

eFiled & eRecorded

DATE: 8/5/2021

TIME: 3:12 PM

PLAT BOOK: 000PCC

PAGE: 01040

RECORDING FEES: \$10.00

PARTICIPANT ID: 31747

CLERK: Beth Greene

Lowndes County, GA

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 SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS SET FORTH IN O.C.G.A. SECTION 15-6-67.

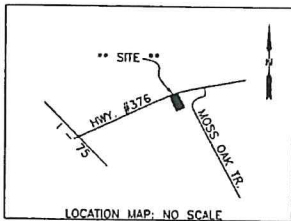
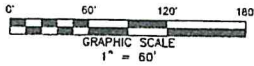


LOWNDES COUNTY UNIFIED DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE
08/02/2021 DATE

RODNEY GENE TENERY, JR., RLS/RF
08 / 02 / 2021 DATE

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

RESERVED FOR THE CLERK OF SUPERIOR COURT



GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

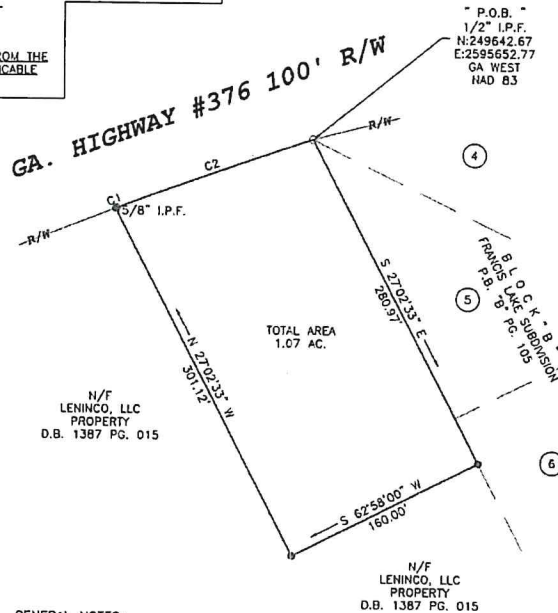
Table with 7 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 and C2.

GEORGIA, LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVED. This 5th day of August, 2021, 3:09 pm. File Number: MS2-2021-07. Chairman, Technical Review Committee.

SURVEY FOR:

LENINCO, LLC

LOCATED IN LAND LOT 10B OF THE 16TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.



- LEGEND: I.P.F. = IRON PIN FOUND, C.H.E. = CONCRETE EMBLEM PLACED, C.M.P. = CALUMNET PIN PLACED, etc.

- SURVEY EQUIPMENT USED: LEICA 1203 TOTAL STATION 3 SEC., GEOMAX ZOOM 90 TOTAL STATION, 2005W TOPCON TOTAL STATION 5 SEC., etc.

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE. I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION...

GENERAL NOTES:

- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13195C0350E, DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.
3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 1387 AT PAGE 015 SHOWING LENINCO, LLC AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. J.R. LEONARD.
4: FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY WILL REQUIRE CONNECTION TO THE LOWNDES COUNTY WATER & SEWER SYSTEMS AS BOTH SERVICES ARE AVAILABLE WITHIN 1,000 FEET.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR RECORDING:

LOWNDES COUNTY ENGINEER 08/02/2021 DATE
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE CHAIRMAN, TECHNICAL REVIEW COMMITTEE 08/02/2021 DATE
LOWNDES COUNTY BOARD OF HEALTH ENGINEERING & SANITATION DIVISION 08/02/2021 DATE
DIRECTOR OF ENGINEERING 08/02/2021 DATE
OWNER/AGENT 08 / 02 / 2021 DATE



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FAX 229-244-9781
E.MAIL horri613@bellsouth.net

DATE OF FIELD SURVEY: 08 / 17 / 2021
DATE OF PLAT: 08 / 02 / 2021

THIS IS A SURVEY OF PART OF LAND PARCEL 050 ON TAX MAP 199

JOB ID:#J-13870