

FOR CLERK OF SUPERIOR COURT

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL PROPERTY EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE TITLE REPORT): BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
2. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGICAL, AND HYDROLOGICAL FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SET-BACKS IS BEYOND THE SCOPE OF THIS PLAT.
3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. SURVEY REFERENCE: PLAT BOOK 8 PAGE 233, PLAT BOOK 16 PAGE 840, DEED BOOK 458 PAGE 157.
6. PARCEL ID: (PORTION OF) 046 001
7. A 25 FOOT UNDISTURBED BUFFER EXISTS ALONG ALL STATE WATERS.
8. APPROXIMATE LIMITS OF FLOOD ZONE ARE GRAPHICALLY SHOWN FROM THE LATEST RELEASED FLOOD INSURANCE RATE MAP AND LAMAR COUNTY TAX MAP SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
9. CURRENT PROPERTY ZONING: A-R
10. TRACTS 1, 5, & 8 CAN BE PARTIALLY SPLIT INTO MAXIMUM OF 3 TRACTS IF THE TRACTS MEET ZONING ORDINANCE BY MAKING A PRIVATE DRIVE. A SHARED DRIVE AGREEMENT MUST BE EXECUTED AND OCCUPANTS UTILIZING SAID SHARED DRIVE SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE.
11. THE AREA SHOWN FOR TRACTS 6 & 11 ARE PLUS OR MINUS DUE TO TOBESOFFREE CREEK BEING THE PROPERTY BOUNDARY LINE.

● IPS	IRON PIPE (1/2" rebar with cap)
	OR CORNER MONUMENT SET
Q IFP	CORNER MONUMENT FOUND
R/W	RIGHT-OF-WAY
LL	LAND LOT
N/F	NOW OR FORMERLY
PB	PLAT BOOK
DB	DEED BOOK
P6	PAGE
RB	REBAR
OTP	OPEN TOP PIPE
B/L	BUILDING (SETBACK) LINE
FOB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE
C/L	CENTERLINE

LINE	ARC	CHORD BEARING	CHORD	RADIUS
C1	61.51'	N00°04'41"E	61.51'	6430.54
C2	93.97'	N00°46'14"E	93.97'	6430.54
C3	154.50'	N01°33'51"E	154.50'	10466.57
C4	213.43'	N02°33'05"E	213.43'	10466.57

Antarice 11-19-21
LAMAR COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

150 0 150 300 450

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, RULE 108-6-.04, THE TERM "CERTIFICATION" AS USED IN RULES 108-6-.02(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING AND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

REAR YARD SETBACK - 40 Feet
SIDE YARD SETBACK - 20 Feet
MIN. LOT AREA - 5.00 ACRES
MIN. LOT WIDTH - 300 Feet
MAXIMUM LOT COVERAGE
BY IMPERVIOUS SURFACE - 40%
MINIMUM FLOOR AREA
PER DWELLING UNIT- 1400 SQ FT

LINE	BEARING	DISTANCE
L1	N5°18'49"E	36.44'
L2	N55°32'47"E	23.00'
L3	N72°17'54"E	36.16'
L4	S83°55'54"E	78.35'
L5	N57°47'54"E	60.69'
L6	N68°47'53"E	80.47'
L7	S78°55'57"E	87.06'
L8	N83°35'27"E	9.44'
L9	N58°38'09"E	36.14'
L10	N86°05'15"E	120.64'
L11	N43°43'35"E	14.20'
L12	N81°35'24"E	78.31'
L13	N55°18'47"E	51.39'
L14	S59°39'21"E	36.50'
L15	S34°50'40"E	63.08'
L16	S10°20'44"E	62.51'
L17	S14°26'29"E	110.03'
L18	S04°42'51"E	52.14'
L19	S24°59'54"E	67.55'
L20	S58°24'46"E	71.52'
L21	S67°03'44"E	94.59'
L22	S64°53'10"E	113.32'
L23	N64°46'51"E	74.00'
L24	N66°17'41"E	44.76'
L25	S65°47'35"E	25.30'
L26	S44°33'43"E	59.39'
L27	S55°13'33"E	84.81'
L28	S16°13'30"E	35.78'
L29	S04°44'23"E	70.12'
L30	S27°46'28"E	28.83'
L31	S68°26'42"E	59.64'
L32	S85°48'42"E	59.52'
L33	S52°43'37"E	115.59'
L34	S01°38'37"E	42.12'
L35	S34°12'37"E	60.30'
L36	S44°18'03"E	29.40'
L37	N61°35'51"E	64.70'
L38	N55°17'03"E	94.06'
L39	N48°21'44"E	83.32'
L40	N37°58'58"E	101.84'
L41	N24°45'01"E	32.77'
L42	N21°55'29"E	43.81'
L43	N24°04'25"E	26.48'
L44	N16°55'54"E	75.78'
L45	N16°30'18"E	52.79'
L46	N59°24'55"E	20.29'
L47	N84°24'48"E	84.91'
L48	S84°54'58"E	31.98'
L49	S54°23'49"E	27.47'
L50	S44°33'35"E	75.19'
L51	N41°37'07"E	23.56'

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 20,000+ ft. and an angular error of 4" per angle point, and was not adjusted. A LEICA 1205 ROBOTIC instrument was used to obtain linear and angular measurements.

It is my opinion, that this plot is a true and correct representation of the land plotted, has been prepared to meet minimum standards and is of such low cost that it is highly probable that the same type of work has been found to be accurate within one foot in 100,000+ ft.

As required by subsection (d) of O.G.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by the Georgia State Arbitration Board. The plot is accompanied by approval certificates, signatures, stamps, or statements of the surveyor. Such approvals or affirmations should be confirmed by the appropriate governmental locality by the evidence of the use of this plot as is intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for professional land surveying as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineering and Land Surveyors and as set forth in O.G.C.G.A. Section 15-6-67.

By: Randall Davis 11/10/2021
JOHN RANDALL DAVIS GA. P.S. #3448 DATE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD (ZONE A) AREA AS PER INSURANCE RATE MAP NUMBER 13171 G0125C WITH AN EFFECTIVE DATE OF SEPT. 25, 2009. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

Randy Davis

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A circular professional seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "JOHN R. DAVIS" at the bottom. Inside the ring, the words "REGISTERED" and "PROFESSIONAL" are at the top, and "ENGINEER" and "AND SURVEYOR" are at the bottom. In the center, the number "No. 3448" is printed above a handwritten signature that appears to be "John R. Davis".