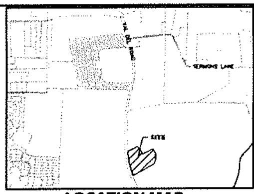
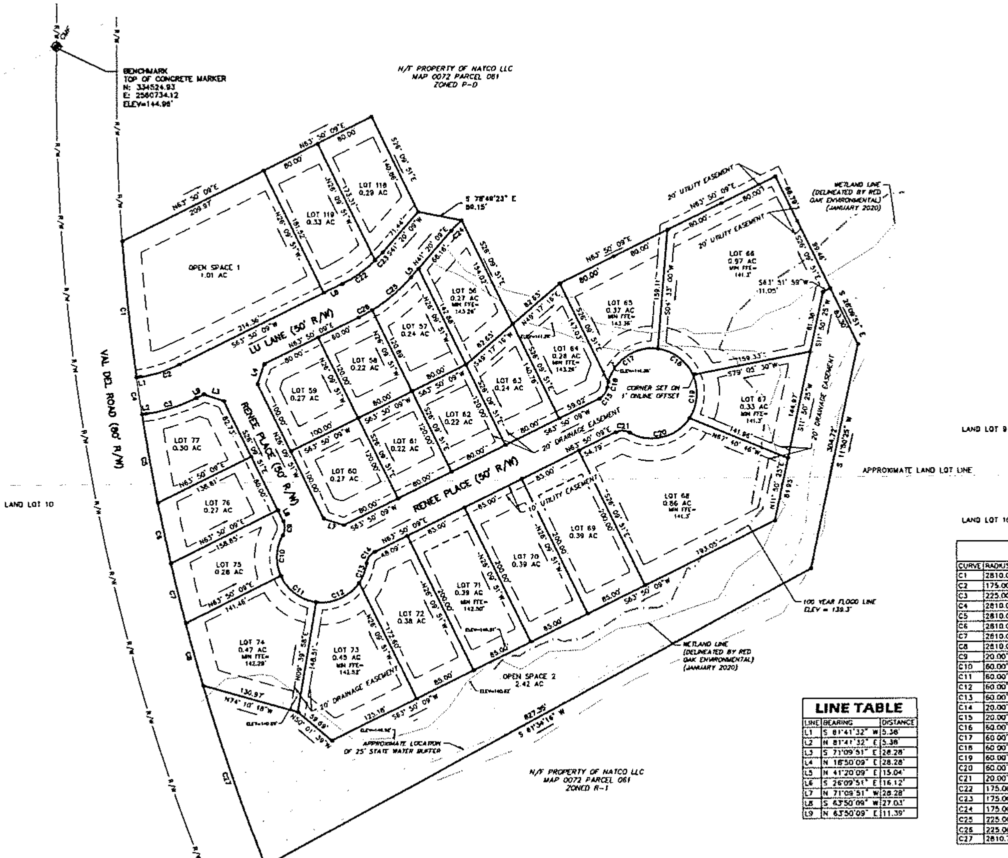
RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP
N.T.S.



NOTES:

1. UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES WILL BE SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
2. PROPOSED SUBDIVISION SHALL BE SERVED BY LOWNDES COUNTY WATER & SEWER. WATER, SEWER, AND ALL OTHER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.
3. CLUSTER MAILBOXES PROVIDED IN OPEN SPACE 1.
4. ALL RESIDENTIAL LOTS ARE SIZE APPROPRIATELY FOR A HOUSE TO FIT AND SHOULD NOT REQUIRE ADMINISTRATIVE WAIVERS.
5. THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS AS SET FORTH IN THE COVENANTS.
6. TEMPORARY GRAVEL TURN AROUNDS SHALL BE INSTALLED AT THE END OF EACH PHASE.
7. FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM OF 1% GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 10 FEET.
8. FOR ALL LOTS ADJACENT TO WETLANDS, FLOOD PLAINS, DRAINAGE DITCHES, OR DETENTION PONDS,THE FOLLOWING SHALL BE PROVIDED:
   a. A BENCH MARK SHALL 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 ESTABLISHED.
   c. A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT IN QUESTION A MINIMUM OF 2 FEET ABOVE THE ESTABLISHED 100 YEAR ELEVATION.
   d. A MINIMUM OF TWO SOIL BORINGS ON OPPOSITE SIDES 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 MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.

