GRAND PINE DRIVE - 60' R/W NOW OR FORMERLY KENNETH W. FOUNTAIN TAX PARCEL 0240 022 NOW OR FORMERLY DB. 1067 PG. 349 JOHNNY E. WITHERSPOON AND RESERVED FOR THE CLERK OF THE SUPERIOR COURT PB. C PG. 180 PEGGY WITHERSPOON TAX PARCEL 0240 021 DB. 4571 PG. 99 PB. C PG. 180 N81°30'33"E 30.78 N85°48'44"E N85°48'44"E 202.21 54.27 192.25 LOT 2 1.00 ACRES POLE BARN NOW OR FORMERLY RESIDENCE JEWELL T. CORBETT TAX PARCEL 0240 019 DB. 742 PG. 73 PB. C PG. 180 ACCESSORY BUILDINGS // S85°56'05"W 202.21 LOT 1 **3.72 ACRES** 80, TOTAL AREA = 4.72 ACRES TAX PARCEL 0240 037 CURRENTLY ZONED EAREQUESTING TO BE REZONED TO R1 \mathcal{D} NOW OR FORMERLY THRIPLE H PROPERTIES OF SOUTH GA. LLC TAX PARCEL 0240 018 DB. 6318 PG 61 PB. C PG. 179 THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED HAS S82°39'15"W 192.02' A CLOSURE PRECISION OF 1' IN 21,565' WITH AN ANGLE ERROR OF 4" SQUARE 05 SECONDS IN 8 ANGLE POINTS AND WAS NOT ADJUSTED. NOW OR FORMERLY JAMES RICHARD TERRELL ET AL
TAX PARCEL 0240 0338A
DB. 6728 PG. 786 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO NOW OR FORMERLY ROBERT PAUL CARTER JR TAX PARCEL 0240 038 BE ACCURATE WITHIN 1' IN 287,683'. NOW OR FORMERLY DANIEL WAYNE CARTER TAX PARCEL 0240 038B DB. 5979 PG. 2 EQUIPMENT USED: PC B PG. 295 DB. 4492 PG. 168 O LEICA 1203 3" ROBOTIC TOTAL STATION PC, B PG. 295 GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC REALTIME NETWORK CORRECTION USED TO DETERMINE GRID NORTH AND OR TO LOCATE CONTROL POINTS AND CORNER MARKERS O 100' STEEL TAPE SOURCE OF TITLE DESCRIPTION: DEED BOOK 6640 PAGE 298 GRANTEE: ROBERT PAUL CARTER THIS SURVEY WAS MADE AT THE REQUEST OF ROBERT PAUL CARTER. LEGEND PROPERTY CORNER MARKERS WILL BE PLACED AFTER APPROVAL BY LOWNDES COUNTY. POR POINT OF REFERENCE POB POINT OF BEGINNING OWNERS SIGNATURE DATE — NOT DRAWN TO SCALE IT IS INTENDED FOR THIS PROPERTY TO BE SERVED PROPERTY BOUNDARY SURVEYED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES OWNERS SIGNATURE DATE 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 OWNERS SIGNATURE DATE REBAR CONCRETE REINFORCING ROD HEALTH DEPARTMENT. CMF CONCRETE MARKER FOUND RBF REBAR FOUND ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA UNINCORPORATED AREAS, MAP NO. 13185C0245E, WITH AN EFFECTIVE RBP REBAR PLACED DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT R/W RIGHT OF WAY OF MINIMAL FLOOD HAZARD. OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES PB PLAT BOOK BELOW WITH THE DATE OF SIGNATURE.

GRAND PINE DRIVE LOCATION MAP NOT TO SCALE

—... —... — LAND LOT LINE XXXXX WOVEN WIRE FENCE ———————— APPROXIMATE PROPERTY LINES

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

 ₩OOD STAKE PLACED

#5 RBF 5/8" RBF #4 RBF 1/2" RBF

#3 RBF 3/8" RBF

PLANNING AND ZONING NOTES: MINIMUM SET BACK FOR R1 RESIDENTIAL ZONE: FRONT SETBACK FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY FOR COLLECTOR STREET 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 = 40'

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 TABLE4.0602(B), OR SECTION 4.0603(D)

APPROVED BY THE DIRECTOR OF ENGINEERING DATE

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE DATE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.

BOARD OF HEALTH REPRESENTATIVE

DATE COUNTY ENGINEER

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

SUBDIVISION SURVEY

ROBERT CARTER

SCALE: 1" = 60'

6178 GLENN ROAD

LOWNDES COUNTY GA

PLAT DATE: 15 MAY 2014

FIELD SURVEY: 13, 14 MAY 2024

OF TAX PARCEL 0240 037

LAND LOT 297 - 11TH LAND DISTRICT

PLAT OF A BOUNDARY RETRACEMENT SURVEY, RE-ZONING AND

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

ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

madot noto

15 MAY 2024 DATE STAN FOLSOM GA. RPLS 2284

IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL



STAN FOLSOM RPLS 2284 FOLSOM SURVEYING LLC COA LSF000218 1309 EDGEWOOD DRIVE VALDOSTA, GA. 31601 **229-244-2920** J4622