

ABBY RIDGE

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 DATE: 4/5/2024
 TIME: 8:55 AM
 PLAT BOOK: 000PCC
 PAGE: 01769
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2216784465
 CLERK: Beth Greene
 Lowndes County, GA

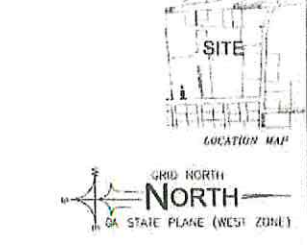
TRACT	OWNER	ACRES	AREA	PERCENTAGE	OR	CAUSE
1	ORCHARD HEIGHTS MOBILE HOME PARK, LLC	22.50	984,474	100.00		
2	KATHERINE LANE MOBILE HOME PARK, LLC	22.50	984,474	100.00		
3	KATHERINE LANE MOBILE HOME PARK, LLC	22.50	984,474	100.00		
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30	KATHERINE LANE MOBILE HOME PARK, LLC	22.50	984,474	100.00		
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33	KATHERINE LANE MOBILE HOME PARK, LLC	22.50	984,474	100.00		

SECTION	ACRES	AREA
1	22.50	984,474
2	22.50	984,474
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5	22.50	984,474
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19	22.50	984,474
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31	22.50	984,474
32	22.50	984,474
33	22.50	984,474

