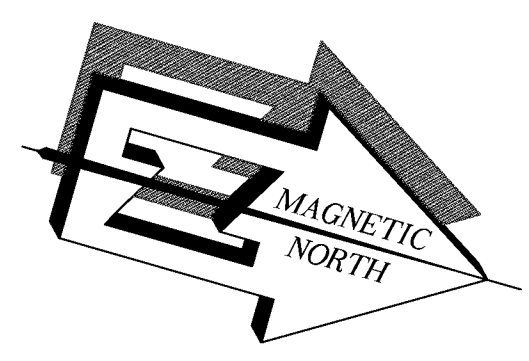


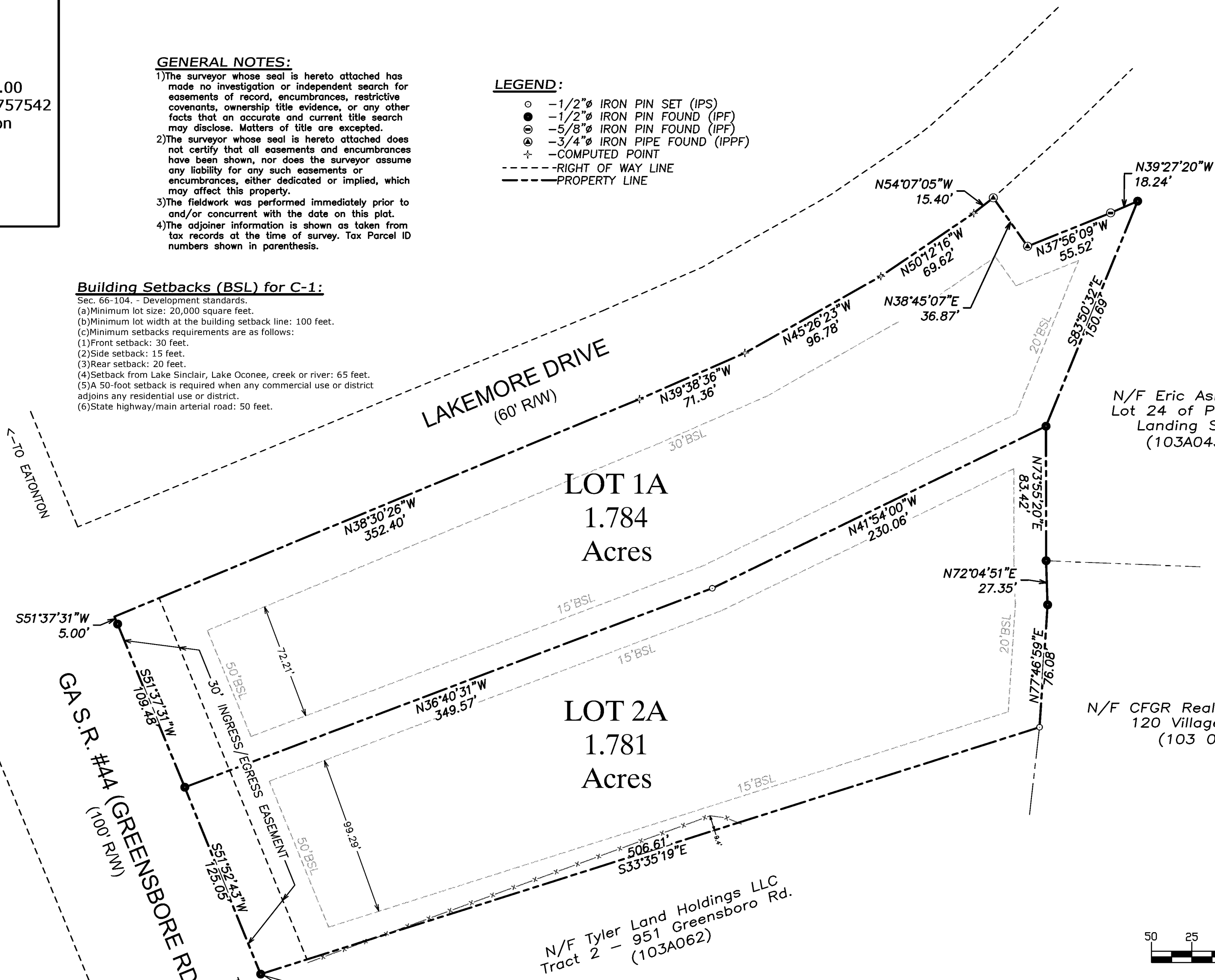
eFiled & eRecorded  
 DATE: 7/26/2024  
 TIME: 10:34 AM  
 PLAT BOOK: 00039  
 PAGE: 00006  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 4490757542  
 CLERK: Trevor J. Addison  
 Putnam County, GA

**GENERAL NOTES:**  
 1)The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.  
 2)The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.  
 3)The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.  
 4)The adjoining information is shown as taken from tax records at the time of survey. Tax Parcel ID numbers shown in parenthesis.

**LEGEND:**  
 ○ -1/2" Ø IRON PIN SET (IPS)  
 ● -1/2" Ø IRON PIN FOUND (IPF)  
 ⊙ -5/8" Ø IRON PIN FOUND (IPF)  
 ⊕ -3/4" Ø IRON PIPE FOUND (IPPF)  
 + -COMPUTED POINT  
 --- RIGHT OF WAY LINE  
 - - - PROPERTY LINE



**Building Setbacks (BSL) for C-1:**  
 Sec. 66-104. - Development standards.  
 (a)Minimum lot size: 20,000 square feet.  
 (b)Minimum lot width at the building setback line: 100 feet.  
 (c)Minimum setbacks requirements are as follows:  
 (1)Front setback: 30 feet.  
 (2)Side setback: 15 feet.  
 (3)Rear setback: 20 feet.  
 (4)Setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.  
 (5)A 50-foot setback is required when any commercial use or district adjoins any residential use or district.  
 (6)State highway/main arterial road: 50 feet.

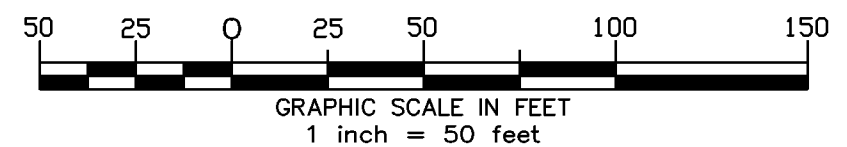


**REFERENCES:**  
 D.B.1081,PG.316  
 P.B.16,PG.175  
 P.B.23,PG.62  
 P.B.23,PG.138  
 P.B.25,PG.15  
 P.B.27,PG.144  
 CLERK OF SUPERIOR COURT  
 PUTNAM COUNTY, GEORGIA

**SURVEYOR 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 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.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,900+ FEET.

Equipment Used Linear: GeoMax Zoom90 Angular: GeoMax Zoom90	FOR	Property Combo/Division Survey	
OCRLS@hotmail.com		<b>Bruzze, LLC</b>	
	128 Lakemore Drive lying in Land Lot 341 of the 3rd Land District, 306th G.M.D. Putnam County, Georgia		
	SCALE: 1" = 50'	July, 2024	
		693 Dunlap Rd. Suite B Milledgeville, GA 31061 478-453-3454 8606	



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