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 CONTINUED 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.

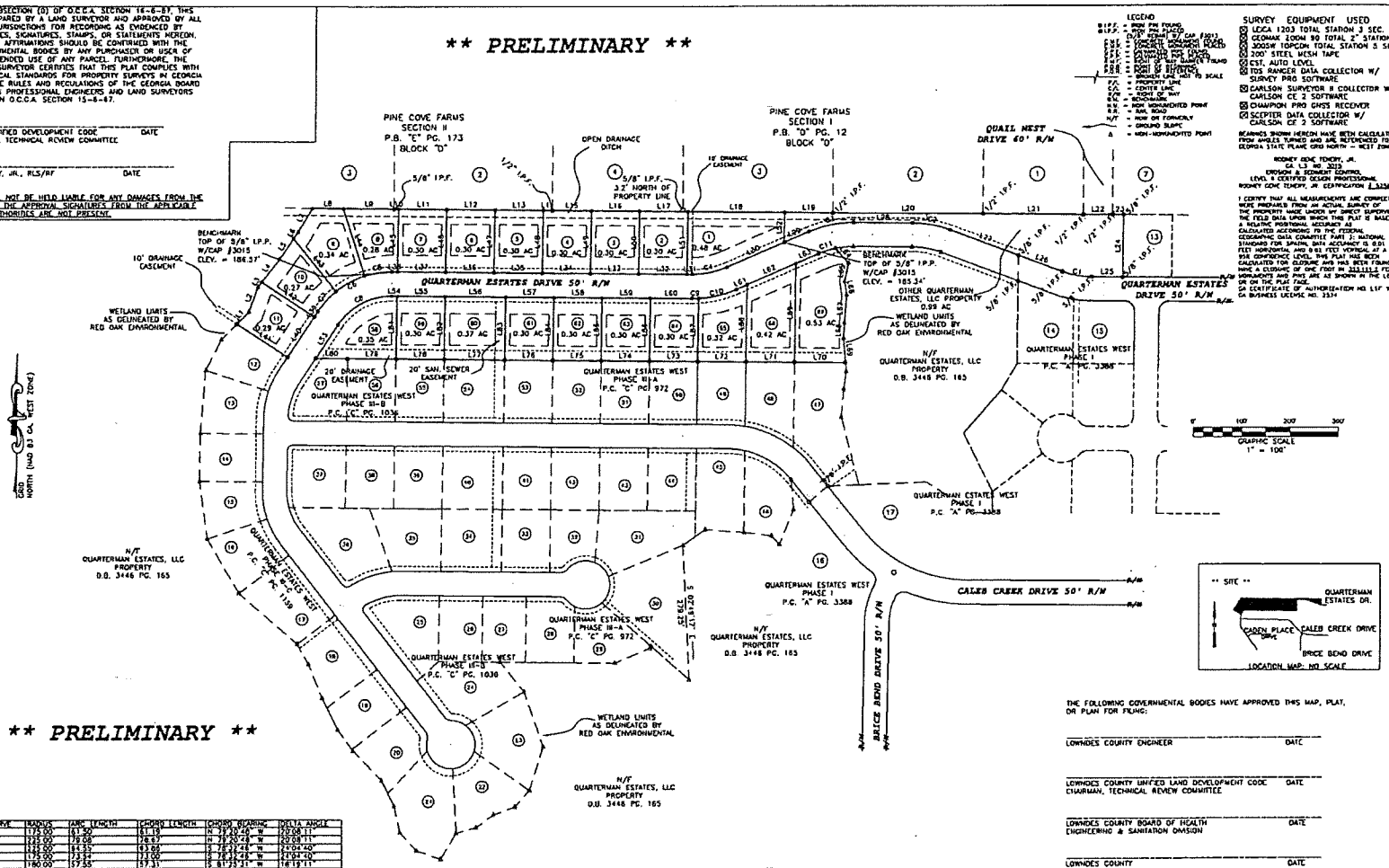
LOWNDES COUNTY UNIFIED DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____ DATE

RODNEY GENE TEMERY, JR., RLS/RF _____ DATE

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

RESERVED FOR THE CLERK OF SUPERIOR COURT

** PRELIMINARY **




** PRELIMINARY **

LEGEND

| | |
|---|---|
| B.I.F. | = IRON PIN FOUND |
| B.I.P. | = IRON PIN PLACED 1/2" REBAR W/ CAP #3015 |
| C.M.F. | = CONCRETE MONUMENT FOUND |
| C.M.P. | = CONCRETE MONUMENT PLACED |
| P.K.F. | = PARKER KALON NAIL FOUND |
| P.K.P. | = PARKER KALON NAIL PLACED |
| R/W | = RIGHT OF WAY |
| I.P.F. | = IRON PIN FOUND |
| I.P.P. | = IRON PIN PLACED |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCING |
| | = DENOTES LINE NOT TO SCALE |
| P.L. | = PROPERTY LINE |
| C.L. | = CENTER LINE |
| R/W | = RIGHT OF WAY |
| B.M. | = BENCHMARK |
| M.N. | = NGS MONUMENTED POINT |
| R.R. | = RAIL ROAD |
| N/F | = NOW OR FORMERLY |
| | = GROUND SURVEY |
| Δ | = NON-MONUMENTED POINT |