LEGEND

IPS ◎ – IRON PIN SET – 5/8" REBAR WITH CAP #2940
IPF ● – IRON PIN FOUND
GPF ● – GALVANIZED PIPE FOUND
O – NOT MONUMENTED
—R/W— – RIGHT OF WAY
– CENTERLINE
—X—X— – FENCE

EQUIPMENT USED: TOPCON POWER STATION 103 ROBOTIC "TOTAL STATION"
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/62,633
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
A PORTION OF MAP 0072/PARCEL 061
LAND LOTS 9 & 10 OF THE 12TH LAND DISTRICT
CURRENT ZONING = P-D
TOTAL LOTS = 24 RESIDENTIAL LOTS OF APPROVED 119.
TOTAL ACREAGE OPEN SPACE = 3.43 AC.
TOTAL ACREAGE = 8.701 AC (379,016 SF)
FRONT BUILDING SETBACK = 30'
SIDE BUILDING SETBACK = 10'
REAR BUILDING SETBACK = 25'
CORNER BUILDING SETBACK = 24'
UTILITIES: WATER AND SEWER SERVED BY LOWNDES COUNTY WATER & SEWER.
SUBJECT PROPERTY DEED REFERENCE: DEED BOOK 6390 PG 382.
UPC DIG TICKET #11159-300-276-000

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X" AND "AE". ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 13185C0115E. THE BASE 100-YEAR FLOOD ELEVATION IS 139.3'. PRELIMINARY DATED: 2021

CERTIFICATION:

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

ADAM J. GUESS ____________ DATE
GEORGIA RLS #2940

LOWNDES COUNTY UNIFIED DEVELOPMENT CODE ____________ DATE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

WE, THE UNDERSIGNED OWNER(S) of THE 8.701 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE AND RIGHT-OF-WAY, THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS ____________ DATE ________

OWNERS ____________ DATE ________

OWNERS ____________ DATE ________

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA

SIGNED____________ DATE________
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA

SIGNED____________ DATE________
COUNTY ENGINEER

APPROVED BY DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA

SIGNED____________ DATE________
DIRECTOR OF ENGINEERING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°41'32" W	5.38'
L2	N 81°41'32" E	5.38'
L3	S 71°09'51" E	28.28'
L4	N 18°50'09" E	28.28'
L5	N 41°20'09" E	15.04'
L6	S 26°09'51" E	16.12'
L7	N 71°09'51" W	28.28'
L8	S 63°50'09" W	27.03'
L9	N 63°50'09" E	11.39'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2810.00'	182.74'	182.71'	N 05°56'06" W
C2	175.00'	54.54'	54.32'	N 72°45'50" E
C3	225.00'	70.12'	69.84'	N 72°45'50" E
C4	2810.00'	50.00'	50.00'	S 08°18'28" E
C5	2810.00'	119.95'	119.94'	N 10°02'26" W
C6	2810.00'	82.47'	82.47'	N 12°06'15" W
C7	2810.00'	81.91'	81.91'	N 13°46'48" W
C8	2810.00'	86.56'	86.55'	N 15°29'51" W
C9	20.00'	19.47'	18.71'	S 01°43'17" W
C10	60.00'	56.13'	54.11'	S 02°48'14" W
C11	60.00'	61.38'	58.74'	S 53°18'27" E
C12	60.00'	65.67'	62.44'	N 66°01'47" E
C13	60.00'	27.87'	27.62'	N 21°22'12" E
C14	20.00'	19.47'	18.71'	N 35°57'01" E
C15	20.00'	19.47'	18.71'	N 35°57'01" E
C16	60.00'	7.26'	7.26'	N 11°32'00" E
C17	60.00'	86.76'	79.40'	N 56°25'39" E
C18	60.00'	60.54'	58.00'	S 53°14'38" E
C19	60.00'	60.54'	58.00'	S 04°33'46" W
C20	60.00'	90.20'	81.95'	S 76°32'10" W
C21	20.00'	19.47'	18.71'	N 88°16'43" W
C22	175.00'	53.82'	53.61'	S 55°01'32" W
C23	175.00'	14.90'	14.90'	S 43°46'32" W
C24	175.00'	20.00'	19.99'	S 44°36'38" W
C25	225.00'	68.33'	68.07'	S 50°02'09" W
C26	225.00'	20.03'	20.02'	S 61°17'09" W
C27	2810.73'	255.13'	255.04'	N 18°58'52" W

SUBDIVISION PLAT FOR:
TRITON DEVELOPMENT, INC.
VAL DEL ESTATES
PHASE 1

LAND LOTS 9 & 10 OF THE 12TH LAND DISTRICT — LOWNDES COUNTY - STATE OF GEORGIA

DATE OF SURVEY :	03-04-20
DATE OF PLAT:	07-29-21
DRAWN BY :	AJG
PROJECT NUMBER :	0001-319

SCALE
1 INCH = 60 FEET
0 40 80 (IN FEET)

G&L SURVEYING • MAPPING
3998 Inner Perimeter Road
P.O. Box 2860
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1553
E-mail: jguess@gl-sm.com
GA COA: LSF000960

GEORGIA REGISTERED LAND SURVEYOR ADAM J. GUESS — DRAFT

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-85 GPS RECEIVER WITH CARLSON SURVEYOR II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (~ 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. 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.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AND/OR ITEMS AFFECTING THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR ENCUMBRANCES AND/OR LEGAL DOCUMENTS/MATTERS INCLUDING BUT NOT LIMITED TO EASEMENTS, DEEDS, RESTRICTIVE COVENANTS, OR AGREEMENTS WITH OR BETWEEN OTHER PARTIES MAY EXIST BUT ARE NOT SHOWN HEREON.
6. THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS 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)).