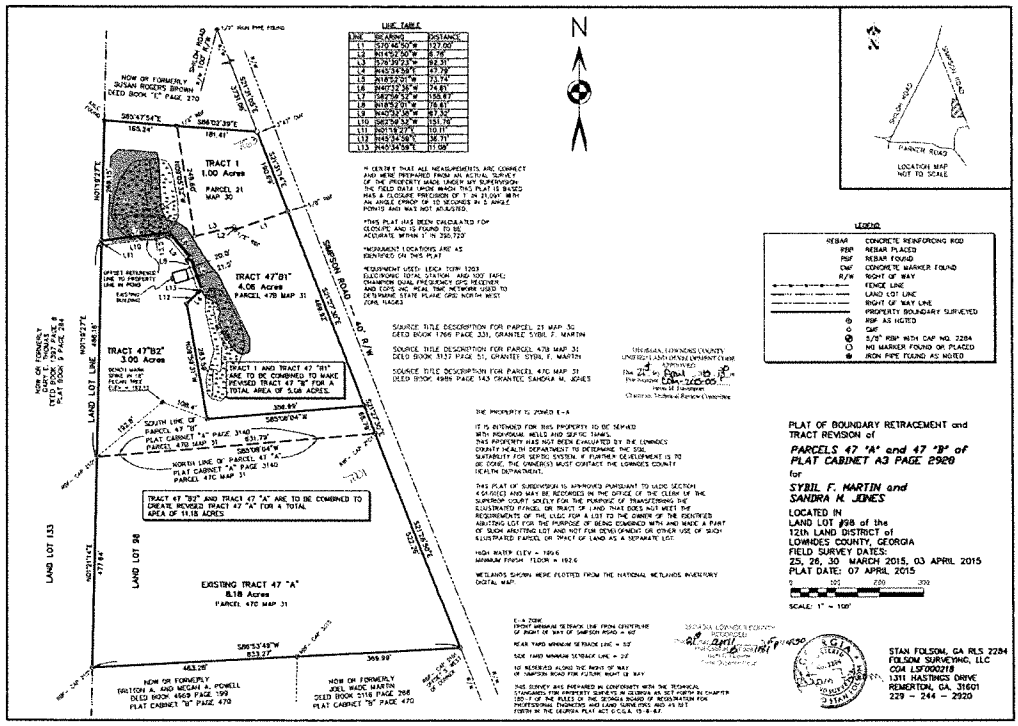

LINE TABLE
LINE BEARING DISTANCE
L1 S20°40'50"W 127.00'
L2 N14°52'50"W 8.76'
L3 S26°59'23"W 92.31'
L4 N45°34'58"E 47.79'
L5 N18°52'01"W 23.74'
L6 N40°32'35"W 74.61'
L7 S62°59'32"W 155.87'
L8 N18°52'01"W 76.61'
L9 N40°32'35"W 87.32'
L10 S62°59'32"W 151.76'
L11 N01°18'27"E 10.11'
L12 N45°34'58"E 36.71'
L13 N40°34'58"E 11.09'
N
LOCATION MAP
NOT TO SCALE
PARKER ROAD
LEGEND
REBAR CONCRETE REINFORCING ROD
RBP REBAR PLACED
RBF REBAR FOUND
CMF CONCRETE MARKER FOUND
R/W RIGHT OF WAY
FENCE LINE
LAND LOT LINE
RIGHT OF WAY LINE
PROPERTY BOUNDARY SURVEYED
RBF AS NOTED
CMF
5/8" RBP WITH CAP NO. 2284
NO MARKER FOUND OR PLACED
IRON PIPE FOUND AS NOTED
NOW OR FORMERLY SUSAN ROGERS BROWN DEED BOOK "E" PAGE 270
TRACT 1
1.00 Acres
PARCEL 31
MAP 30
TRACT 47"B1"
4.06 Acres
PARCEL 47B MAP 31
TRACT 47"B2"
3.00 Acres
TRACT 1 AND TRACT 47 "B1" ARE TO BE COMBINED TO MAKE REVISED TRACT 47 "B" FOR A TOTAL AREA OF 5.06 ACRES.
SOUTH LINE OF PARCEL 47 "B" PLAT CABINET "A" PAGE 3140 PARCEL 47C MAP 31
NORTH LINE OF PARCEL 47 "A" PLAT CABINET "A" PAGE 3140 PARCEL 47C MAP 31
TRACT 47 "B2" AND TRACT 47 "A" ARE TO BE COMBINED TO CREATE REVISED TRACT 47 "A" FOR A TOTAL AREA OF 11.18 ACRES
EXISTING TRACT 47 "A"
8.18 Acres
PARCEL 47C MAP 31
LAND LOT 133
LAND LOT 98
LAND LOT LINE
NOW OR FORMERLY TRITON A. AND MECAH A. POWELL DEED BOOK 4669 PAGE 199 PLAT CABINET "B" PAGE 470
NOW OR FORMERLY JOEL WADE MARTIN DEED BOOK 5116 PAGE 268 PLAT CABINET "B" PAGE 470
SIMPSON ROAD 40' R/W
SOURCE TITLE DESCRIPTION FOR PARCEL 31 MAP 30 DEED BOOK 1266 PAGE 331, GRANTEE SYBIL F. MARTIN
SOURCE TITLE DESCRIPTION FOR PARCEL 47B MAP 31 DEED BOOK 1137 PAGE 51, GRANTEE SYBIL F. MARTIN
SOURCE TITLE DESCRIPTION FOR PARCEL 47C MAP 31 DEED BOOK 4989 PAGE 143 GRANTEE SANDRA M. JONES
THE PROPERTY IS ZONED E-A
IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.
THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO LADC SECTION 4.01(B)(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 LLCC 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.
HIGH WATER ELEV = 199.6
MINIMUM FINISH FLOOR = 192.6
WETLANDS SHOWN HERE PLOTTED FROM THE NATIONAL WETLANDS INVENTORY DIGITAL MAP.
E-A ZONE
FRONT MINIMUM SETBACK LINE FROM CENTERLINE OF RIGHT OF WAY OF SIMPSON ROAD = 60'
REAR YARD MINIMUM SETBACK LINE = 50'
SIDE YARD MINIMUM SETBACK LINE = 25'
10' RESERVED ALONG THE RIGHT OF WAY OF SIMPSON ROAD FOR FUTURE RIGHT OF WAY
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
PLAT OF BOUNDARY RETRACEMENT and TRACT REVISION of
PARCELS 47 "A" and 47 "B" of PLAT CABINET A3 PAGE 2920
for
SYBIL F. MARTIN and SANDRA M. JONES
LOCATED IN
LAND LOT 198 of the
12th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA
FIELD SURVEY DATES:
25, 26, 30 MARCH 2015, 03 APRIL 2015
PLAT DATE: 07 APRIL 2015
SCALE: 1" = 100'
STAN FOLSOM, GA RLS 2284
FOLSOM SURVEYING, LLC
COA LSF000218
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 - 244 - 2920