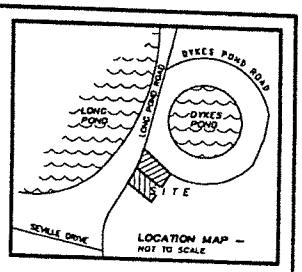
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

*THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 97,231'
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT
*EQUIPMENT USED: GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND 100' TAPE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0350E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

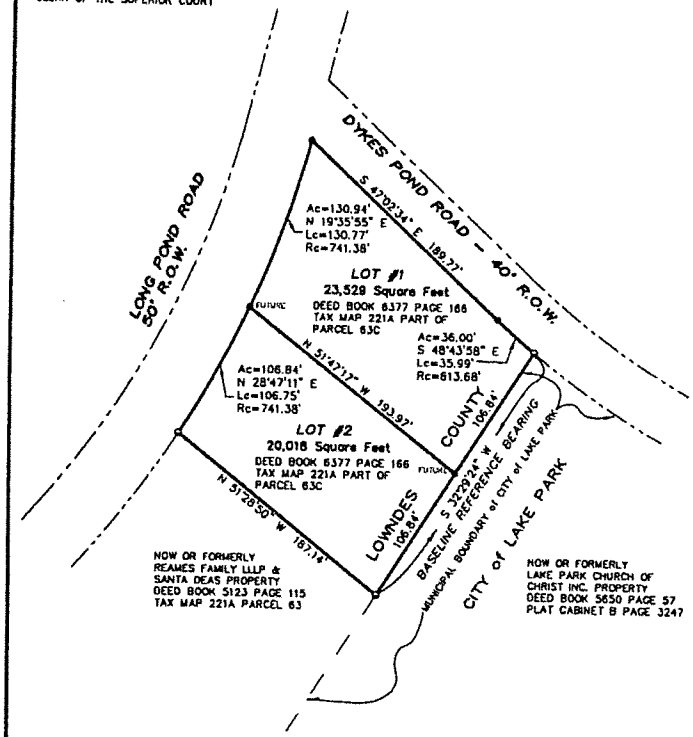
BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM DEED BOOK 6377 PAGE 166.



PRELIMINARY PLAT for REVIEW

PLAT of BOUNDARY RETRACEMENT & DIVISION SURVEY for
MARK COURSON
5761 LONG POND ROAD
LOCATED IN
LAND LOT #79 of the
16th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA
FIELD SURVEY: 13 MAY 2019
PLAT DATE: 23 MAY 2019

0 50 100 150
GRAPHIC SCALE 1" = 50'



SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS: DEED BOOK 6377 PAGE 166; GRANTEE THEREIN IS MARK COURSON.

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 FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

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

THE APPROVAL SIGNATURE ABOVE WAS NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND IS TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

PRELIMINARY PLAT for REVIEW MAY 2019
STAN FOLSOM GA RLS #2284 DATE

GEORGIA REGISTERED No. 2284 LAND SURVEYOR ROLAND STAN FOLSOM

FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RLS #2284
LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229 - 244 - 2920
folsom22@bellsouth.net

FILE: 13091-COURSON.dwg & .crd

NOTES -

- LOTS #1 & #2 ARE WITHIN 1000' of LOWNDES COUNTY UTILITIES & ARE INTENDED TO BE SERVED BY LOWNDES COUNTY WATER & SANITARY SEWER. THE INSTALLATION OF UTILITY CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ZONING: R-10

*MINIMUM FRONT BUILDING SETBACK LINE = 80'
**FOR A CORNER LOT, THE MINIMUM SIDE BUILDING SETBACK SHALL BE 80% OF THAT REQUIRED FOR THE FRONT SETBACK.
*MINIMUM SIDE BUILDING SETBACK = 10'
*MINIMUM REAR BUILDING SETBACK = 30'

- LOTS #1 & #2 ARE LOCATED IN A GROUNDWATER RECHARGE AREA.

LEGEND

R/W OR R.O.W. = RIGHT OF WAY
REBAR = CONCRETE REINFORCING ROD
FUTURE = 5/8" REBAR WITH CAP NO. 2284 - TO BE PLACED AFTER THIS PLAT HAS REVIEWED & APPROVED
= 5/8" REBAR PLACED WITH CAP NO. 2284
= 5/8" IRON REBAR FOUND
= PROPERTY BOUNDARY SURVEYED
= ROAD RIGHT OF WAY LINE