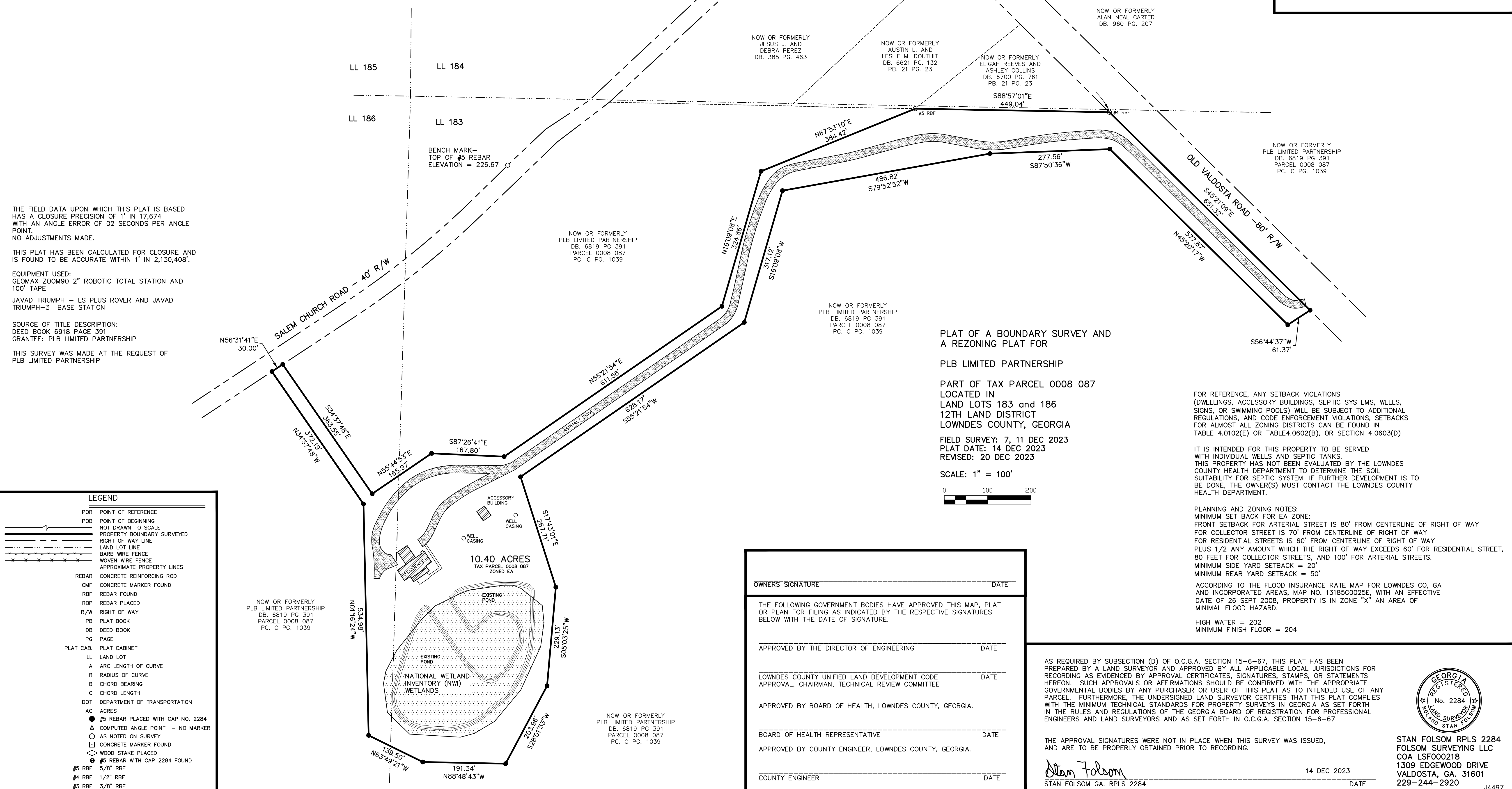
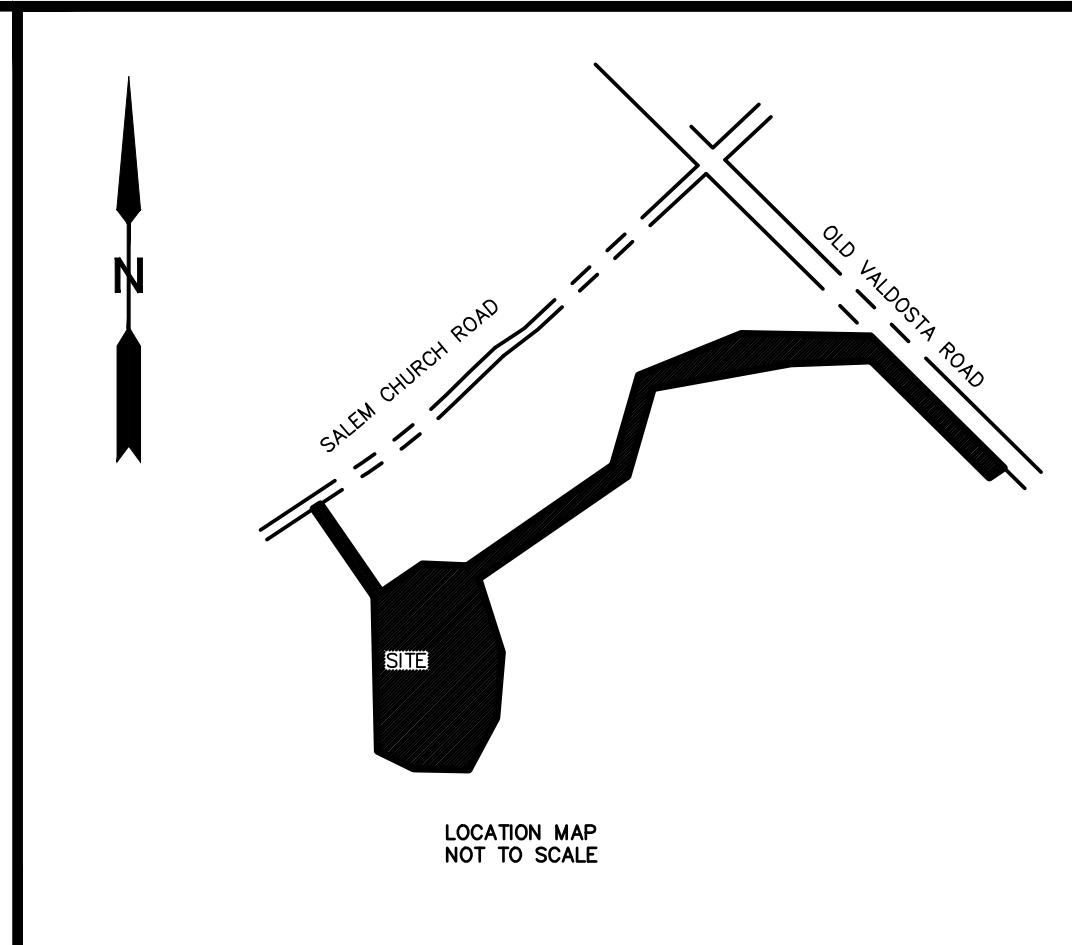
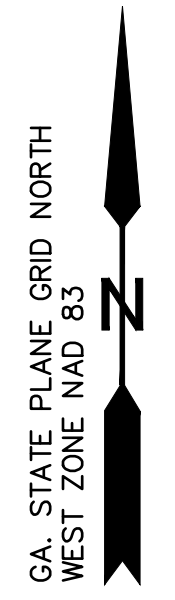


