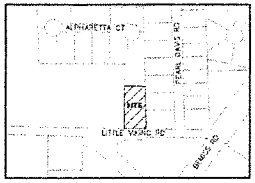
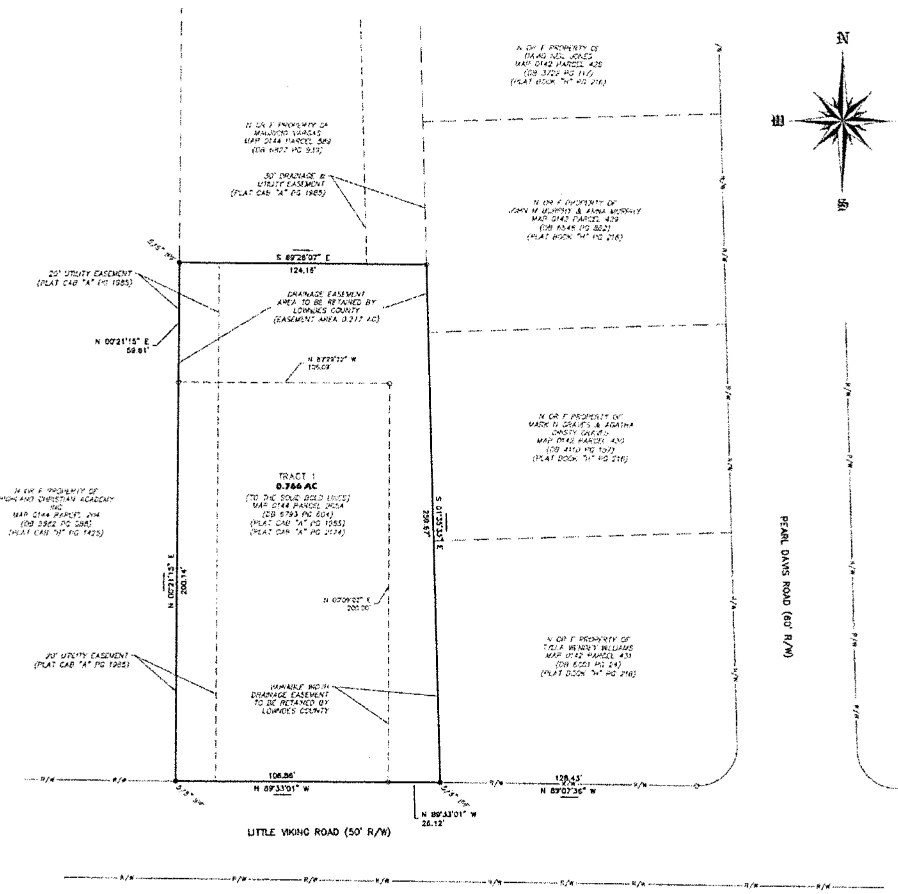
eFiled & eRecorded
DATE: 2/24/2022
TIME: 4:23 PM
PLAT BOOK: 000PCC
PAGE: 01181
RECORDING FEES: $10.00
PARTICIPANT ID: 7137136616
CLERK: Beth Greene
Lowndes County, GA

RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP

N.T.S.



CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL/S ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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.

ADAM J. GUESS — 2/24/2022 DATE
GEORGIA R.L.S. [illegible]

LOWNDES COUNTY UNIFIED DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE — 02/24/2022 DATE

LOWNDES COUNTY DIRECTOR OF ENGINEERING — 02/24/2022 DATE

GEORGIA REGISTERED No. 2940 LAND SURVEYOR ADAM J. GUESS

LEGEND

IPS ◐ – IRON PIN SET – 5/8" REBAR WITH CAP #2940
IPF ● – IRON PIN FOUND
GPF ● – GALVANIZED PIPE FOUND
○ – NOT MONUMENTED
—R/W— – RIGHT OF WAY
– CENTERLINE
—x—x— – FENCE

EQUIPMENT USED: SPECTRA PRECISION SP-80 GNSS/GPS RECEIVER WITH CARLSON SURVEYOR & DATA COLLECTOR.
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/155,312'
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0150E EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
MAP 0144 – PARCEL 205A
LAND DISTRICT 11 – LAND LOT 145
TOTAL ACREAGE: 0.766 ACRES
TOTAL NUMBER OF LOTS: 1 LOT (TRACT 1)
CURRENT ZONING: R-21
SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 30'
UTILITIES: WATER AND SEWER CURRENTLY SERVED BY LOWNDES COUNTY WATER & SEWER.
AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER 6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER 6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.
SUBJECT PROPERTY DEED REFERENCE: DEED BOOK 6793 PG 604.

NOTE:

THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4))

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-80 GNSS GPS RECEIVER WITH SPECTRA RANGER II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (± 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. 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.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AND/OR ITEMS AFFECTING THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR ENCUMBRANCES AND/OR LEGAL DOCUMENTS/MATTERS INCLUDING BUT NOT LIMITED TO EASEMENTS, DEEDS, RESTRICTIVE COVENANTS, OR AGREEMENTS WITH OR BETWEEN OTHER PARTIES MAY EXIST BUT ARE NOT SHOWN HEREON.
6. ANY STRUCTURES PROPOSED FOR TRACT 1 MUST BE BUILT ACCORDING TO LOT WIDTH STANDARDS SET IN TABLE 4.01.01 (G). LOT WIDTH IS PARALLEL TO THE ROAD.
7. A PORTION OF THIS PARCEL IS WITHIN THE BEMISS ROAD NORTH ROAD CORRIDOR

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
REVISION
This 24th day of February, 2022, 3:58 pm
File Number: REV-2022-03
Chairman, Technical Review Committee

811
Know what's below. Call before you dig.

IF YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW
www.gaupc.com

RETRACEMENT PLAT FOR:

RUBBER TIRE, LLC

LAND LOT 145 OF THE 11TH LAND DISTRICT — LOWNDES COUNTY · STATE OF GEORGIA

DATE OF SURVEY :	02-07-22
DATE OF PLAT:	02-08-22
DRAWN BY :	AJG
PROJECT NUMBER :	0941-01

SCALE
1 INCH = 30 FEET
0 15 30
(IN FEET)

G&L SURVEYING ▪ MAPPING
3338 Inner Perimeter Road
P.O. Box 2860
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1550
E-mail: jguess@gl-sm.com
GA COA: LSF000980

GEORGIA REGISTERED No. 2940 LAND SURVEYOR ADAM J. GUESS