

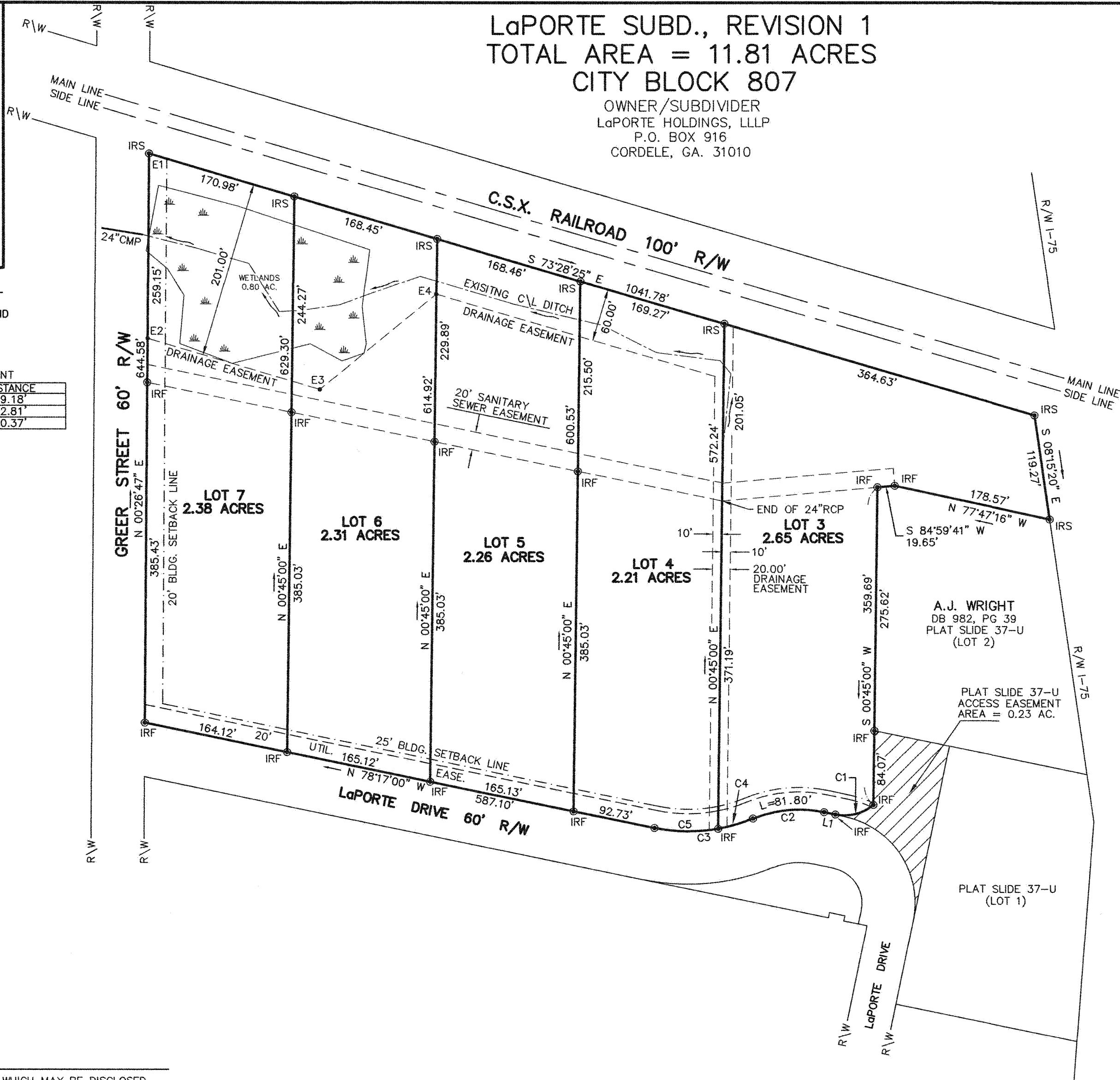
E-Filed By:  
Crisp County Clerks Office  
Clerk of Courts Tara Hayslip  
07/19/2024 11:10 AM  
Plat Book: PS095  
Page: 000V  
Participant IDs:  
9438668521  
\$10.00 Recording Fee

THIS BLOCK RESERVED FOR THE CLERK OF  
THE SUPERIOR COURT

REFERENCE TO NORTH

BEARINGS SHOWN HEREON HAVE BEEN  
CALCULATED FROM ANGLES TURNED AND  
ARE BASED UPON PLAT SLIDE 37-U.

DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
E1-E2	S 00°26'47" W	209.18'
E2-E3	S 73°28'25" E	202.61'
E3-E4	N 50°40'18" E	170.37'



NOTES

- THIS SURVEY IS SUBJECT TO MATTERS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, INCLUDING BUT NOT LIMITED TO, ANY EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON BUT WHICH MAY AFFECT THE PROPERTY HERE PLATTED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- I JASON B. FAIRCLOTH, GA. RLS 2981, DECLARE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO A CATEGORY B RURAL CLASS SPECIFICATIONS; THAT I USED REAL-TIME KINEMATIC GPS FIELD PROCEDURES; AND COORDINATES WERE OBTAINED BY eGPS SOLUTIONS USING CHAMPION TKO AND ALL COORDINATES ARE BASED UPON SITE CALIBRATION TO LOCAL DATUM, AND THE RELATIVE POSITIONAL PRECISION (DEVIATION) OF 0.05' AT THE 95% CONFIDENCE LEVEL.
- PROPERTY SHOWN HEREON IS ZONED (HC) HIGHWAY COMMERCIAL WITH REGULATIONS AS FOLLOWS:  
(a) MINIMUM LOT AREA: 6,000 sq.ft. (0.137 AC.)  
(b) MINIMUM FRONTAGE: 50 ft. (measured at street)  
(c) MINIMUM LOT WIDTH: 50 ft. (at front of building line)  
(d) SETBACK: FRONT - 25 ft.  
SIDE - 0 ft.  
REAR - 15 ft.  
(e) TOTAL BUILDING COVERAGE: 45%  
(f) MAXIMUM HEIGHT: 35 ft.
- ALL ADJOINING PROPERTY LOCATED IN CORPORATE CITY LIMITS.

LEGEND

IRF - DENOTES 1/2" IRON REBAR FOUND  
IRS - DENOTES 1/2" IRON REBAR SET  
OTP - DENOTES OPEN TOP IRON PIPE FOUND  
CTP - DENOTES CRIMP TOP IRON PIPE FOUND  
CMF - DENOTES CONCRETE MONUMENT FOUND  
LLL - DENOTES LAND LOT LINE  
LDL - DENOTES LAND DISTRICT LINE  
POB - DENOTES POINT OF BEGINNING  
R/W - DENOTES RIGHT OF WAY  
- - - DENOTES DIRECTION OF DRAINAGE FLOW

- FLOOD STATEMENT -

IN MY OPINION THIS PROPERTY IS NOT LOCATED IN A SPECIAL  
FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.  
FLOOD MAPS FURNISHED BY: FEMA FOR THE CITY OF CORDELE, GA.  
COMMUNITY-PANEL NUMBER: 130214 - 13081C0134 B  
DATED: SEPT. 25, 2009

SURVEYORS CERTIFICATION

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 OF 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.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP,  
PLAT, OR PLAN FOR FILING:

*[Signature]* 7/19/2024  
(Signature of the City of Cordele Codes Supervisor) DATE

*[Signature]* 7-18-24  
JASON B. FAIRCLOTH, GA. R.L.S. no. 2981 DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.96'	N 77°47'16" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHD. BRG.
C1	45.94'	50.00'	44.35'	S 75°53'16" W
C2	81.80'	135.00'	80.55'	S 84°51'16" W
C3	113.48'	190.00'	111.80'	S 84°36'24" W
C4	41.19'	190.00'	41.11'	S 73°42'28" W
C5	72.28'	190.00'	71.85'	N 89°10'56" W

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

* SURVEY FOR *		
LaPORTE HOLDINGS, LLLP		
PART OF LAND LOT 24, 11th. LAND DIST., CITY OF CORDELE, CRISP COUNTY, GA.		
SCALE: 1 INCH REPRESENTS 100 FEET	DATE OF SURVEY: JULY 9-10, 2024	THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE. LINEAR PRECISION - 1' IN 293,313'
REVISIONS:	DATE OF PLAT: JULY 11, 2024	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN FEET AND AN ANGULAR ERROR OF PER ANGLE POINT, AND WAS ADJUSTED USING THE SEE NOTE no. 3		
EQUIPMENT USED: SEE NOTE no. 3		
PROJECT: Z:\CARLSON PROJECTS\JOINT\2024\LaPORTE SUBDIVISION\2024 REVISION LOTS 3-7.DWG		
DRAWN BY: SMK	FILE NO. 5382	PLAT NO. 2047
DATE OF ISSUANCE:		
J.B. FAIRCLOTH & ASSOCIATES, P.C. LAND SURVEYING, PLANNING AND MAPPING FIRM CERTIFICATE OF AUTHORIZATION NO. LSF00031 1109 EAST 13th. AVE. PHONE (229)-273-1282 CORDELE, GEORGIA 31015 FAX (229)-273-2340		