RESERVED FOR THE CLERK OF THE SUPERIOR COURT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 17,674 WITH AN ANGLE ERROR OF 02 SECONDS PER ANGLE POINT. NO ADJUSTMENTS MADE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 2,130,408'.

EQUIPMENT USED:
 GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE

JAVAD TRIUMPH - LS PLUS ROVER AND JAVAD TRIUMPH-3 BASE STATION

SOURCE OF TITLE DESCRIPTION:
 DEED BOOK 6918 PAGE 391
 GRANTEE: PLB LIMITED PARTNERSHIP

THIS SURVEY WAS MADE AT THE REQUEST OF PLB LIMITED PARTNERSHIP

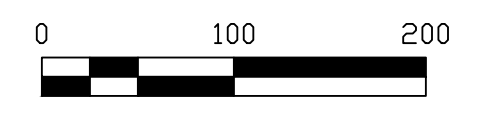
LEGEND

	POR POINT OF REFERENCE
	POB POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	BARB WIRE FENCE
	WOVEN WIRE FENCE
	APPROXIMATE PROPERTY LINES
	REBAR CONCRETE REINFORCING ROD
	CMF CONCRETE MARKER FOUND
	RBF REBAR FOUND
	RBP REBAR PLACED
	R/W RIGHT OF WAY
	PB PLAT BOOK
	DB DEED BOOK
	PG PAGE
	PLAT CAB. PLAT CABINET
	LL LAND LOT
	A ARC LENGTH OF CURVE
	R RADIUS OF CURVE
	B CHORD BEARING
	C CHORD LENGTH
	DOT DEPARTMENT OF TRANSPORTATION
	AC ACRES
	● #5 REBAR PLACED WITH CAP NO. 2284
	△ COMPUTED ANGLE POINT - NO MARKER
	○ AS NOTED ON SURVEY
	□ CONCRETE MARKER FOUND
	◇ WOOD STAKE PLACED
	● #5 REBAR WITH CAP 2284 FOUND
	#5 RBF 5/8" RBF
	#4 RBF 1/2" RBF
	#3 RBF 3/8" RBF

PLAT OF A BOUNDARY SURVEY AND A REZONING PLAT FOR
 PLB LIMITED PARTNERSHIP
 PART OF TAX PARCEL 0008 087
 LOCATED IN
 LAND LOTS 183 and 186
 12TH LAND DISTRICT
 LOWNDES COUNTY, GEORGIA

FIELD SURVEY: 7, 11 DEC 2023
 PLAT DATE: 14 DEC 2023
 REVISED: 20 DEC 2023

SCALE: 1" = 100'



FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE 4.0602(B), OR SECTION 4.0603(D)

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.

PLANNING AND ZONING NOTES:
 MINIMUM SET BACK FOR EA ZONE:
 FRONT SETBACK FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
 FOR COLLECTOR STREETS IS 70' FROM CENTERLINE OF RIGHT OF WAY
 FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY
 PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET,
 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
 MINIMUM SIDE YARD SETBACK = 20'
 MINIMUM REAR YARD SETBACK = 50'

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA AND INCORPORATED AREAS, MAP NO. 13185C0025E, WITH AN EFFECTIVE DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

HIGH WATER = 202
 MINIMUM FINISH FLOOR = 204

OWNERS' SIGNATURE _____	DATE _____
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 THE DIRECTOR OF ENGINEERING _____	DATE _____
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____	DATE _____
APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA. _____	DATE _____
BOARD OF HEALTH REPRESENTATIVE _____	DATE _____
APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA. _____	DATE _____
COUNTY ENGINEER _____	DATE _____

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

Stan Folsom
 STAN FOLSOM GA. RPLS 2284

14 DEC 2023
 DATE



STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920