

THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, AND STATEMENTS SHOWN ON THIS PLAT.

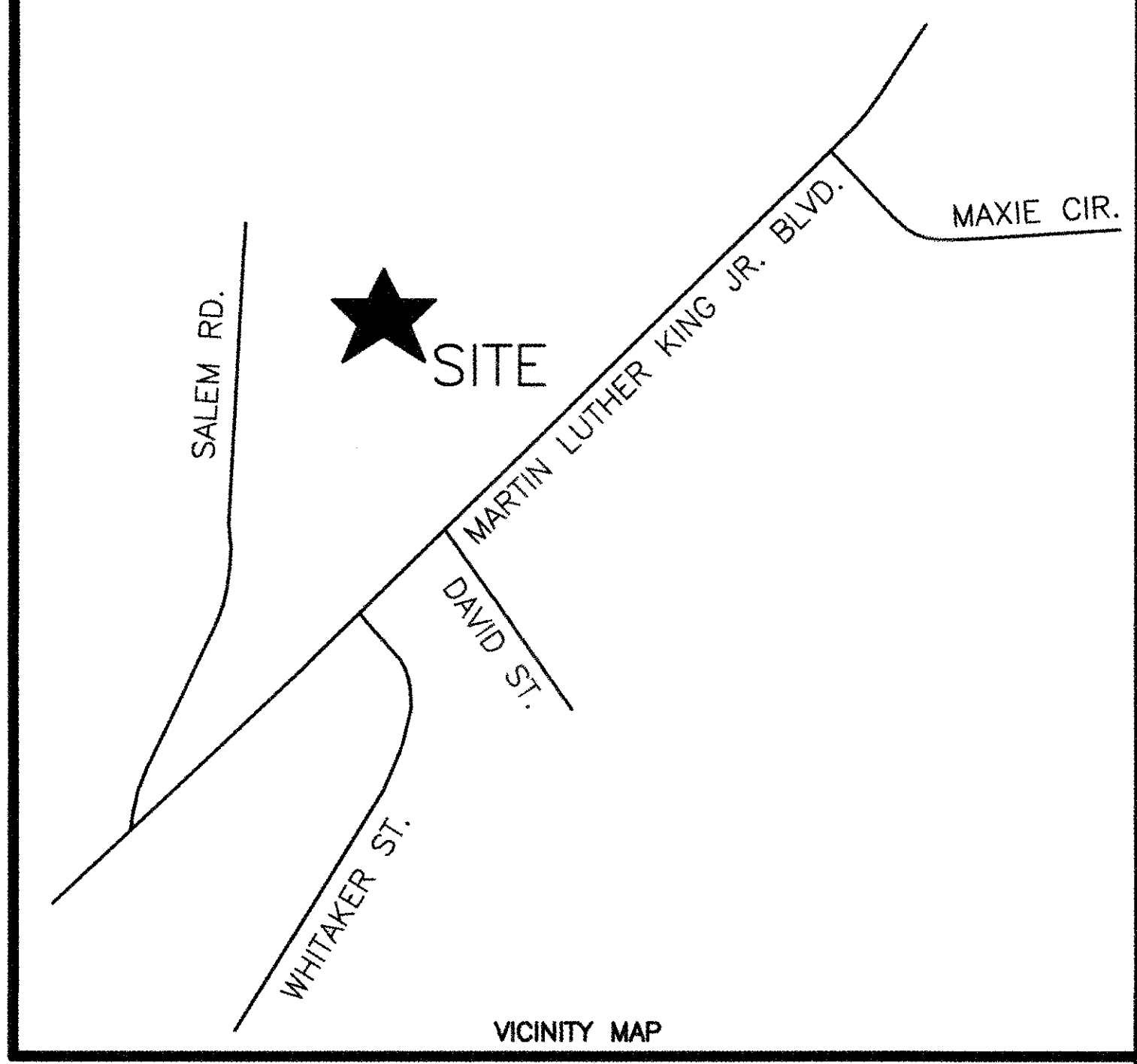
O.C.G.A. Section 15-6-67 (c)(3)(A)(i)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals 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.

11-22-23

SURVEYOR

DATE

- NOTES:
1. FIELD E.O.C. - 1" IN 12,754'
 2. PLAT E.O.C. RANGES FROM 1" IN 480,371' MIN. TO 1" IN 68,663' MAX.
 3. ANGULAR ERROR - 06.8" PER POINT
 4. ADJUSTMENT METHODS - LEAST SQUARES
 5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M.
 6. MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT - 25'
SIDE - 10'
REAR - 25'
 7. A 15' UTILITY EASEMENT SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY OF ALL INTERIOR ROADS.
 8. ALL CORNERS ARE 1/2" REBAR SET UNLESS OTHERWISE NOTED.
 9. SUBJECT PROPERTY PLAT REFERENCE: P.B. 4 PAGE 71
 10. CERTIFICATE OF AUTHORIZATION # - LSFO00094
 11. CURRENT OWNER IS ROBERT K. BELL JR INVESTMENTS, INC
 12. THIS PROPERTY IS CURRENTLY ZONED R-4 RESIDENTIAL



SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS, "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION ORDINANCE OF THE CITY OF METTER, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

03/03/2024

DATE

FINAL PLAT APPROVAL

*PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF METTER, GEORGIA, ALL REQUIREMENTS OF APPROVAL, HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE METTER PLANNING COMMISSION ON 03/03/2024.

