



BOX FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- 5/8" REBAR FOUND
- 1" OPEN TOP PIPE FOUND
- 5/8" REBAR PLACED WITH CAP #3276
- LARGE TREE DOWN ON CORNER
- DB DEED BOOK
- PG PAGE
- R/W RIGHT OF WAY

- PARCELS 0113D 100-103
- ZONED DR-10

SETBACKS:

FRONT: 80' (FROM THE CENTERLINE OF A ARTERIAL)  
FRONT: 65' (FROM THE CENTERLINE OF A COLLECTOR)  
FRONT: 55' (FROM THE CENTERLINE OF A RESIDENTIAL)  
SIDE: 10'  
REAR: 30'

- THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 0113D 101 (DEED BOOK 927 PAGE 220), PARCEL 0113D 100 (DEED BOOK 3409 PAGE 123), PARCEL 0113D 102 (DEED BOOK 1008 PAGE 164) AND PARCEL 0113D 103 (DEED BOOK 1008 PAGE 164).
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0210E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

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 ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



GA. RLS #3276 DATE

CITY OF VALDOSTA ADMIN. DATE

NORTH OAK STREET (60' R/W)

WEST CRANFORD AVENUE (50' R/W)

WEST ALDEN AVENUE (70' R/W)

N 86°22'09" E 352.87'

N 01°23'48" E 300.00'

TRACT 1  
2.20 Acres

S 01°34'32" W 150.04'

S 01°23'48" W 150.05'

S 86°22'47" W 289.36'

S 86°22'09" W 63.03'

LOT 32  
PINEHURST PARK SD

LOT 33  
PINEHURST PARK SD

LOT 34  
PINEHURST PARK SD

LOT 35  
PINEHURST PARK SD

LOT 36  
PINEHURST PARK SD

LOT 37  
PINEHURST PARK SD

LOT 38  
PINEHURST PARK SD

LOT 39  
PINEHURST PARK SD

LOT 40  
PINEHURST PARK SD

LOT 41  
PINEHURST PARK SD

NOW OR FORMERLY  
DALE M. BARNES  
DB 4790 PG 6  
PARCEL# 0113D 104

NOW OR FORMERLY  
LYNNE J. WILSON  
DB 5392 PG 39  
PARCEL# 0113D 098

NOW OR FORMERLY  
GENE G. & JENIFER A. WOMBLE  
DB 6615 PG 879  
PARCEL# 0113D 099

WOOD FRAMED HOUSE

PORCH

WOOD FRAMED HOUSE

PORCH

SHED

LOT 71  
PINEHURST PARK SD

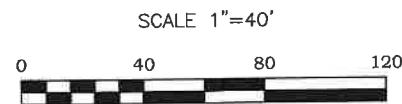
LOT 72  
PINEHURST PARK SD

**INNOVATE**  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

COMBINATION SURVEY FOR:

**AVERY WALDEN**



LOCATED IN  
LAND LOT 60  
11TH LAND DISTRICT  
CITY OF VALDOSTA,  
LOWNDES COUNTY, GA  
PLAT DATE: 8/02/2022  
FIELD SURVEY DATE:  
7/26/2022

FIELD CLOSURE: 1' IN 21,560'  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1' IN 168,338'  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRX6+ GNSS ROVER  
CARLSON RT3 TABLET DC