SURVEY EQUIPMENT USED

- ☒ LEICA 1203 TOTAL STATION 3 SEC.
- ☒ GEOMAX ZOOM 90 TOTAL 2" STATION
- ☒ 3005W TOPCON TOTAL STATION 5 SEC.
- ☒ 300' STEEL MESH TAPE
- ☒ CST. AUTO LEVEL
- ☒ TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
- ☒ CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
- ☒ CHAMPION PRO GHGS RECEIVER
- ☒ SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH – WEST ZONE

RODNEY GENE TEMERY, JR.
GA L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TEMERY, JR CERTIFICATION E-3258

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PROPARLIS FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 333,111.2 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND ON ON THE PLAT PAGE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 946
GA BUSINESS LICENSE NO. 2537

| LINE | BEARING | | DISTANCE |
|---|---|---|---|
| L1 | N 74°23'44" | E | 39.26 |
| L2 | N 19°49'16" | E | 34.16 |
| L3 | N 17°40'18" | E | 37.77 |
| L4 | N 37°40'18" | E | 59.83 |
| L5 | N 37°33'39" | E | 51.15 |
| L6 | N 37°33'39" | E | 114.43 |
| L7 | N 30°28'03" | E | 57.30 |
| L8 | S 89°26'44" | E | 84.03 |
| L9 | S 89°26'44" | E | 104.84 |
| L10 | S 89°27'59" | E | 3.07 |
| L11 | S 89°27'59" | E | 100.00 |
| L12 | S 89°27'59" | E | 100.00 |
| L13 | S 89°27'59" | E | 100.00 |
| L14 | S 89°27'59" | E | 100.06 |
| L15 | S 89°27'59" | E | 90.94 |
| L16 | S 89°27'59" | E | 100.00 |
| L17 | S 89°27'59" | E | 100.00 |
| L18 | S 89°27'59" | E | 200.00 |
| L19 | S 89°11'06" | E | 99.87 |
| L20 | S 89°28'13" | E | 330.16 |
| L21 | S 89°11'51" | E | 207.03 |
| L22 | S 89°57'30" | E | 80.01 |
| L23 | S 89°11'00" | E | 227.95 |
| L24 | S 00°38'34" | W | 149.99 |
| L25 | N 89°43'51" | W | 64.49 |
| L26 | N 89°31'14" | W | 98.82 |
| L27 | N 89°13'48" | W | 151.88 |
| L28 | N 89°13'43" | W | 131.84 |
| L29 | S 66°30'26" | W | 33.11 |
| L30 | S 66°30'26" | W | 128.51 |
| L31 | N 89°21'51" | W | 11.16 |
| L32 | N 89°21'51" | W | 100.00 |
| L33 | N 89°21'51" | W | 100.00 |
| L34 | N 89°21'51" | W | 100.00 |
| L35 | N 89°21'51" | W | 100.00 |
| L36 | N 89°21'51" | W | 100.00 |
| L37 | N 89°21'51" | W | 100.00 |
| L38 | N 89°21'51" | W | 11.25 |
| L39 | S 31°14'38" | W | 13.57 |
| L40 | S 31°14'38" | W | 100.00 |
| L41 | N 56°45'21" | W | 123.09 |
| L42 | S 59°43'22" | E | 129.84 |
| L43 | S 39°01'12" | E | 140.00 |
| L44 | S 17°49'01" | E | 148.29 |
| L45 | S 00°33'07" | W | 130.10 |
| L46 | S 00°33'07" | W | 130.19 |
| L47 | S 00°33'07" | W | 130.28 |
| L48 | S 00°33'07" | W | 130.37 |
| L49 | S 00°33'07" | W | 130.46 |
| L50 | S 00°33'07" | W | 130.54 |
| L51 | S 00°33'07" | W | 130.63 |
| L52 | S 00°33'07" | W | 86.40 |
| L53 | N 31°14'38" | E | 83.33 |
| L54 | S 89°24'53" | E | 111.26 |
| L55 | S 89°24'53" | E | 100.00 |
| L56 | S 89°24'53" | E | 123.00 |
| L57 | S 89°24'53" | E | 100.00 |
| L58 | S 89°24'53" | E | 100.00 |
| L59 | S 89°24'53" | E | 100.00 |
| L60 | S 89°24'53" | E | 66.18 |
| L61 | N 66°30'26" | E | 24.12 |
| L62 | N 66°30'26" | E | 109.53 |
| L63 | N 66°30'26" | E | 150.67 |
| L64 | S 41°08'18" | E | 41.11 |
| L65 | S 41°08'18" | E | 38.14 |
| L66 | S 06°38'06" | E | 28.69 |
| L67 | S 04°16'21" | W | 57.14 |
| L68 | S 03°12'45" | E | 33.32 |
| L69 | S 04°41'13" | E | 50.88 |
| L70 | N 89°24'53" | W | 103.07 |
| L71 | N 89°24'53" | W | 100.00 |
| L72 | N 89°11'28" | W | 100.00 |
| L73 | N 89°24'53" | W | 100.00 |
| L74 | N 89°24'53" | W | 100.00 |
| L75 | N 89°24'53" | W | 100.00 |
| L76 | N 89°24'53" | W | 100.00 |
| L77 | N 89°24'53" | W | 123.00 |
| L78 | N 89°24'53" | W | 100.00 |
| L79 | N 89°24'53" | W | 100.00 |
| L80 | N 89°24'53" | W | 65.81 |
| L81 | S 00°33'07" | W | 130.00 |
| L82 | S 00°33'07" | W | 130.00 |
| L83 | S 00°33'07" | W | 130.00 |
| L84 | S 00°33'07" | W | 130.00 |
| L85 | S 00°33'07" | W | 130.00 |
| L86 | S 00°33'07" | W | 130.00 |
| L87 | S 00°33'07" | W | 130.42 |
| L88 | S 00°33'07" | W | 137.41 |
| L89 | S 00°33'07" | W | 120.16 |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 175.00 | 61.50 | 61.18 | N 79°20'46" W | 20°08'11" |
| C2 | 225.00 | 79.08 | 78.67 | N 79°20'46" W | 20°08'11" |
| C3 | 125.00 | 84.35 | 83.66 | S 76°37'48" W | 24°04'40" |
| C4 | 175.00 | 73.54 | 73.00 | S 78°35'48" W | 24°04'40" |
| C5 | 180.00 | 57.55 | 57.31 | S 81°25'21" W | 18°19'11" |
| C6 | 180.00 | 68.98 | 68.58 | S 81°38'21" W | 21°19'10" |
| C7 | 180.00 | 55.82 | 55.39 | S 42°05'41" W | 17°12'10" |
| C8 | 130.00 | 130.10 | 124.74 | N 81°54'51" E | 57°20'31" |
| C9 | 225.00 | 111.83 | 113.82 | N 88°19'28" E | 28°31'14" |
| C10 | 125.00 | 60.75 | 60.30 | N 78°47'09" E | 27°13'26" |
| C11 | 175.00 | 38.77 | 38.70 | N 72°31'38" E | 12°52'20" |

