

filed & eRecorded
 DATE: 2/3/2020
 TIME: 1:25 PM
 PLAT BOOK: 000PCC
 PAGE: 00038
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3174712172
 CLERK: Beth Greene
 Lowndes County, GA
 Cross-References: DB 3388 P 135



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF SURVEY OF THE DASHNER PROPERTY BY STAN FOLSON REVISED 30 JUNE 1998.

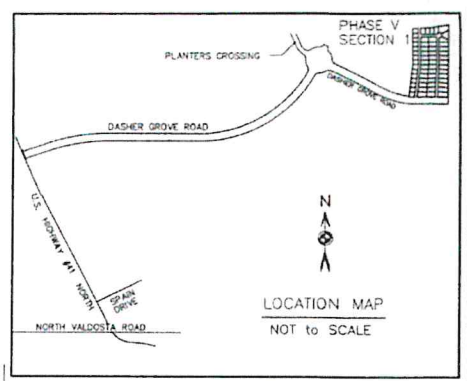
FOR THE FLOOD INSURANCE RATE MAP FOR LOWNDOS COUNTY, GA & INCORPORATED AREAS MAP # 13185001156 EFFECTIVE DATE SEPTEMBER 28, 2008 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

"THE WETLANDS SHOWN HEREON WERE DELINEATED BY ALAN RIGDON IN MAY OF 1999."

WETLANDS NOTES
 - NO FILL OR WORK SHALL BE PERMITTED WITHIN WETLANDS UNLESS PERMITTED WITHOUT A PERMIT FROM THE ARMY CORPS OF ENGINEERS.
 THE UNDERGROUND SURVEYOR IN NO WAY GUARANTEES THE ACCURACY OR CORRECTNESS OF THE WETLANDS SHOWN HEREON. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS WITHIN THE LOWNDOS COUNTY LEGISLATIVE DISTRICT 12 AND HAS OBSERVED WETLANDS IN THIS AREA. IT IS NOT THE AUTHORITY OF WETLANDS AND WETLANDS CONSULTING ENGINEERS, INC. SHOULD BE CONTACTED FOR THE U.S. ARMY CORPS OF ENGINEERS.
 PRIOR TO DEVELOPMENT, OWNERS SHOULD VERIFY THE LOCATION OF THE WETLANDS WITH THE ARMY CORPS OF ENGINEERS.

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 67,028" WITH AN ANGLE ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 42,901" MEASUREMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
 EQUIPMENT USED: LEICA TOPCON 1202 ELECTRONIC TOTAL STATION, EDGE REALTIME NETWORK & 100' TAPE.
 THE FIELD SURVEY OF THIS PLAT IS BASED UPON WAS DETERMINED TO BE CORRECT BY MEASUREMENTS ON NOVEMBER 6, 12 & 20 AND DECEMBER 2, 5 & 6 OF 2019.

LEGEND
 REBAR = CONCRETE REINFORCING BAR
 W/C = WITH PLASTIC CAP
 N/W OR S/W = RIGHT OF WAY
 CL = CENTERLINE
 HSE = HIGH WATER ELEVATION BY DESIGN ENGINEER
 FFE = FINISHED FLOOR ELEVATION
 FBS = FRONT MINIMUM BUILDING SETBACK LINE
 SRS = SIDE MINIMUM BUILDING SETBACK LINE
 RES = REAR MINIMUM BUILDING SETBACK LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 COL = CENTERED ON LOT LINE
 VS = VEGETATIVE BUFFER
 5/8" x 18" IRON REBAR PLACED W/C #2284
 4" x 8" IRON REBAR PLACED W/C #2284
 BM = WETLAND BENCHMARK POINT - NOT MARKED
 BM# = BENCHMARK - SEE BENCHMARK LIST FOR DETAILS & ELEVATIONS
 * = SEWERAL MUST BE INSTALLED BEFORE ROAD CURB AT TIME OF RESIDENTIAL CONSTRUCTION
 --- = PROPERTY BOUNDARY SURVEYED
 --- = ROAD R/W LINE
 --- = WETLAND DELINEATED BY ALAN RIGDON IN MAY OF 1999



BENCHMARK LIST

BM#	180.92	180.96	180.98	181.00
180.92	180.92	180.96	180.98	181.00
180.96	180.96	180.98	181.00	
180.98	180.98	181.00		
181.00	181.00			

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°01'19" W	29.99'
L2	N 45°05'42" W	28.67'
L3	S 46°46'42" W	28.53'
L4	N 43°51'11" W	27.63'
L5	N 44°42'32" E	26.28'
L6	N 45°20'25" E	26.28'
L7	N 81°25'22" E	50.49'
L8	S 45°26'28" E	28.28'

