

- NOTES
- 1) I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.04" AT THE 95% CONFIDENCE LEVEL. THE FIELD DATA WAS OBTAINED USING A TRIMBLE S5+ ROBOTIC TOTAL STATION WITH A REFLECTOR (RFD) AND A TRIMBLE SCORPIO 1000 GPS RECEIVER BASE AND ROVER SYSTEM WITH A CARSON R42 DATA COLLECTOR (SERVICE). THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 35,735 FEET.
 - 2) THE BASIS OF BEARINGS IS GA WEST NAD83.
 - 3) THE PROPERTY IS ZONED "P-D" ACCORDING TO LOWMEDES COUNTY GIS MAPS. THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 SIDE = 10 FEET
 REAR = 25 FEET
 - 4) ACCORDING TO A REVIEW OF THE FIRM FLOOD INSURANCE RATE MAP FOR LOWMEDES COUNTY, MAP NUMBER 1316520115E, DATED 9-28-2008, THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 5) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.
 - 6) THE PURPOSE OF THIS SURVEY IS TO CREATE A 2.91 ACRES TRACT COMPRISED OF ACRES FROM TAX MAP 71 PARCEL 55 AND TAX MAP 71 PARCEL 56 AS SHOWN ON THIS PLAT.
 - 7) THE SUBJECT PROPERTY IS PRESENTLY BEING SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
 - 8) TO THE BEST OF MY KNOWLEDGE, OTHER THAN SHOWN, THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS IN THE SWIMMING POOLS LOCATED WITHIN 30 FEET OF THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(3)(3)).

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. SURVEYOR'S SIGNATURE AND PROFESSIONAL SEAL ARE REQUIRED. INFORMATION SHOWN ON THIS PLAT IS THE PROPERTY OF THE SURVEYOR. NO WARRANTIES, REPRESENTATIONS, PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY CONDUCTED 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.

LOWMEDES COUNTY UNIFIED LAND DEVELOPMENT CODE
 APPROVAL CHAIRMAN, TECHNICAL REVIEW COMMITTEE

DATE _____

PHILIP ROBERTS CIVIL #2939

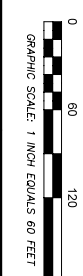
DATE 4-22-2021

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.



ROBERTS SURVEYING, INC.

1725 E PARK AVE, SUITE A VALDOSTA GA 31602
 PH (229) 671-9989 FAX (229) 671-9973
 EMAIL: ROBERTS@LANDSURVEYING.COM
 GEORGIA REGISTERED LAND SURVEYOR NO. 2939
 GA CERTIFICATE OF AUTHORIZATION NO. 1215



JOB NO.	4264
SURVEY DATE	4-22-2021
PLAT DATE	4-22-2021
SCALE	1" = 60'
DWG NAME	004264.DWG
CRD FILE	004264.CRD
DRAWN BY	PAR

PROJECT:
LAND DIVISION SURVEY LOCATED IN LAND LOTS 8 & 9 OF THE 12TH LAND DISTRICT LOWMEDES COUNTY, GEORGIA

CLIENT:
TDDPW LLC

1 OF 1

