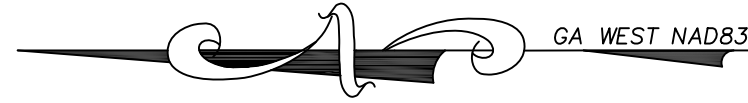


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	41.15'	41.11'	S 03°21'14" E	97°40'21"
C2	260.00'	90.91'	90.45'	S 17°54'18" E	202°02'11"
C3	260.00'	85.85'	85.46'	S 37°22'52" E	18°55'07"
C4	260.00'	116.52'	115.55'	S 59°40'45" E	25°40'39"
C5	260.00'	10.93'	10.93'	S 73°43'21" E	2°24'35"
C6	260.02'	112.05'	111.18'	S 62°34'57" E	24°41'24"
C7	260.02'	122.32'	121.20'	S 36°45'37" E	26°57'16"
C8	260.02'	87.05'	86.64'	S 13°41'33" E	19°10'53"
C9	155.00'	54.68'	54.39'	N 12°34'46" W	201°24'40"
C10	155.00'	73.76'	73.06'	N 36°19'03" W	27°15'53"
C11	155.00'	73.76'	73.06'	N 63°34'56" W	27°15'53"
C12	155.00'	72.15'	71.50'	S 89°27'02" W	26°40'11"
C13	105.00'	90.43'	87.66'	S 27°08'50" E	49°20'48"
C14	105.00'	95.41'	92.16'	S 77°51'08" E	52°03'50"
C15	20.00'	31.44'	28.30'	N 58°50'49" W	92°04'59"
C16	20.00'	31.42'	28.29'	N 31°11'37" E	90°00'22"
C17	75.00'	36.43'	36.08'	N 62°16'49" E	27°49'58"
C18	75.00'	61.72'	60.04'	N 24°46'04" E	47°11'59"
C19	25.00'	32.74'	30.45'	S 38°41'03" W	75°01'50"
C20	20.00'	31.45'	28.31'	S 43°52'23" E	90°05'23"
C21	20.00'	31.38'	28.26'	S 46°07'37" W	89°54'37"

LINE	BEARING	DISTANCE
L1	N 02°28'26" W	21.54'
L2	N 76°06'57" E	1.79'
L3	N 13°48'34" W	5.99'
L4	S 13°48'34" E	5.99'
L5	N 76°06'57" E	0.82'
L6	N 52°34'36" E	38.25'
L7	N 76°06'57" E	27.84'
L8	N 01°10'18" E	17.08'
L9	S 82°29'11" E	50.31'
L10	N 82°38'57" W	50.74'



- NOTES**
- 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 COLLECTED USING A TRIMBLE SS ROBOTIC TOTAL STATION WITH A TRIMBLE TSC2 DATA COLLECTOR (SURVEYPRO) AND A CARLSON BRX7+ BASE AND ROVER SYSTEM WITH A CARLSON RT4 DATA COLLECTOR (SURVEY). THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 215,720 FEET.
 - THE BASIS OF BEARINGS IS GA WEST NAD83.
 - THE PROPERTY IS ZONED "P-D" PER REZ-2021-11 ACCORDING TO LOWNDES COUNTY GIS MAPS.
 - ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0115E, DATED 9-26-2008, THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 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.
 - TOTAL LOTS FOR PHASE 4: 52 LOTS
TOTAL AREA INCLUDING LOTS, RIGHT OF WAYS, AND OPEN SPACES: 18.08 ACRES
TOTAL AREA IN RIGHT OF WAYS: 2.91 ACRES
TOTAL AREA IN OPEN SPACES: 4.02 ACRES
TOTAL AREA IN LOTS: 11.15 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.
 - THE SUBJECT PROPERTY IS A PORTION OF TAX MAP 71 PARCEL 56.
 - THERE IS A 30' PERIMETER SETBACK LINE AROUND THE EXTERIOR PROPERTY LINES OF THE SUBDIVISION.
 - TO THE BEST OF MY KNOWLEDGE, OTHER THAN WHAT IS SHOWN, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN 30 FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

WE, THE UNDERSIGNED OWNER(S) OF THE LANDINGS SUBDIVISION PHASE 3 DEPICTED HEREON HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAYS, EASEMENTS, AND OTHER GROUNDS AS SHOWN ON THIS PLAT.

Phillip
AGENT FOR OWNERS 10-3-2025 DATE

APPROVED BY THE LOWNDES COUNTY BOARD OF HEALTH:

BOARD OF HEALTH REPRESENTATIVE _____ DATE

APPROVED BY THE LOWNDES COUNTY ENGINEERING DEPARTMENT:

DIRECTOR OF LOWNDES COUNTY ENGINEERING _____ DATE

COUNTY ENGINEER _____ DATE

APPROVED BY THE ULDC:

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

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.

Phillip
PHILLIP ROBERTS/GA LS #2939 10-3-2025 DATE

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: ROBERTSLANDSURVEYING@GMAIL.COM
GEORGIA REGISTERED LAND SURVEYOR No. 2939
GA CERTIFICATE OF AUTHORIZATION No. 1215

JOB NO.	00426
SURVEY DATE	9-19-2025
PLAT DATE	10-3-2025
SCALE	1" = 60'
DWG NAME	LANDINGS PH4 PLAT.DWG
CRD. FILE	00426.CRD
DRAWN BY	PJR, PPR, GAL

SUBDIVISION PLAT FOR:
THE LANDINGS SUBDIVISION PHASE 4
LAND LOTS 8 & 9 OF THE 12TH LAND DISTRICT, LOWNDES COUNTY GEORGIA

MINIMUM BUILDING SETBACKS
CONVENTIONAL LOTS:
FRONT = 20 FEET
SIDES = 10 FEET
REAR = 25 FEET
CORNER LOTS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 25 FEET
SIDE STREET = 16 FEET

LEGEND
CMF = CONCRETE MONUMENT FOUND
● = 5/8" IRON PIN FOUND W/CAP #2939
GPF = GALVANIZED PIPE FOUND
OTPF = OPEN TOP PIPE FOUND
CTPF = CRIMPED TOP PIPE FOUND
NM = NOT MONUMENTED
R/W = RIGHT OF WAY
● = 5/8" IRON PIN SET W/CAP #2939