COVENTRY VILLAS SUBDIVISION

Land Lots 131 11th L.D.,
Lowndes County, Georgia.
October 07, 2019

Fema Map # 13185C0120E
Zone "X"
Area of minimal flood hazard.
Effective Date: 09-26-2008

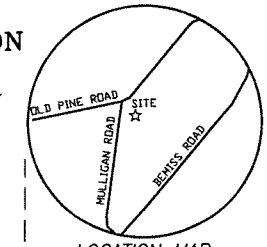
LINE	BEARING	DISTANCE
L1	N 49°16'12" W	11.16'
L2	N 49°16'12" W	6.57'
L3	N 36°00'31" W	3.46'
L4	N 36°00'31" W	13.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	46.36'	40.00'	N 61°05'50" E	106°14'41"
C2	175.00'	26.85'	26.82'	S 61°23'07" E	8°47'26"
C3	175.00'	17.44'	17.43'	S 54°08'05" E	5°42'38"
C4	25.00'	40.15'	35.97'	S 05°16'29" E	92°00'34"
C5	225.00'	30.54'	30.51'	S 36°50'31" W	7°46'35"
C6	225.00'	14.60'	14.60'	S 31°05'42" W	3°43'03"
C7	175.00'	4.89'	4.89'	S 30°02'12" W	1°36'03"
C8	175.00'	24.12'	24.10'	S 34°47'06" W	7°53'45"
C9	225.00'	22.43'	22.42'	N 34°08'05" W	5°42'38"
C10	225.00'	60.37'	60.19'	N 64°40'35" W	15°22'22"
C11	25.00'	35.05'	32.25'	N 32°11'38" W	80°20'15"
C12	25.00'	38.39'	34.73'	N 84°43'31" E	87°59'26"
C13	25.00'	37.70'	34.23'	N 02°28'19" W	86°24'15"
C14	225.00'	25.53'	25.52'	N 42°25'24" W	6°30'05"
C15	225.00'	12.43'	12.43'	N 37°35'29" W	3°09'57"
C16	25.00'	21.03'	20.41'	N 60°06'12" W	48°11'23"
C17	50.00'	3.41'	3.41'	N 82°14'37" W	3°54'34"
C18	50.00'	73.49'	67.05'	N 38°10'49" W	84°13'01"
C19	225.00'	33.14'	33.11'	N 33°27'20" E	8°26'19"
C20	175.00'	30.60'	30.56'	N 35°43'15" E	10°01'06"
C21	30.00'	41.13'	37.99'	N 35°00'31" E	78°33'26"
C22	30.00'	41.13'	37.99'	N 43°32'55" W	78°33'26"
C23	175.00'	40.50'	40.41'	N 42°38'21" W	13°15'41"
C24	25.00'	21.03'	20.41'	N 11°54'48" W	48°11'23"
C25	50.00'	22.54'	22.35'	N 00°43'54" W	25°49'33"
C26	50.00'	64.61'	60.21'	N 50°39'56" W	74°02'29"
C27	50.00'	77.13'	69.71'	S 48°07'15" W	88°23'09"