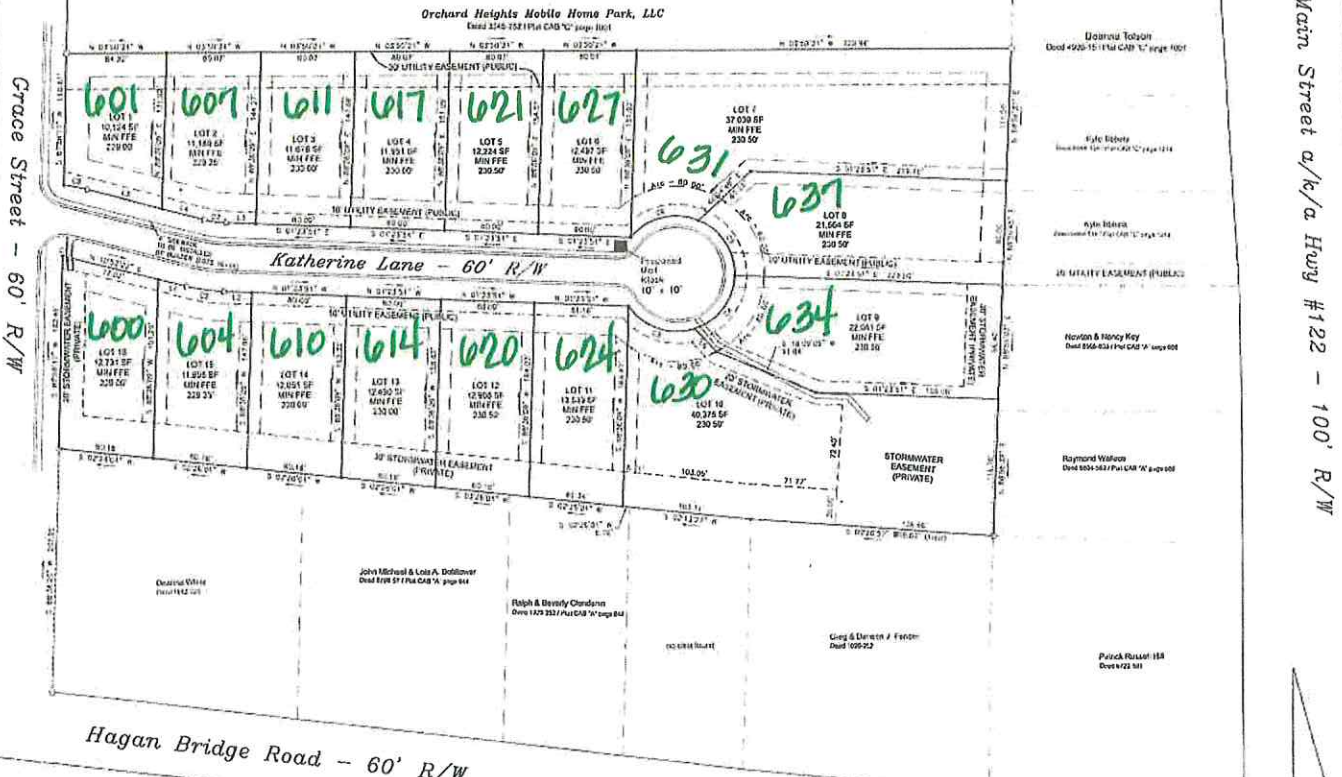
LEGEND

- 1 - Lot No. 1-16
- 2 - Lot No. 17-32
- 3 - Utility Easement
- 4 - Stormwater Easement
- 5 - Easement
- 6 - Other

Fema Map # 13185C0050E
 Fema Map # 13185C0101E
 Zone "X"
 Area of minimal flood hazard
 Effective Date: 09-26-2000



Stagecoach Trail
 Grace Street - 60' R/W



SITE INFORMATION

MUNICIPALITY: CITY OF HABERS
 MAP: 400, PARCEL: 12
 TOTAL ACREAGE: 6 ACRES
 TOTAL LOTS: 16
 CURRENT ZONING: R-10
 MINIMUM LOT AREA: 10,000 SF
 SETBACKS:
 FRONT: 15 FROM R/W
 REAR: 20'
 SIDE: 10'
 UTILITIES: CITY OF HABERS WATER AND SEWER

- Private stormwater easements on Lots 9-16 are not to be dedicated to the City of Habers for public use/maintenance. However, all lots shall be subject to that certain Stormwater Facility Management Agreement dated March 23, 2023 by and between the City of Habers, Georgia and Abby Ridge Development, LLC recorded in Deed Book 221057, Page 02174 in the deed records for Lowndes County, Georgia. (ETA-11)
- The easement area of each Lot and all improvements therein shall be continuously maintained by the Owner of such Lot, except for improvements for maintenance which a public authority of utility company is responsible.
- No structure, accessory building, pool, etc. are allowed to be constructed within the easements.
- Any fence installed across a stormwater easement shall not impede the flow of surface water towards the detention pond.

SURVEYORS CERTIFICATION

I, the undersigned, being a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original on file in my office.

[Signature]
 Date: 04-05-24

OWNER'S CERTIFICATION

STATE OF GEORGIA, CITY OF HABERS
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THOSE WHO ARE SUCCEDED HERETO WITH THE PERSON OR THROUGH AN ACE AUTHORIZED AGENT, CERTIFY THAT ALL SOLID CITY AND COUNTY RULES AND ORDINANCES REGARDING PLATS AND SUBDIVISIONS HAVE BEEN OBTAINED AND ARE IN FULL COMPLIANCE THEREWITH.

AGENT: *[Signature]*
 DATE: April 4, 2024

PURSUANT TO SECTION 43 OF THE CITY OF HABERS SUBDIVISION REGULATIONS ALL THE REQUIREMENTS FOR APPROPRIATE HABERS BEING FULFILLED, THIS PLAT HAS BEEN GRANTED APPROVAL BY THE

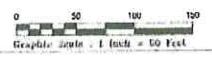
DEPARTMENT OF PUBLIC SAFETY - LOWNDES COUNTY GA
 DATE: N/A

DATE: *[Signature]*
 DATE: April 4, 2024

HABERS DIRECTOR OF PLANNING COMMISSION APPROVA:
[Signature]
 DATE: 4-4-2024

Subdivision Plat For:
ABBY RIDGE
 Lead Lot #89 12th L.D.,
 City of Habers
 Lowndes County, Georgia
 Field Survey - January 18, 2024
 Plat Date - March 22, 2024

Carter Surveying, LLC
 220 Arden Road
 Milledgeville, Georgia 31028
 Established 2000



DATE	BY	REVISION
11/22/2023	<i>[Signature]</i>	Initial Survey
11/22/2023	<i>[Signature]</i>	Final Survey