GPS NOTES:

1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TWO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0325E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE " X ".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 3446 AT PAGE 165 SHOWING QUARTERMAN ESTATES, LLC AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. BILL NUEM.

5: THE MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT M.B.L. = 35'
REAR M.B.L. = 30'
SIDE M.B.L. = 10'

6: AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER -6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

7: THE HIGH WATER ELEVATION FOR THE WETLAND AREA SHOWN HEREON IS 179.5' WITH OUT THE INFLUENCE OF BEAVER ACTIVITY IN THE IMMEDIATE AREA.

8: THE MINIMUM FINISHED FLOOR ELEVATION FOR THE LOTS ADJACENT TO THE WETLAND AREA WILL BE 182.5'

DATE OF FIELD SURVEY: 04 / 14 – 21 / 2022
DATE OF PLAT: ?? / ?? / 2022

** SITE **




LOCATION MAP: NO SCALE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

LOWNDES COUNTY ENGINEER _____ DATE

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____ DATE

LOWNDES COUNTY BOARD OF HEALTH ENGINEERING & SANITATION DIVISION _____ DATE

LOWNDES COUNTY DIRECTOR OF ENGINEERING _____ DATE

OWNER/AGENT _____ DATE

THIS IS A SURVEY OF PART OF LAND PARCEL 127A ON TAX MAP 136

**SURVEY FOR:**
QUARTERMAN ESTATES WEST
PHASE III-D
LOCATED IN LAND LOT 66
OF THE 16TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.


**Prime Consulting Solutions**
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
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JOB ID.FJ-14207