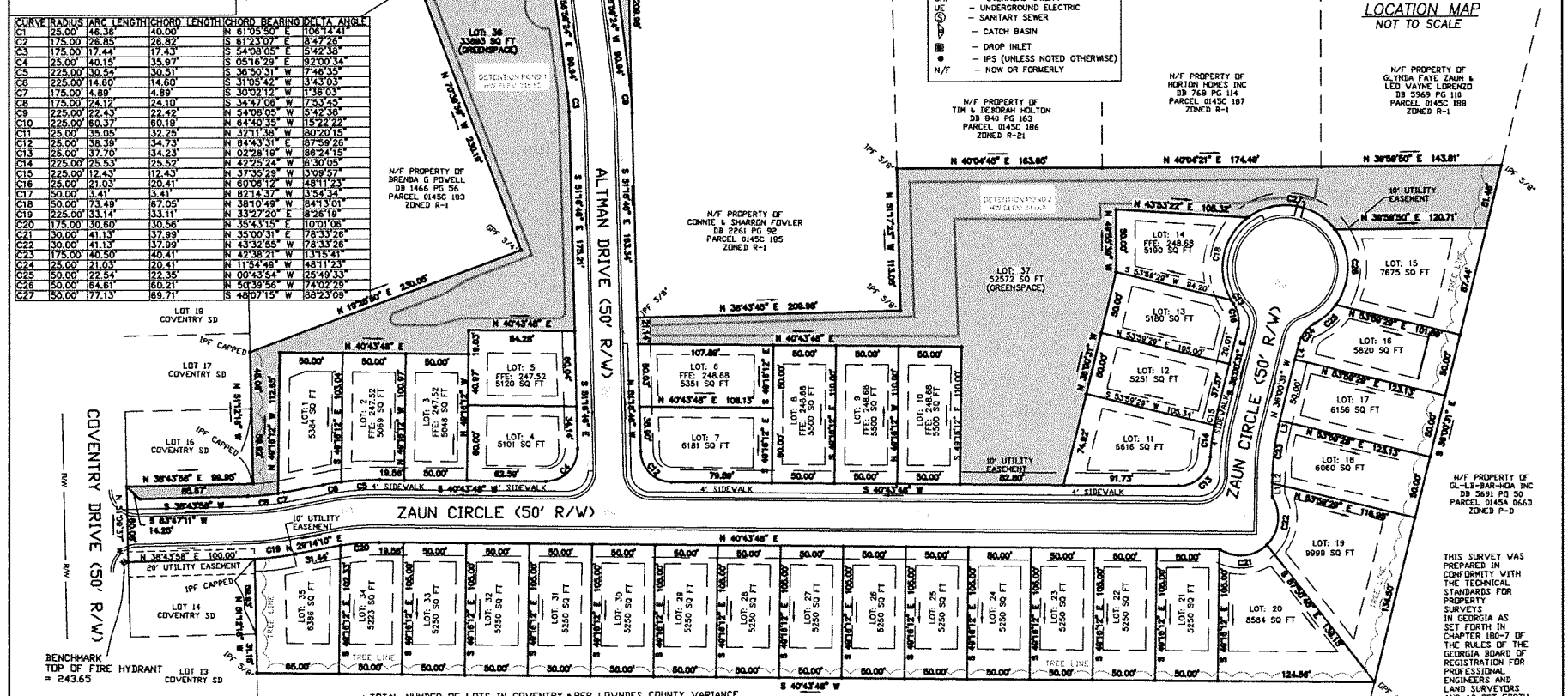
LEGEND

- IPS - IRON PIN SET - 1/2" REBAR
- IPF - IRON PIN FOUND
- GPF - GALVANIZED PIPE FOUND
- CMF - CONCRETE MONUMENT FOUND
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- ---X---X--- - FENCE
- - POWER POLE
- OHP - OVERHEAD UTILITY
- UE - UNDERGROUND ELECTRIC
- S - SANITARY SEWER
- - CATCH BASIN
- - DROP INLET
- - IPS (UNLESS NOTED OTHERWISE)
- N/F - NOW OR FORMERLY

STATE PLANE GA WEST ZONE NAD 83



LOCATION MAP
NOT TO SCALE



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

WE, THE UNDERSIGNED OWNER(S) of THE 8.57 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNER _____ DATE _____

APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GEORGIA

SIGNED_____ DATE_____
HEALTH DEPT. REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER

SIGNED_____ DATE_____
COUNTY ENGINEER

SIGNED_____ DATE_____
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

TOTAL NUMBER OF LOTS BEING RECORDED FOR DEVELOPMENT IS 35.

- TOTAL NUMBER OF LOTS IN COVENTRY VILLAS S/D = 38 LOTS.
- COVENTRY VILLAS S/D IS TAX MAP 0145C/184.
- TOTAL ACREAGE OF COVENTRY VILLAS IS 8.57 ACRES.
- COVENTRY VILLAS S/D WILL BE SERVED BY LOWNDES COUNTY WATER & SANITARY SEWER SERVICES, WHICH HAVE BEEN INSTALLED BY THE DEVELOPER.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JERRY STOKER.
- COVENTRY VILLAS S/D SHALL BE DEVELOPED WITH SINGLE-FAMILY DETACHED RESIDENCES ONLY. TWO-FAMILY RESIDENCES (DUPLEXES) ARE NOT PERMITTED. LOTS 36, 37 & 38 ARE GREENSPACE LOTS AND SHALL BE CONVEYED TO COVENTRY VILLAS HOA INC. AFTER APPROVAL OF THIS DEVELOPMENT. COVENTRY VILLAS S/D IS ZONED P-D CONDITIONAL.
- LOTS 1-14 SETBACKS ARE SIDE 5', REAR 15' AND FRONT 15'. LOTS 15-35 SETBACKS ARE SIDE 5', REAR 24' AND FRONT 15'.
- PER LOWNDES COUNTY VARIANCE CASE #VAR-2019-01 SIDE SETBACKS ARE 5'.
- WHERE REQUIRED, SIDEWALKS WILL BE INSTALLED BY THE BUILDER PRIOR TO THE INSTALLATION OF THE DRIVEWAY AT EACH RESIDENCE. WHERE REQUIRED, SIDEWALKS WILL BE 4' CONCRETE ADJACENT TO THE BACK OF THE CURB.
- UNLESS OTHERWISE DEPICTED OR NOTED ON THIS PLAT, FUTURE DEVELOPMENT SHALL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-1D) STANDARDS.
- PER LOWNDES COUNTY REZONING CASE #REZ-2018-14 WHEN THE DWELLINGS ARE WITHIN TWENTY 920) FEET OF EACH OTHER FENCES ARE NOT ALLOWED TO BE CONSTRUCTED ON THE SIDE YARDS BETWEEN THEM. WHEN THE DWELLINGS ARE WITHIN ARE WITHIN TWENTY (20) FEET OF EACH OTHER FENCES MAY BEGIN AT THE REAR CORNER OF THE HOUSE AND EXTEND INTO THE REAR YARD.

SURVEYORS CERTIFICATION

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision: the field data upon which this plat is based has a closure precision of one (1) foot in 15,000+ feet and an angular error of 2" per angle point, and was adjusted using Compass rule: the plat has been calculated for closure and is found to be accurate within one (1) foot in 50,000: monument and pin locations are correctly shown by the labels, all new property corner pins are (1/2"x24" rebar).

Signed: _____
Surveyor, Georgia Registration No. 2959.

Date: _____

0 60 120 180
Graphic Scale : 1 Inch = 60 Feet

Carter Surveying, L.L.C.
246 McCrea Road
Willacoochee, Georgia 31650
Established 2004

Job # 0071-01	Plat # 0071-01
Tax Map / parcel(s)	0145C/184

Ph. 912.534.5065 email gmcsurveying@gmail.com