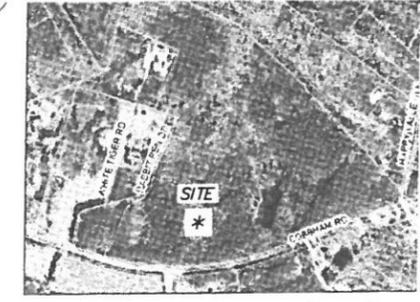
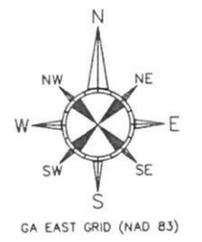


Recorded 05/28/2025 08:31AM
 JODY MASON
 31k Superior Court, COLUMBIA
 County, Ga.
 E2025 Pg 0108
 Fee: \$0.00
 Stamp: \$0.00
 (T81)



VICINITY MAP SCALE: 1"=1000'

ARE STATE WATERS ON OR WITHIN 200 FEET OF THE SITE.

JURISDICTIONAL WATERS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WATERS AREAS WITHOUT PROPER AUTHORIZATION.

SURVEYOR'S CERTIFICATION:
 I AM HIRING BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67. THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH STATEMENTS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN. I, THE SURVEYOR, CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LEE JACHENS GA. RLS.# 3170 DATE: 5/11/2025

NOTES:
 THIS PLAN MAY NOT REFLECT ALL RECORDED OR UNRECORDED EASEMENTS. THIS PLAN DOES NOT REFLECT ALL IMPROVEMENTS OR ENCROACHMENTS.
 THIS PLAN IS SUBJECT TO ALL RECORDED EASEMENTS AND LOCAL BUILDING RESTRICTIONS. CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE LAND OWNER TO VERIFY ALL WETLANDS AND/OR CREEK BUFFERS THAT MAY BE PRESENT WITH THIS PLAN. CONSULT THE U.S. ARMY CORPS OF ENGINEERS AND/OR COLUMBIA COUNTY PRIOR TO ANY DEVELOPMENT OF INDIVIDUAL LOTS. ALL CREEK BUFFERS/WETLANDS SHOWN ARE APPROXIMATE IN LOCATION.
 THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 13073C0085E DATED JUNE 7, 2019.
 REFERENCES USED IN DETERMINING BOUNDARY LINES:
 -P.B. 6 PG. 215
 -P.B. A PG. 289#10
 -P.B. 10 PG. 104
 -P.B. 5 PG. 200
 -P.B. H PG. 44
 -P.B. D 127 #7
 -P.B. AAA 351 #3
 -P.B. E2018 PG. 372
 -P.B. E2022 PG. 246



PROJECT DATA -
RABBIT RUN FARMS - PHASE 2
 OWNER/DEVELOPER:
RED ROCK LAND DEVELOPMENT, LLC
 730 STONE CREST LANE,
 APLING, GA 30802 (706) 868-9363

TAX PARCEL NO. 006 052
 TOTAL PARCEL ACREAGE: 79.20 ACRES (PHASE 2)
 NO. LOTS: 7
 LOT DENSITY: 0.09 LOTS/ACRE
 ZONING: R-A
 FRONT SETBACK (LOCAL): 75' FROM CENTERLINE
 FRONT SETBACK (ARTERIAL): 125' FROM CENTERLINE
 SIDE SETBACK: 10' (SETBACK IS 10' FROM EDGE OF ZONING BUFFER WHERE PRESENT ON LOT)
 REAR SETBACK: 25'
 MIN. LOT SIZE: 4.08 ACRES
 AVERAGE LOT SIZE: 11.31 ACRES

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWN INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

LEGEND:

□ TJB	TELEPHONE JUNCTION BOX
—	SIGN
—	WATER VALVE
—	GAS VALVE
⊙	STORM SEWER MANHOLE
⊙	OVERHEAD UTILITY POLE
⊙	LIGHT POLE
⊙	HYDRANT
⊙	WATER METER
□	TELEPHONE MANHOLE
—	UNDERGROUND GAS LINE
—	UNDERGROUND SEWER LINE
—	UNDERGROUND TELEPHONE LINE
—	OVERHEAD POWER LINE
—	STORM DRAIN
—	REINFORCED CONCRETE PIPE
⊙	REBAR SET
■	CONCRETE MONUMENT FOUND
○	IRON PIPE FOUND
●	IRON REBAR FOUND
⊙	AXLE FOUND



A PLAT OF:
**RABBIT RUN FARMS
 PHASE 2**
 PID: 006 052
 COLUMBIA COUNTY, GEORGIA
 PREPARED FOR:
**RED ROCK LAND
 DEVELOPMENT LLC**
**JACHENS
 LAND SURVEYING, INC.**
 Professional Land Surveying • GIS • Map

P.O. BOX 16
 EVANS, GA 30809
 PH: 706.299.8721

EMAIL: djachens@yahoo.com
 WWW.LANDSURVEY-MAPPING
 COAR: LSF001036

PROJECT No.: 24011 FIELD DATE: 03/21/2024

FINAL PLAT APPROVAL
 PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON THIS _____ DAY OF May 2025.
 THIS APPROVAL CONSTITUTES APPROVAL OF THE FINAL PLAT.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND THAT ALL TAXES HAVE BEEN PAID AND THAT WE ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT.
 DATE: 5/11/25
 OWNER SIGNATURE

DATE OF SURVEY: 03/21/2024
 E.O.C. FIELD: 1:13,000'
 < ERROR/POINT: 4'



THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND THE OFFICIAL CODE OF GEORGIA ANNOTATED.