THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

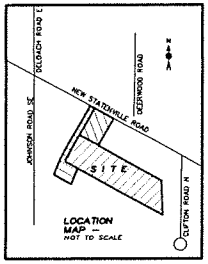
*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION;
*THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 82,483' WITH AN ANGLE ERROR OF 1 SECOND PER ANGLE POINT AND WAS NOT ADJUSTED.
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 153,297'
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION & 100' TAPE.

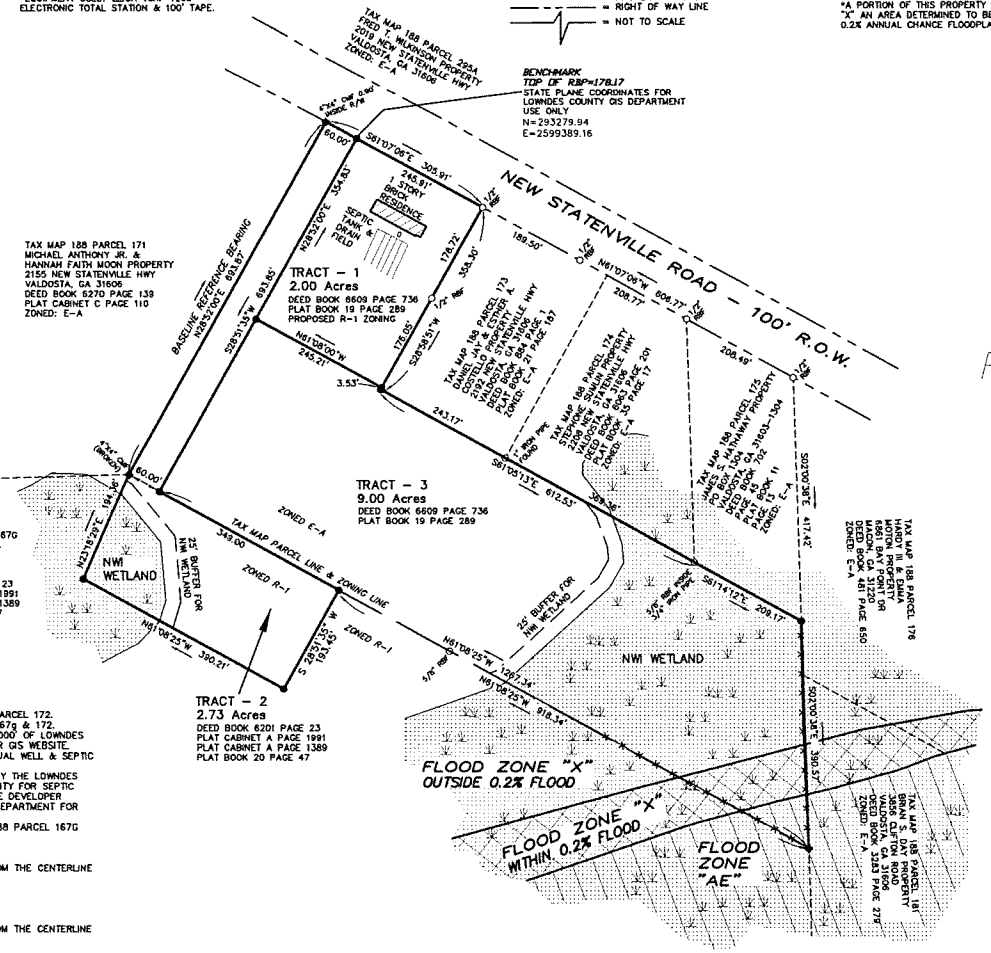
LEGEND

REBAR = CONCRETE REINFORCING ROD
RBF = IRON REBAR FOUND
R/W or R.O.W. = RIGHT OF WAY
Ac = ARC
Lc = LENGTH OF CHORD
Rc = RADIUS
NWI = NATIONAL WETLAND INVENTORY
● = 5/8"x18" IRON REBAR PLACED WITH CAP #2284
O = POINT NOT MONUMENTED
= PROPERTY BOUNDARY SURVEYED
= RIGHT OF WAY LINE
= NOT TO SCALE

*ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP #13185C0024E
EFFECTIVE DATE SEPTEMBER 26, 2008
*A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "AE" AN AREA OF 1.0% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED;
and
*A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE INSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN;
and
*A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT BOOK 19 PAGE 289.





PRELIMINARY PLAT FOR REVIEW

REZONING PLAT &
PLAT of BOUNDARY RETRACEMENT, PROPERTY DIVISION & COMBINATION SURVEY for

TYLER A. DAVIS
KATELAN K. DAVIS

2180 NEW STATENVILLE ROAD
LOCATED IN
LAND LOT #202 of the
11th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:
18 OCTOBER 2019
PLAT DATE: 23 OCTOBER 2019

0 100 200 300
GRAPHIC SCALE 1" = 100'

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 6609 PAGE 736; GRANTEES THEREIN ARE TYLER DAVIS & KATELAN DAVIS.

NOTES

- TRACTS #1 & #3 ARE PART OF TAX MAP 188 PARCEL 172.
- TRACT #2 IS PART OF TAX MAP 188 PARCELS 167g & 172.
- TRACTS #1 thru #3 ARE NOT LOCATED WITHIN 1000' OF LOWNDES COUNTY UTILITIES PER LOWNDES COUNTY'S VALOR GIS WEBSITE.
- TRACT #1 IS CURRENTLY SERVED BY AN INDIVIDUAL WELL & SEPTIC SYSTEM.
- TRACTS #2 & #3 HAVE NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT FOR SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT OCCURS THE DEVELOPER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATION.
- TRACT #3 IS TO BE COMBINED WITH TAX MAP 188 PARCEL 167G ALSO OWNED BY TYLER & KATELAN DAVIS.
- R-1 ZONING –
  *SETBACKS FOR R-1 ZONING:
  **MINIMUM FRONT BUILDING SETBACK = 80' FROM THE CENTERLINE OF ARTERIAL R/W
  **MINIMUM SIDE BUILDING SETBACK = 20'
  **MINIMUM REAR BUILDING SETBACK = 40'
- E-A ZONING –
  *SETBACKS FOR R-1 ZONING:
  **MINIMUM FRONT BUILDING SETBACK = 80' FROM THE CENTERLINE OF ARTERIAL R/W
  **MINIMUM SIDE BUILDING SETBACK = 20'
  **MINIMUM REAR BUILDING SETBACK = 50'
- WETLAND NOTES: "NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PRIOR PERMIT FROM THE ARMY CORP OF ENGINEERS". THE UNDERSIGNED SURVEYOR IN NO WAY CERTIFIES TO THE ACCURACY OR CORRECTNESS OF THE WETLANDS SHOWN HEREON. THE WETLANDS ARE SHOWN IN ORDER TO COMPLY WITH THE LOWNDES CO. ULDC SECT. 10.01.04(H) (5). ANY QUESTION CONCERNING THE WETLANDS SHOULD BE DIRECTED TO THE U.S. ARMY CORPS OF ENGINEERS.
- HIGH WATER ELEVATION = 154.0
- MINIMUM FINISHED FLOOR ELEVATION = 156.0
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.

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 FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____DATE: _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

PRELIMINARY PLAT FOR REVIEW 23 OCTOBER 2019
STAN FOLSOM GA RLS #2284 DATE

GEORGIA REGISTERED No. 2284 PROFESSIONAL LAND SURVEYOR STAN FOLSOM

FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RLS #2284
LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229 – 244 – 2920
folsom228@bellsouth.net

DRAWING: J3176-DAVIS.dwg & .crd