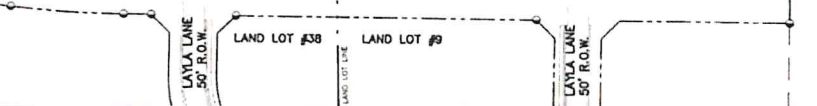
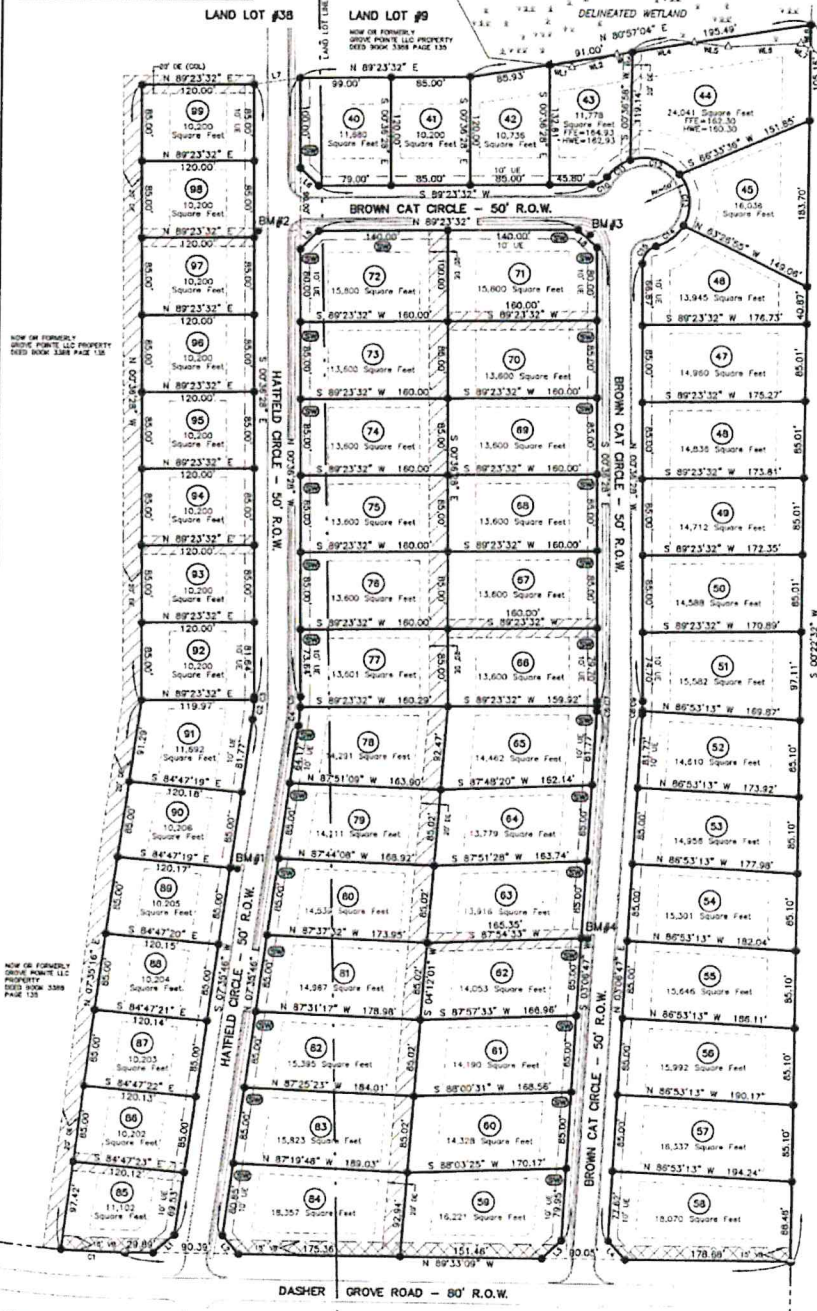
WETLAND LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 83°30'30" E	23.08'
WL2	N 73°55'04" E	62.70'
WL3	N 80°57'04" E	17.23'
WL4	N 80°57'04" E	68.68'
WL5	N 82°42'00" E	39.14'
WL6	N 87°11'50" E	73.00'
WL7	S 60°07'33" E	11.87'
WL8	N 02°22'32" E	26.56'

