

**SURVEY NOTES:**

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,202 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

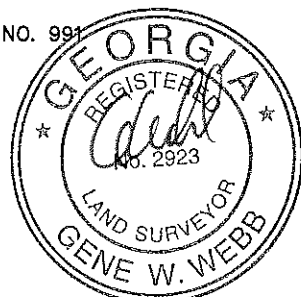
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,614 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 PLAT ACT O.C.G.A. 15-6-67.

GENE W. WEBB  
GA. REG. LAND SURVEYOR NO. 2923  
LANIER ENGINEERING, INC.  
GA. LAND SURVEYING FIRM NO. 991



**NOTES:**

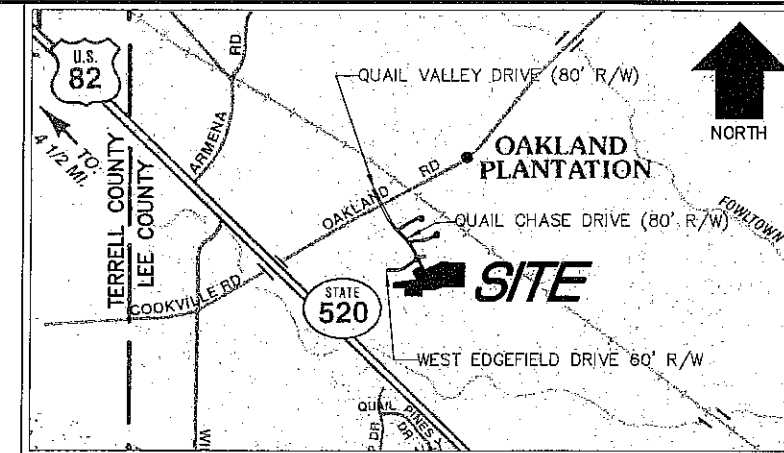
- TOTAL AREA OF SECTION 4 IS 29.516 ACRES.
- 5/8" IRON REBAR FOUND OR SET AT ALL CORNERS
- WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.
- BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-95. THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13177C0225D, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.
- GREENSPACE REQUIRED: 29.516 AC. X 25% = 7.379 AC. GREENSPACE PROVIDED: 13.697 AC.
- ALL ROADS ARE PAVED WITH CURB AND GUTTER. ROADS ARE TYPICALLY 31' FROM BACK OF CURB TO BACK OF CURB.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHD BRG	CHORD
C1	99.80	270.00	N22°22'17"W	99.23
C2	35.86	370.00	N09°00'22"W	35.85
C3	41.68	430.00	N09°00'22"W	41.66
C4	79.97	170.00	N88°18'22"W	79.24
C5	67.14	70.00	N77°41'28"E	64.60
C6	62.22	70.00	N24°44'59"E	60.19
C7	210.54	70.00	N86°52'40"W	139.69
C8	101.01	230.00	N87°24'38"W	100.20
C9	64.09	330.00	N27°23'48"W	63.98

THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY PLATTED HEREON AND AND CONSENT TO THE RECORDING OF THIS PLAT.

*Barry Carr*  
OAKLAND PLANTATION PARTNERS, LLC.  
BARRY CARR (PARTNER)  
3199 PALMYRA ROAD  
ALBANY, GEORGIA 31707  
(229)883-5100



LOCATION MAP  
SCALE: 1" = 1 MILE ±

GEORGIA, LEE COUNTY  
CLERK'S OFFICE SUPERIOR COURT

Filed: July 18, 2014

Time: 9:00 Plat Cabinet F Slide 82C

Recorded: July 18, 2014

*Sara Clark*  
SARA CLARK, CLERK  
S.C.L.C., GA.

ALL LOTS APPROVED BY THE  
PLANNING DEPARTMENT  
NOT BEING PLATTED  
APPROVED  
Lee County Planning Department

