

..... DOVER MILLER KARRAS & LANGDALE .....

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April 5, 2017

Zoning Board of Appeals  
327 N. Ashley St.  
3<sup>rd</sup> Floor  
Valdosta, GA 31601

Re: ULDC Variance Application for MP 0048-043A

Dear Zoning Board of Appeals:

I am writing on behalf of Lower Lowndes, Inc., to request a variance, pursuant to Lowndes County Unified Land Development Code Section 9.02.01, for the property located at 6671 Brookridge Drive, Map & Parcel Number 0048-043A, more particularly described in Exhibit A attached. This property is known as Lot 5 of the J. Duncan Leggette Estate.

In order to show the necessity of the variance requested, a brief history of this property is required. In 1993, the developer of J. Duncan Leggette Estate Subdivision deeded all lots by a metes and bounds legal description. Lots 5 and 6 were deeded to Alene L. Griffin in Deed Book 992, Page 57, by a metes and bounds legal description that referenced an unrecorded survey prepared by Stan Folsom and dated April 3, 1993 ("Unrecorded Survey"). The unrecorded survey is attached hereto as Exhibit B.

On December 1, 1995, Ms. Griffin deeded Lots 5 and 6 to Sandra L. Johnson in Deed Book 1251, Page 154, by a metes and bounds legal description that references a new plat. Said plat was recorded in Plat Book 38, Page 262, and is attached hereto as Exhibit C ("1995 Plat"). This plat is the only recorded survey of Lots 5 and 6 and has been used in conveyances for over 20 years; however, this 1995 Plat is incomplete, as it does not describe Lots 5 and 6 individually in a manner sufficient to deed them separately.

Lots 5 and 6 were deeded together until May 4, 2006, when Wendy E. Newman deeded Lot 5 separately to Shelly R. Baker by that same plat. Said conveyance is recorded in Deed Book 3449, Page 195. However, this plat does not show all sides of Lot 5. In order to correct the description of Lot 5 and to enable the conveyance of Lot 6, a new survey showing each lot individually was