALL OTHER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.
- CLUSTER MAILBOXES PROVIDED IN OPEN SPACE
- ALL RESIDENTIAL LOTS ARE SIZED APPROPRIATELY FOR A HOUSE TO FIT AND SHOULD NOT REQUIRE ADMINISTRATIVE WAIVERS.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS AS SET FORTH IN THE COVANENTS
- TEMPORARY GRAVEL TURN AROUNDS WILL BE INSTALLED AT THE END OF EACH PHASE.
- FOR ALL LOT ADJACENT WETLANDS , FLOOD PLAINS, DRAINAGE DITCHES OR DETENTION PONDS, THE FOLLOWING WILL BE PROVIDED:

A: A BENCH MARK WILL BE ESTABLISHED AT THE FRONT PROPERTY CORNER FOR EVERY LOT.
B: A HIGH WATER MARK, BASE FLOOD ELEVATION OR HYDRAULIC ANALYSIS PERFORMED SHALL ESTABLISH THE 100 YEAR FLOOD ELEVATION.
C: A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT IN QUESTION A MINIMUM OF 2 FEET ABOVE THE ESTABLISHED 100 YEAR FLOOD ELEVATION.
D: A MINIMUM OF 2 SOIL BORINGS ON OPPOSITE SIDE OF THE PROPOSED FOUNDATION SHALL BE COMPLETED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
E: IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER WHO WAS RESPONSIBLE FOR DEVELOPMENT OF THE SUBDIVISION CONSTRUCTION PLANS SHALL BE INSTALLED.
F: BEFORE ANY INSPECTIONS ARE PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR MUST CERTIFY THAT THE PROPOSED FINISHED FLOOR IS AT OR ABOVE THE FINISHED FLOOR ESTABLISHED ON THIS PLAT.

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

SUBDIVISION PLAT FOR:
VAL DEL ESTATES
PHASE 4

SCALE 1"=80'
0 80 160 240

LOCATED IN
LAND LOT 9
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 12/22/2023
FIELD SURVEY DATE:
6/20/2022

FIELD CLOSURE: 1 IN 37,881'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN XXXX'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

E:\PROJECTS\AAAA JOBS\2022 (524-817)\AA 675 VAL DEL ESTATES\INNOVATE\PHASE 4\AAA 675 PHASE 4.DWG 12/27/2023 10:37 AM

Attachment 1