03/03/2024

DATE

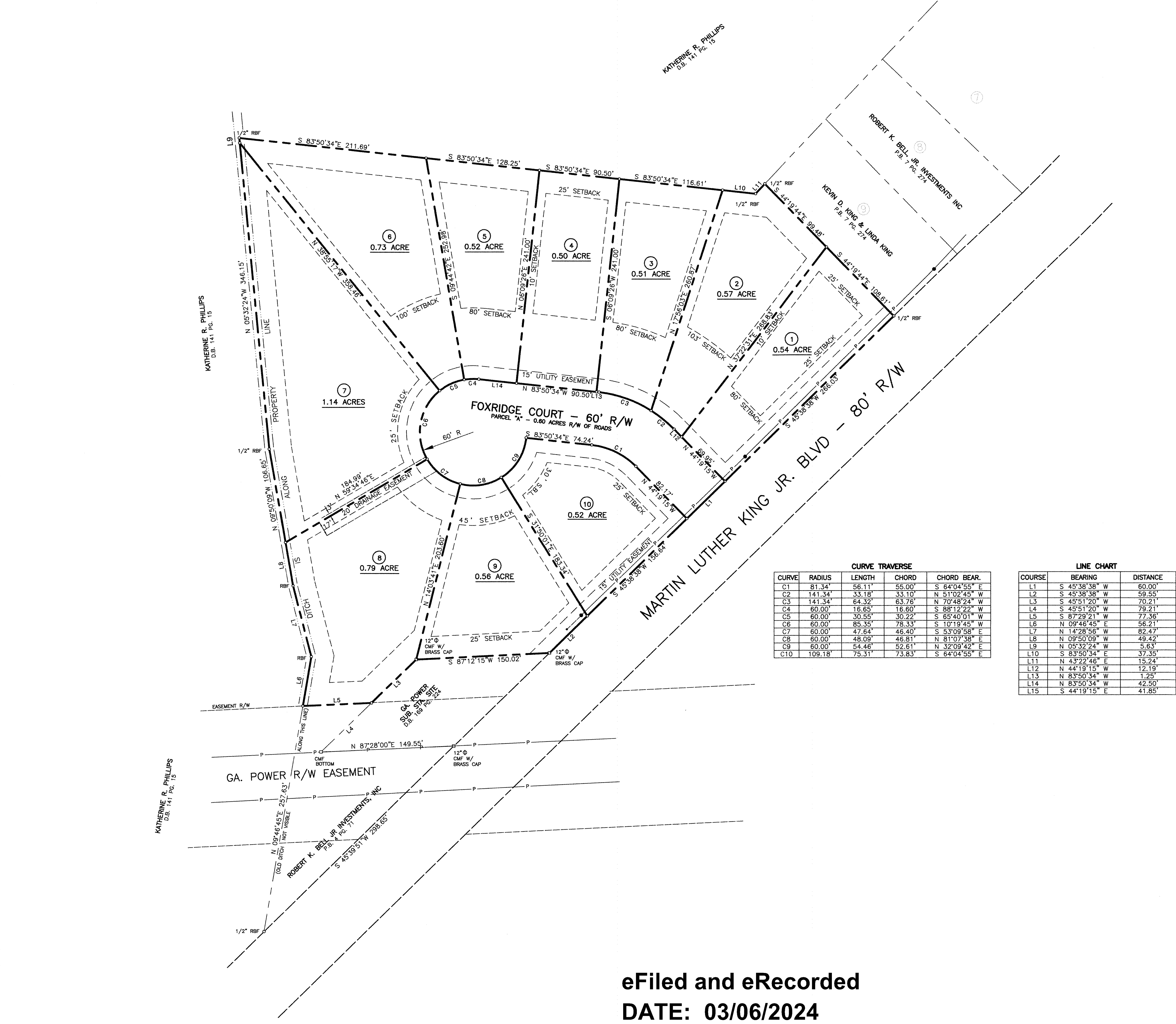
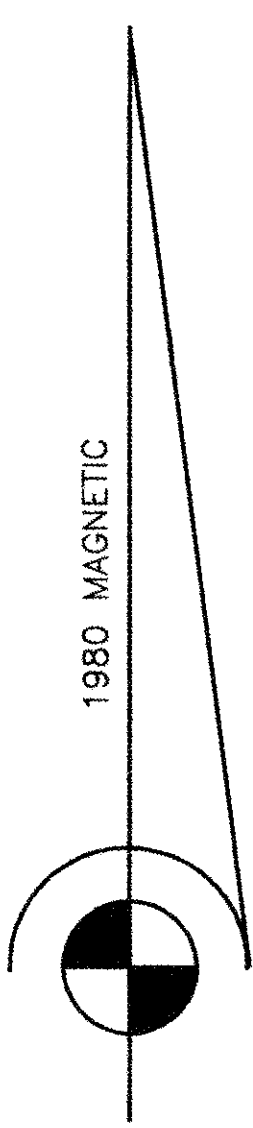
SECRETARY

