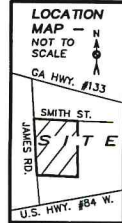


ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDEN COUNTY, GA & INCORPORATED AREAS MAP #13185C0205E EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

"I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT & 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 46,158' WITH AN ANGLE ERROR OF 4 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.  
 \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN 1' IN 288,972'.  
 \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE TO WITHIN 1' IN 182,963'.  
 \*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.  
 \*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION & 100' TAPE.

BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM DEED BOOK 3047 PAGE 5.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**LEGEND**  
 REBAR = CONCRETE REINFORCING BAR  
 R/W OR R.O.W. = RIGHT OF WAY  
 ● = 5/8" IRON REBAR FOUND  
 ⊕ = 5/8" IRON REBAR FOUND WITH CAP #2101  
 ⊙ = 5/8" IRON REBAR FOUND WITH CAP #3015  
 ⊗ = 3/4" OPEN-TOP IRON PIPE FOUND  
 ○ = DRILL HOLE PLACED IN GUTTER  
 --- = PROPERTY BOUNDARY SURVEYED  
 - - - - = ROAD R/W LINE  
 - - - - = ADJOINING PROPERTY LINE

**NOTES**

- LOT #1 IS COMPRISED OF LOWNDEN COUNTY TAX MAP 0087 PARCELS 084 & 165.
- LOT #1 IS LOCATED WITHIN 1000' OF LOWNDEN COUNTY UTILITIES PER LOWNDEN COUNTY'S VALOR GIS WEBSITE.
- LOT #1 IS ZONED C-G.
- \* FRONT MINIMUM BUILDING SETBACK = 70' FROM THE CENTERLINE OF THE RIGHT-OF-WAY + 1/2 ANY AMOUNT THE RIGHT-OF-WAY EXCEEDS 80'
- \* FOR A CORNER LOT, SIDE YARD SETBACK REQUIREMENTS FROM THE CENTERLINE OF THE RIGHT-OF-WAY OF ABUTTING STREETS SHALL BE EQUAL TO EIGHTY (80) PERCENT OF THAT REQUIRED FOR THE FRONT YARD SETBACK. ULDC SECTION 4.01.02 C.2. CONTACT THE LOWNDEN COUNTY ZONING DPT. FOR HELP WITH INTERPRETATION.
- \* SIDE MINIMUM BUILDING SETBACK = 20'
- \* REAR MINIMUM BUILDING SETBACK = 12'
- 12.5' IS RESERVED ALONG SMITH STREET FOR FUTURE R/W WIDENING.
- FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND POSSIBLY CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.01.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).

**REZONING PLAT**

PLAT OF BOUNDARY RETRACEMENT and COMBINATION SURVEY for **FELIX A. FLANNIGAN** of DEED BOOK 6867 PAGE 410 PLAT CABINET C PAGE 851 LOCATED IN LAND LOT #17 of the 12th LAND DISTRICT of LOWNDEN COUNTY, GEORGIA FIELD SURVEY: 26 JANUARY 2022 PLAT DATE: 19 APRIL 2022



THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. FELIX A. FLANNIGAN.

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.

APPROVED BY DIRECTOR OF ENGINEERING, LOWNDEN COUNTY, GEORGIA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
 DIRECTOR OF ENGINEERING

APPROVED BY THE CHAIRMAN, TECHNICAL REVIEW COMMITTEE

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 LOWNDEN COUNTY UNIFIED LAND DEVELOPMENT CODE  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

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

DATE: 19 APRIL 2022  
 STAN FOLSOM GA RLS #2284



FOLSOM SURVEYING, LLC  
 ROLAND STAN FOLSOM  
 GEORGIA RLS #2284  
 COA LSF000218  
 1309 EDGEWOOD DRIVE  
 VALDOSTA, GA. 31601  
 (229) 244 - 2920  
 folsom22@bellsouth.net

**SURVEY DATA NOTE:**  
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS -DEED BOOK 6867 PAGE 410; GRANTEE'S THEREIN ARE CHARLIE MACK FLANNIGAN, KATHERINE LOUISE FLANNIGAN and FELIX A. FLANNIGAN.

