

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA IX 503 TOTAL STATION W/TOPCON FC5000 DATA COLLECTOR AND A CARLSON BRX6 GNSS BASE AND ROVER W/ CARLSON FC5000

GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.

THE BASIS OF BEARINGS IS GA WEST NAD83.

DATE OF FIELD WORK: 2-2-2023

DATE OF PLAT: 1-30-2024

THE PURPOSE OF THIS PLAT IS TO PROVIDE A SUBDIVISION SURVEY OF A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 3446 PG 165 OF LOWNDES COUNTY COURTHOUSE RECORDS SHOWING QUARTERMAN ESTATES, LLC AS THE GRANTEE, AND REVISE THE MINIMUM FINISHED FLOOR ELEVATION AND ADD A 10' DRAINAGE EASMENT TO LOT 61 PREVIOUSLY RECORDED IN PC C PAGE 1515 (LOWNDES COUNTY OFFICIAL RECORDS.

THE SUBJECT PROPERTY IS A PORTION OF PARCEL NUMBER 0136 127A.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

THIS PROPERTY IS CURRENTLY ZONED "R-10" ACCORDING TO LOWNDES COUNTY TAX MAPS.

R-10 BUILDING SETBACKS FRONT - 60' FROM CL OF R/W (80% FOR CORNER LOTS) SIDE - 10 FEET REAR - 30 FEET

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0325E, DATED 9-26-2008, ALL TRACTS ARE ZONED "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

ELEVATION NOTE FOR LOTS ADJACENT TO WETLANDS: 100 YR HIGH WATER ELEVATION IS 170.47 ' AS ESTABLISHED BY PACE INC. AND 12 STONES ENGINEERING SHEET C 2.0 DATED 10-27-22.

THIS SURVEY IS NOT VALID UNLESS ALL SIGNATURES FROM LOCAL GOVERNMENT BODIES ARE PRESENT.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.10' AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A CARLSON BRX6 DUAL FREQUENCY RECEIVER.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1' IN 282,264'.

GENERAL NOTES

TOTAL LOTS FOR PHASE 2: 33 TOTAL AREA INCLUDING LOTS AND RIGHT OF WAYS: 19.85 ACRES TOTAL AREA IN RIGHT OF WAYS: 2.87 ACRES TOTAL AREA IN LOTS: 16.98 ACRES

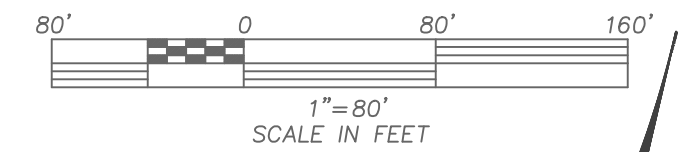
UTILITIES ARE PROVIDED BY LOWNDES COUNTY WATER AND LOWNDES COUNTY SEWER.

THERE IS A 10' UTILITY EASEMENT RESERVED FOR THE FRONT OF EACH LOT.

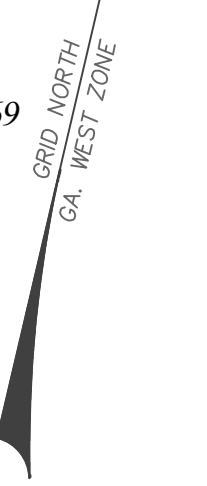
BENCHMARKS ARE CAPPED IRON PINS SET AT FRONT PROPERTY CORNERS. ELEVATIONS LISTED ARE TOP OF CAPPED IRON PIN ELEVATION DATUM IS (NAVD 88)

REVISED MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 16-38 AND 51-61 PROVIDED BY 12 STONES ENGINEERING, INC. ON JANUARY 26, 2023.

PLAT FOR REVIEW 1/30/24 JESSE N. BUSH II, P.E. DATE



LEGEND: FFE - FINISHED FLOOR ELEVATION, IPF - IRON PIN FOUND, R/W - RIGHT OF WAY, PP - POWER POLE, B.M.- BENCHMARK, 5/8" IRON PIN SET W/ CAP #3469