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS
C1	70.87'	N 87°48'59" W	70.81'	1020.00'
C2	21.70'	S 04°05'24" E	21.59'	175.00'
C3	3.36'	S 03°03'23" E	3.32'	175.00'
C4	20.39'	S 04°56'27" W	20.35'	325.00'
C5	11.30'	S 02°50'20" E	11.26'	255.00'
C6	6.06'	S 02°07'19" W	6.00'	115.00'
C7	5.30'	S 00'18'36" W	5.30'	175.00'
C8	11.30'	S 02°42'07" W	11.26'	255.00'
C9	11.30'	S 02°42'07" W	11.26'	255.00'
C10	18.68'	S 82°12'05" W	18.28'	20.00'
C11	33.89'	S 82°12'05" W	33.44'	50.00'
C12	60.00'	N 1°25'34" E	60.00'	30.00'
C13	60.49'	S 04°42'25" E	60.00'	50.00'
C14	38.79'	S 43°02'08" W	37.79'	50.00'
C15	26.13'	S 38°46'55" W	24.31'	20.00'

NOTES
 - TOTAL NUMBER OF LOTS IN GROVE POINT PHASE V SECTION 1 = 80 LOTS
 - TOTAL ACRES = 22.095 ACRES
 - GROVE POINT PHASE V SECTION 1 IS ON TAX MAP 72 AND IS PART OF PARCEL 1914.
 - GROVE POINT PHASE V SECTION 1 IS WITHIN 1000' OF LOWNDOS COUNTY WATER & SANITARY SYSTEMS, AND IS CURRENTLY SERVED BY LOWNDOS COUNTY WATER & SANITARY SYSTEMS.
 - ALL PROPERTY AND FINISHED FLOOR ELEVATIONS HEREON WERE DETERMINED BY THE DESIGN ENGINEER, LOWELL ENGINEERING ASSOCIATES, P.C.
 - NOTE FROM THE DESIGN ENGINEER ON THE APPROVED PRELIMINARY SUBDIVISION PLAT: "HIGH WATER ELEVATIONS WERE ESTABLISHED BASED ON GROUND SPOTS AT THE EDGE OF WETLANDS BECAUSE NO HIGH WATER MARKS WERE EXISTENT."
 - * SIDEWALKS MUST BE INSTALLED ON SOME LOTS AT THE TIME OF CONSTRUCTION. SEE LEGEND FOR DETAILS.
 - THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. TOM CARR.
 - ZONING: R-10
 - MINIMUM FRONT BUILDING SETBACK: 30'
 - MINIMUM SIDE BUILDING SETBACK: 10'
 - MINIMUM REAR BUILDING SETBACK: 30'
 - EASEMENTS:
 - 10' UTILITY EASEMENT OUTSIDE OF AND ADJACENT TO BROWN CAT CIRCLE & HAYFIELD CIRCLE
 - 15' VEGETATIVE BUFFER OUTSIDE OF AND ADJACENT TO DASHNER GROVE ROAD
 - DRAINAGE EASEMENTS AS PLATTED HEREON



FOLSON SURVEYING, LLC
 ROLAND STAN FOLSON
 GEORGIA PLS #2284
 CDM L57000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA 31691
 229 - 44 - 2920
 folson22@bellsouth.net

GROVE POINT PHASE V SECTION 1
 LOCATED IN LAND LOTS #9 & #38 OF THE 12TH LAND DISTRICT OF LOWNDOS COUNTY, GEORGIA

AS REQUIRED BY SUBSECTION (c) 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. SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS 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 UNDERGROUND 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.

DATE: 30 JANUARY 2020
 APPROVED BY BOARD OF HEALTH, LOWNDOS COUNTY, GEORGIA
 BOARD OF HEALTH REPRESENTATIVE
 APPROVED BY COUNTY ENGINEER, LOWNDOS COUNTY, GEORGIA
 COUNTY ENGINEER
 DATE: 30 JANUARY 2020
 APPROVED BY LAND SURVEYOR, LOWNDOS COUNTY DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE
 DATE: 30 JANUARY 2020
 APPROVED BY APPROVAL SIGNATURE ABOVE WAS NOT IN PLACE WHEN THIS PLAT WAS SUBMITTED AND TO BE PROPERLY OBTAINED PRIOR TO RECORDATION.
 Alan Rigdon 30 JANUARY 2020
 STAN FOLSON GA PLS #2284

GEORGIA REGISTERED LAND SURVEYOR
 No. 2284
 STAN FOLSON

SURVEY DATA NOTE:
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 1308 PAGE 135. GRANTEE THEREIN IS GROVE POINT LLC.

PLAT DATE: 30 JANUARY 2020
 GRAPHIC SCALE: 1" = 60'
 SHEET #1 OF 1 FILED 2020-01-30 PM 5:14 BY 2020