COMBINATION PLAT FOR:

JOSHUA KNUDSON

BEING IN LAND LOT 148 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: DECEMBER 31, 2015
PLAT DATE: JANUARY 3, 2016
REVISED: MARCH 26, 2018
TO INCLUDE ADDITONAL TRACT
REVISED: APRIL 1, 2019
TO COMBINE TRACTS

RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

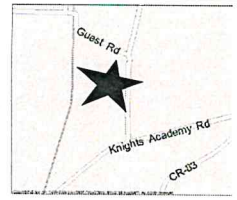
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval of recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

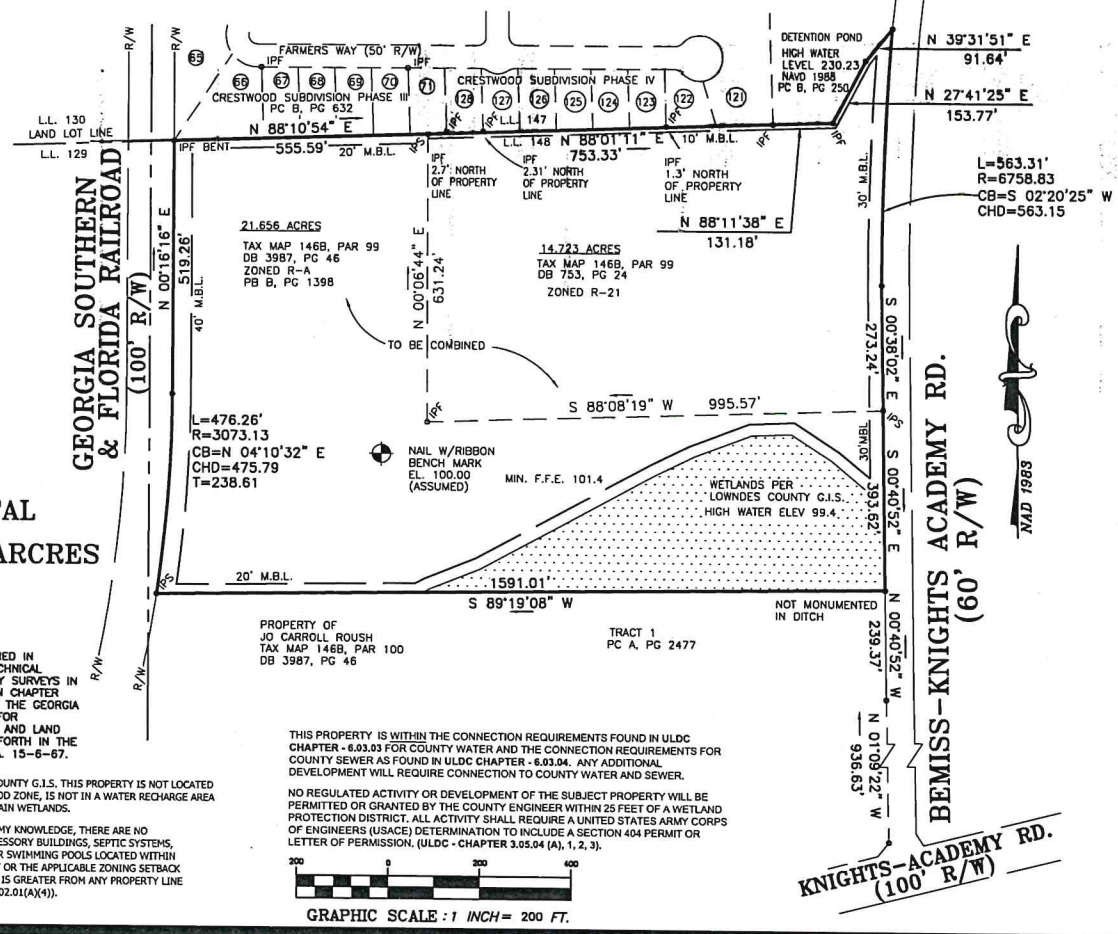
Barbara L. Herring, RLS #2785 — Date

Lowndes County Unified Land Development Code Approval, Chairman, Technical Review Committee — Date

GEORGIA REGISTERED No. 2785 PROFESSIONAL LAND SURVEYOR BARBARA L. HERRING

36.379 TOTAL COMBINED ARCRES





LEGEND

I.P.S. – IRON PIN SET – 5/8" REBAR
I.P.F. – IRON PIN FOUND
R/W – RIGHT OF WAY

EQUIPMENT USED: TOPCON AP-L1A "TOTAL STATION"
FIELD CLOSURE: 24,768
ANGLE ERROR: 4"/PT
METHOD OF ADJUSTMENT: SURVEYOR JUDGEMENT
PLAT CLOSURE: 1'/1,177,329

BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO NAD 1983 GEORGIA WEST ZONE.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PER LOWNDES COUNTY G.I.S. THIS PROPERTY IS NOT LOCATED IN A 100-YR FLOOD ZONE, IS NOT IN A WATER RECHARGE AREA AND DOES CONTAIN WETLANDS.

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

THIS PROPERTY IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER - 6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER - 6.03.04. ANY ADDITIONAL DEVELOPMENT WILL REQUIRE CONNECTION TO COUNTY WATER AND SEWER.

NO REGULATED ACTIVITY OR DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE PERMITTED OR GRANTED BY THE COUNTY ENGINEER WITHIN 25 FEET OF A WETLAND PROTECTION DISTRICT. ALL ACTIVITY SHALL REQUIRE A UNITED STATES ARMY CORPS OF ENGINEERS (USACE) DETERMINATION TO INCLUDE A SECTION 404 PERMIT OR LETTER OF PERMISSION. (ULDC - CHAPTER 3.05.04 (A), 1, 2, 3).

200 0 200 400

GRAPHIC SCALE : 1 INCH = 200 FT.

Southeastern Surveying, Inc.
601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685