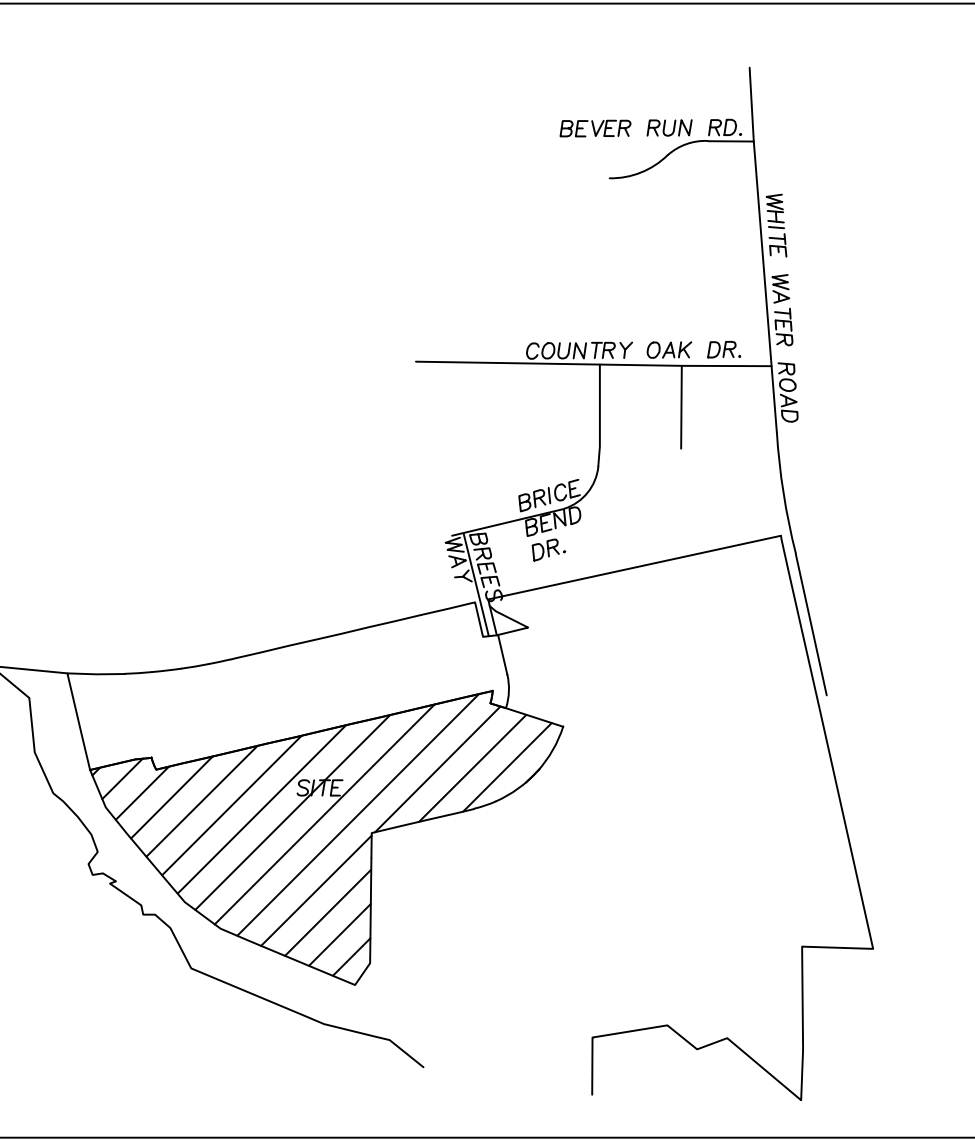
GENERAL NOTES

- FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 6 INCHES OVER 10 FEET.
- FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, DETENTION PONDS, OR ANY AREAS FORMERLY DELINEATED AS ANY OF THE ABOVE, THE FOLLOWING SHALL BE PROVIDED:
• A BENCHMARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER FOR EVERY LOT.
• A HIGH WATER MARK OR HYDROLOGIC ANALYSIS SHALL BE REQUIRED TO ESTABLISH THE 100- YEAR FLOOD ELEVATION FOR THE LOT.
• A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT AT A MINIMUM OF TWO (2) FEET ABOVE THE ESTABLISHED 100- YEAR FLOOD ELEVATION FOR THE LOT.
• PRIOR TO ANY INSPECTIONS BEING PERFORMED AND SIGNED-OFF ON, A REGISTERED LAND SURVEYOR SHALL CERTIFY THAT THE PROPOSED FINISHED FLOOR OF THE BUILDING IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.
• A MINIMUM OF TWO (2) SOIL BORINGS, ONE ON EACH SIDE OF THE PROPOSED FOUNDATION OF THE BUILDING, SHALL BE PROVIDED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
• IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE (1) FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE INSTALLED. THIS SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER.