By: *[Signature]*

Date: 7-18-2014

**LINE TABLE**

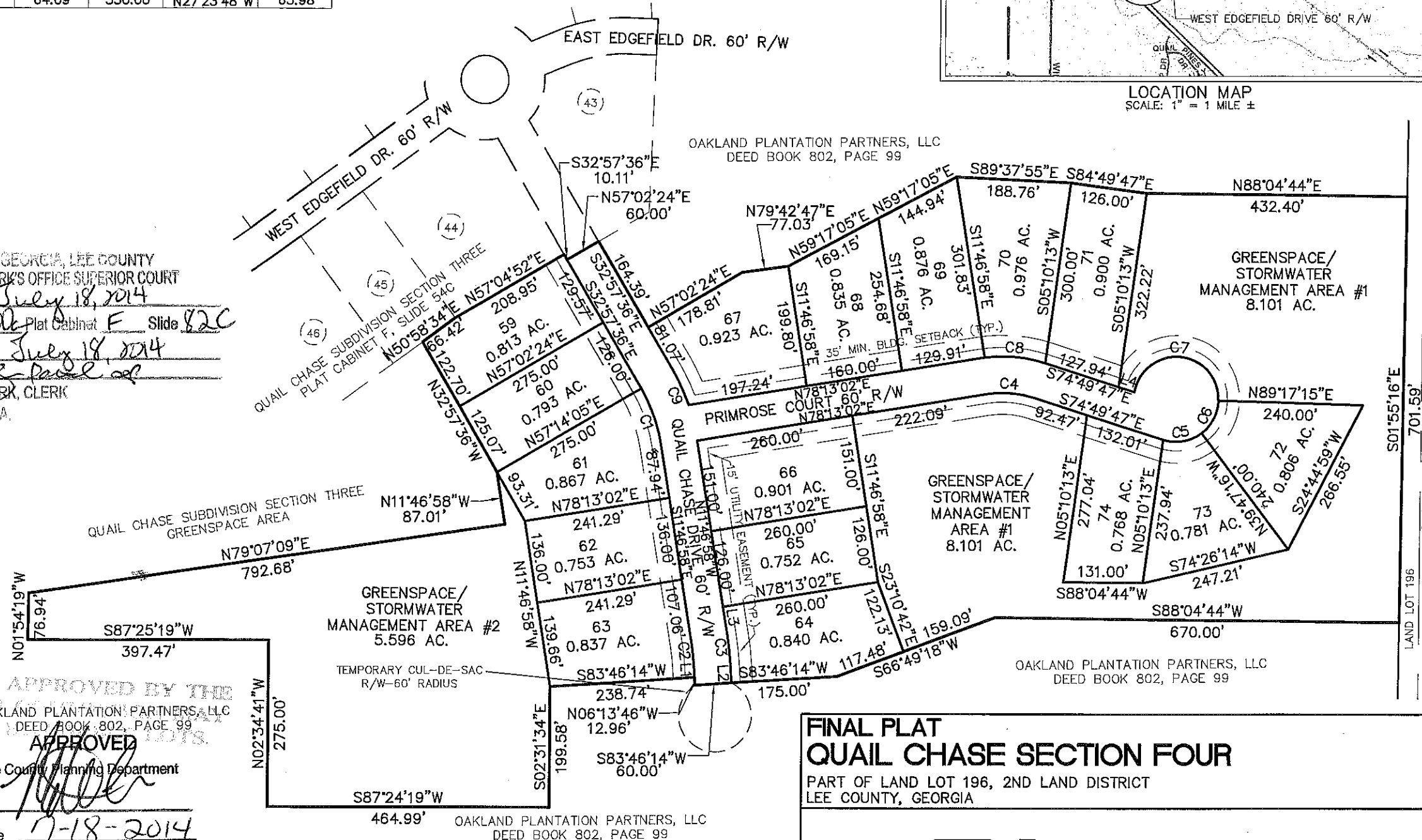
LINE	BEARING	LENGTH
L1	S06°13'46"E	20.00
L2	S06°13'46"E	32.96
L3	S11°46'58"E	51.59
L4	S74°49'47"E	27.24

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

PROPERTY IS ZONED R-1  
FRONT YARD SETBACK - 35'  
SIDE YARD SETBACK - 10'  
REAR YARD SETBACK - 20'



**FINAL PLAT  
QUAIL CHASE SECTION FOUR**

PART OF LAND LOT 196, 2ND LAND DISTRICT  
LEE COUNTY, GEORGIA



1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
(229) 438-0522 FAX (229) 438-0921

SURVEYED	TOH	SCALE	PROJ. NO.	DATE	SHEET NUMBER
DRAWN	DCG	1" = 200'	13181	05/22/14	1 OF 1
CHECKED	EWV	DWG	13181FP.DWG	SUR. DATE 05/07/14	