METTER PLANNING COMMISSION

FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM FIRM #13043C0120A, MAP EFFECTIVE ON DECEMBER 17, 2010.

REGISTERED GEORGIA LAND SURVEYOR NO. 2113

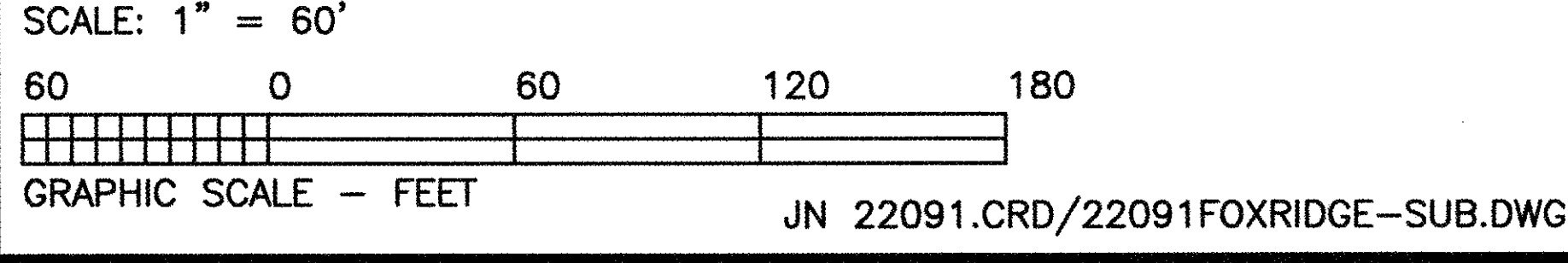


CURVE TRAVERSE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	81.34'	58.11'	58.00'	S 64°04'53" E
C2	141.34'	33.18'	33.10'	N 51°02'45" W
C3	141.34'	64.32'	63.76'	N 70°48'24" W
C4	60.00'	18.65'	18.60'	S 68°12'22" W
C5	60.00'	30.55'	30.22'	S 65°40'01" W
C6	60.00'	85.35'	78.33'	S 10°19'45" W
C7	60.00'	47.64'	46.40'	S 53°09'58" E
C8	60.00'	48.09'	46.81'	N 81°07'38" E
C9	60.00'	54.46'	52.61'	N 32°09'42" E
C10	109.18'	75.31'	73.83'	S 64°04'55" E

LINE CHART		
COURSE	BEARING	DISTANCE
L1	S 45°38'38" W	60.00'
L2	S 45°38'38" W	59.55'
L3	S 45°51'20" W	70.21'
L4	S 45°51'20" W	79.21'
L5	S 87°29'21" W	77.56'
L6	N 09°48'45" E	56.21'
L7	N 14°28'58" W	82.47'
L8	N 09°50'09" W	49.42'
L9	N 05°32'24" W	5.63'
L10	S 83°50'34" E	37.35'
L11	N 43°22'46" E	15.24'
L12	N 44°19'15" W	12.19'
L13	N 83°50'34" W	1.25'
L14	N 83°50'34" W	42.50'
L15	S 44°19'15" E	41.85'

FINAL SUBDIVISION PLAT FOR:
FOX RIDGE SUBDIVISION

LOCATION: 1685TH. G.M.D. CANDLER CO., GA.
CITY OF METTER
SURVEYED: JULY 28, 2022 THROUGH NOVEMBER 22, 2023
PLAT DATE: NOVEMBER 22, 2023
BY: JAMES M. ANDERSON-GA. R.L.S. 2113



eFiled and eRecorded
DATE: 03/06/2024
TIME: 12:12 PM
PLAT BOOK: 30
PAGE: 193 - 193
FILING FEES: \$10.00
PART ID: 3988046909
RECORDED BY: RO
Jenny Grimes
Candler County, GA

OWNER:
ROBERT K. BELL JR INVESTMENTS, INC
222 TIMBERLINE RD
STATESBORO, GA. 30461
PHONE: (912) 764-9955

SURVEYOR:
JAMES M. ANDERSON & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30458
PHONE: (912) 764-2002