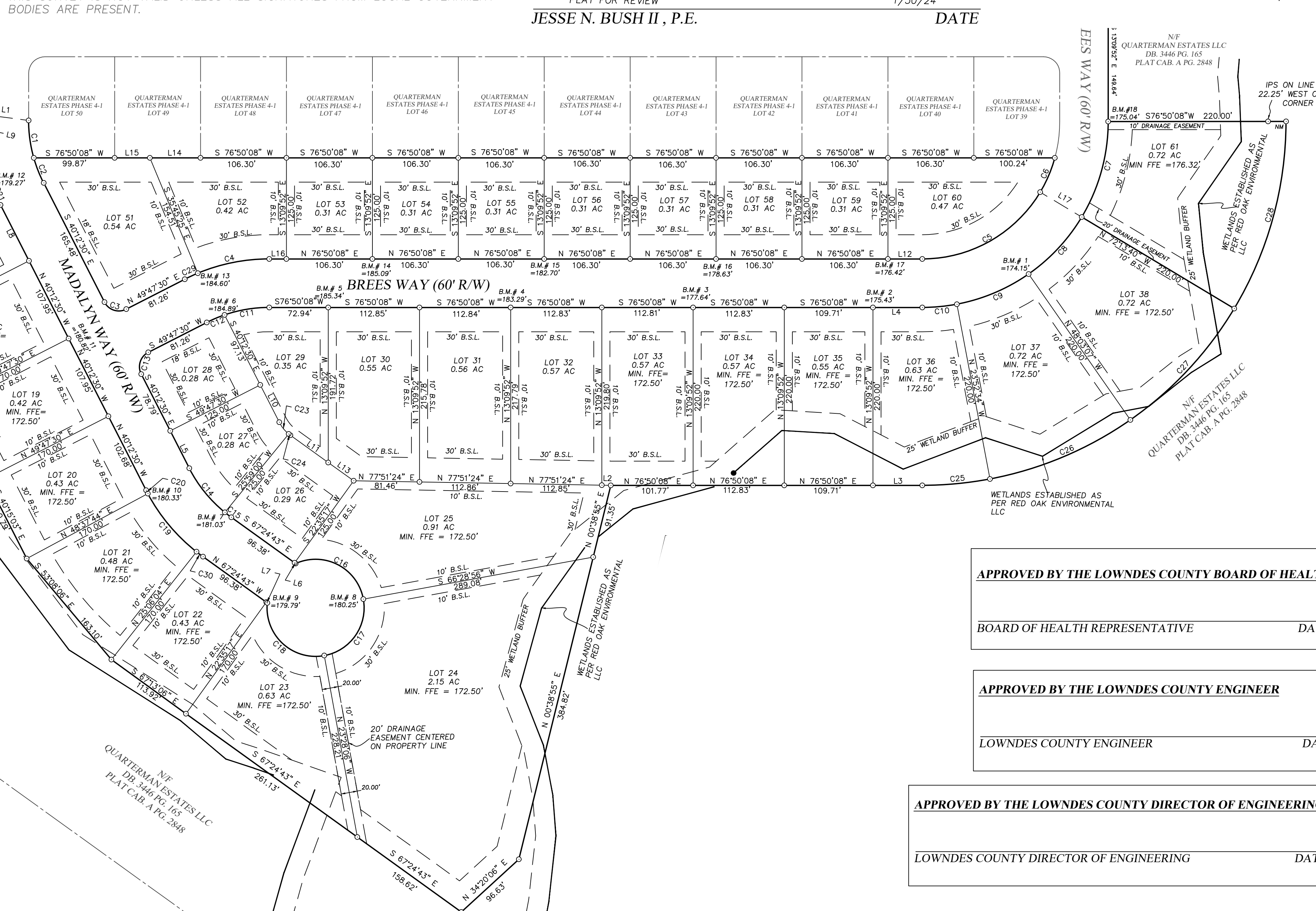
Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for lines L1 through L17.

Table with columns: LINE, BEARING, DISTANCE. Lists bearing and distance data for lines L1 through L17.

VACINITY MAP (NOT TO SCALE)



WE THE UNDERSIGNED OWNER(S) OF QUARTERMAN ESTATES PHASE 4 DEPICTED HEREON HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAYS AND EASEMENTS AS SHOWN ON THIS PLAT.
OWNERS \_\_\_\_\_ DATE \_\_\_\_\_
OWNERS \_\_\_\_\_ DATE \_\_\_\_\_



APPROVED BY THE LOWNDES COUNTY BOARD OF HEALTH
BOARD OF HEALTH REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_
APPROVED BY THE LOWNDES COUNTY ENGINEER
LOWNDES COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE LOWNDES COUNTY DIRECTOR OF ENGINEERING
LOWNDES COUNTY DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT...
PLAT FOR REVIEW 1/30/24
John T. Bush, GA RLS NO. 3469 DATE

LOWNDES COUNTY U.L.D.C CHAIRMAN T.R.C DATE

REVISION table, SUBDIVISION PLAT FOR: QUARTERMAN ESTATES PHASE 4-2, LOCATED IN LAND LOT 66, 16th LAND DISTRICT, LOWNDES COUNTY, GEORGIA, JANUARY 12, 2024. Includes logo for 12 STONES ENGINEERING CO. and PROJECT NO. 23012.