

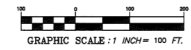
eFiled & eRecorded
 DATE: 4/21/2021
 TIME: 11:00 AM
 PLAT BOOK: 000PCC
 PAGE: 00961
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 31747121
 CLERK: Beth Greene
 Lowndes County, GA
 RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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 portion. 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.

3-B-21
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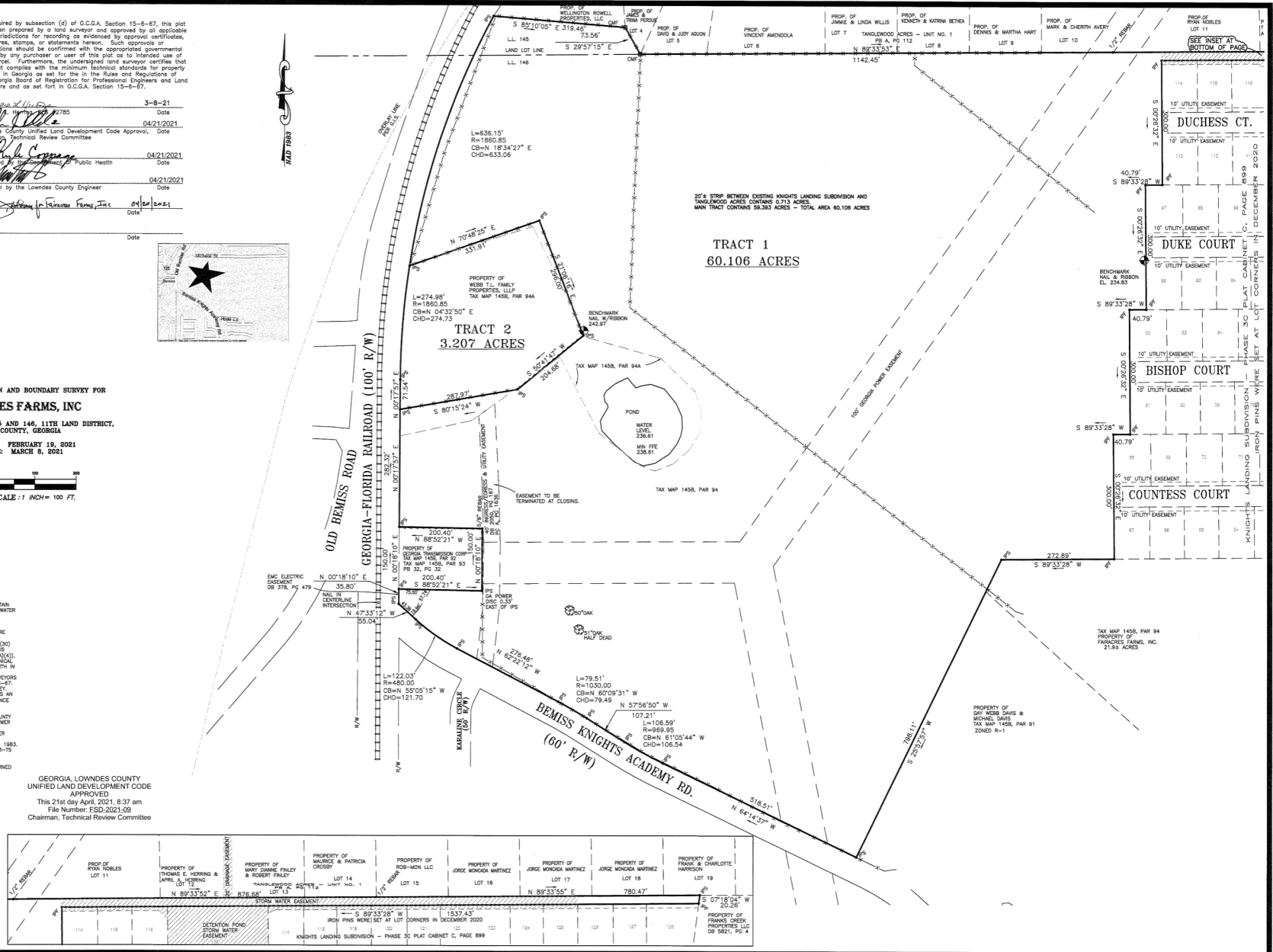


COMBINATION, REVISION AND BOUNDARY SURVEY FOR
FAIRACRES FARMS, INC
 BEING IN LAND LOTS 145 AND 146, 11TH LAND DISTRICT,
 LOWNDES COUNTY, GEORGIA
 SURVEY DATE: FEBRUARY 19, 2021
 PLAT DATE: MARCH 6, 2021



- PER LOWNDES COUNTY O.S. THIS PROPERTY DOES NOT CONTAIN WELLS. IS NOT IN A 100-FT FLOOD ZONE, IS NOT IN A WATER RECHARGE AREA.
- EXCEPT AS SHOWN - TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SINKS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OF THE APPLICABLE ZONING SETBACK LINE WHOSEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10,00,21,0,0,0).
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT (O.C.G.A. 15-6-67).
- GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY. THE TIEED BORN UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.54" AT THE 95% CONFIDENCE LEVEL.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN LDCO CHAPTER - 83.003 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN LDCO CHAPTER - 83.004 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.
- GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983.
- TRIMBLE S800 GPS S8001-50 RTK RECEIVER, TRIMBLE 59843-15 SOFTWARE, GPS FOR GEORGIA NETWORK.
- TOPCON PS-103A TOTAL STATION.
- BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO NAD 1983, GEORGIA WEST ZONE.
- IPS - IRON PIN SET - 5/8" BEARING #2785
- RP - IRON PIN FOUND - 5/8" REBAR
- PLAT CLOSURE - 1/1648342
- CMF - CONCRETE MONUMENT FOUND
- R/W - RIGHT OF WAY
- ZONED R-10
- BUILDING SETBACKS
- FRONT - 60' FROM CENTERLINE
- SIDE - 10'
- REAR - 30'

GEORGIA, LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE
 APPROVED
 This 21st day April, 2021, 8:37 am
 File Number: FSD-2021-09
 Chairman, Technical Review Committee



Southeastern Surveying, Inc.
 601 N. St. Augustine Rd. Telephone: 229-259-8452
 Vidalia, GA 31001 Fax: 229-259-9923
 E-mail: info@seasurveying.com
 GA Certificate of Authorization No. 66,180