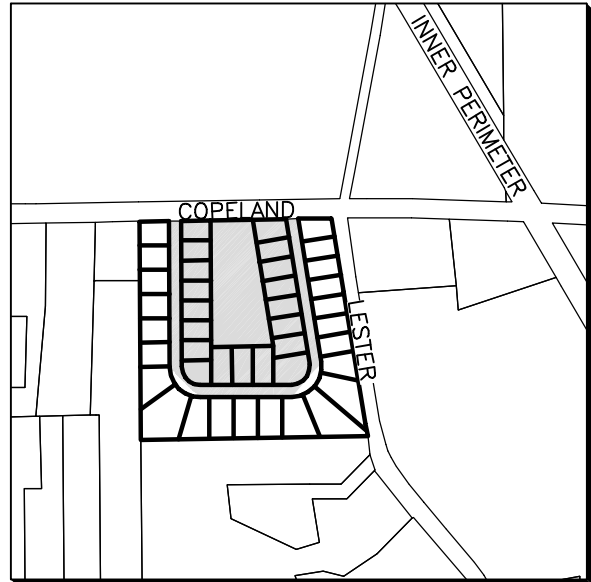


BOX FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE HUNTERS LODGE TRAIL 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 _____
APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA.
SIGNED _____ DATE _____
HEALTH DEPT. REPRESENTATIVE, KYLE COPPAGE
APPROVED BY COUNTY ENGINEERING
SIGNED _____ DATE _____
DIRECTOR OF ENGINEERING SERVICES, CHAD MCLEOD
SIGNED _____ DATE _____
COUNTY ENGINEER, MIKE FLETCHER
APPROVED BY THE ULDC
SIGNED _____ DATE _____
ULDC CHAIRMAN, TRC, JOHN DILLARD III

PROPERTY INFO:
• PARCEL 0165D 0119
• TOTAL AREA: 17.84 ACRES
• TOTAL # OF LOTS: 43 (42 RESIDENTIAL & 1 STORMWATER DETENTION)
• ZONED R-10
• THERE IS A 1' NON-ENCROACHMENT BUFFER ON THE EAST SIDE (ADJACENT TO LESTER ROAD) OF LOTS 13-22
• SETBACKS:
FRONT: 60' FROM CENTERLINE (BUCK WAY 50' R/W)
FRONT: 70' FROM CENTERLINE (COPELAND RD 80' R/W)
REAR: 10'
SIDE: 10'
SIDE: (CORNER LOT) 20'
• ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0220F EFFECTIVE DATE JULY 7, 2026. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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.



GA. RLS #3276

DATE

OWNER:
NAME: HUNTING LODGE TRAIL, LLC
ADDRESS: 9494 COFFEE RD
HAHIRA, GA 31632
PREPARER:
NAME: CODY CALIFF
ADDRESS: 2214 N. PATTERSON STREET, VALDOSTA, GA 31602
EMAIL: CCALIFF@INNOVATEES.COM
PHONE: 229-560-7470

SUBDIVISION NOTES:
• THIS SUBDIVISION IS WITHIN 1000 FEET OF LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS. THEREFORE, THIS SUBDIVISION WILL BE SERVED BY LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS.
• NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
• ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG R/W.

NOW OR FORMERLY
JOHN & MARY ANN
REGISTER
DB 4175 PG 65
PARCEL 0165 118

NOW OR FORMERLY
MARY ANN REGISTER
DB 4191 PG 29
PARCEL 0165 118A

NOW OR FORMERLY
RICHARD & CORY GUEST
DB 5108 PG 197
PARCEL 0167 277

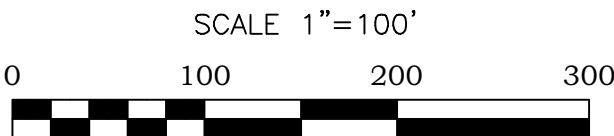
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20017.00'	68.90'	S 09°11'10" E	60.65'
C2	567.00'	27.13'	S 10°39'20" E	27.13'
C3	567.00'	23.44'	S 13°12'40" E	23.44'
C4	125.00'	76.16'	S 17°47'47" E	74.99'
C5	125.00'	82.87'	S 54°14'44" E	81.37'
C6	125.00'	37.31'	S 81°47'24" E	37.17'
C7	125.00'	47.28'	N 78°49'24" E	47.00'
C8	125.00'	60.00'	N 54°14'11" E	59.43'
C9	125.00'	62.50'	N 26°09'42" E	61.85'
C10	125.00'	45.90'	N 01°19'07" E	45.64'
C11	75.00'	129.41'	S 40°13'46" W	113.94'
C12	75.00'	117.81'	N 45°20'27" W	106.07'

LINE	BEARING	DISTANCE
L1	S 09°17'05" E	19.35'
L2	S 00°20'27" E	2.51'
L3	N 89°39'33" E	37.32'
L4	N 89°39'33" E	39.48'
L5	N 09°12'02" W	21.25'
L6	S 09°12'02" E	47.10'
L7	N 00°20'27" W	28.19'
L8	S 00°20'27" E	28.98'
L9	S 00°20'27" E	53.29'
L10	S 00°20'27" E	103.19'
L11	N 00°20'27" W	110.93'
L12	N 00°20'27" W	48.31'
L13	N 09°12'02" W	32.27'

LEGEND
● 2" OPEN TOP PIPE FOUND
○ 5/8" REBAR FOUND W/CAP #3015
○ 5/8" REBAR FOUND
○ 5/8" REBAR FOUND W CAP #2094
○ 5/8" REBAR FOUND W/CAP #2939
DB DEED BOOK
PG PAGE
R/W RIGHT OF WAY

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

HUNTING LODGE TRAIL SUBDIVISION



LOCATED IN
LAND LOT 111
11TH LAND DISTRICT
LOWNDES COUNTY, GA
SURVEYED BY:
PLAT DATE: 7/27/2026
FIELD SURVEY DATE:
7/01/2026

FIELD CLOSURE: 1' IN 45,776'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 386,144
METHOD OF ADJUSTMENT: NONE
DRAWN BY: LCB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC