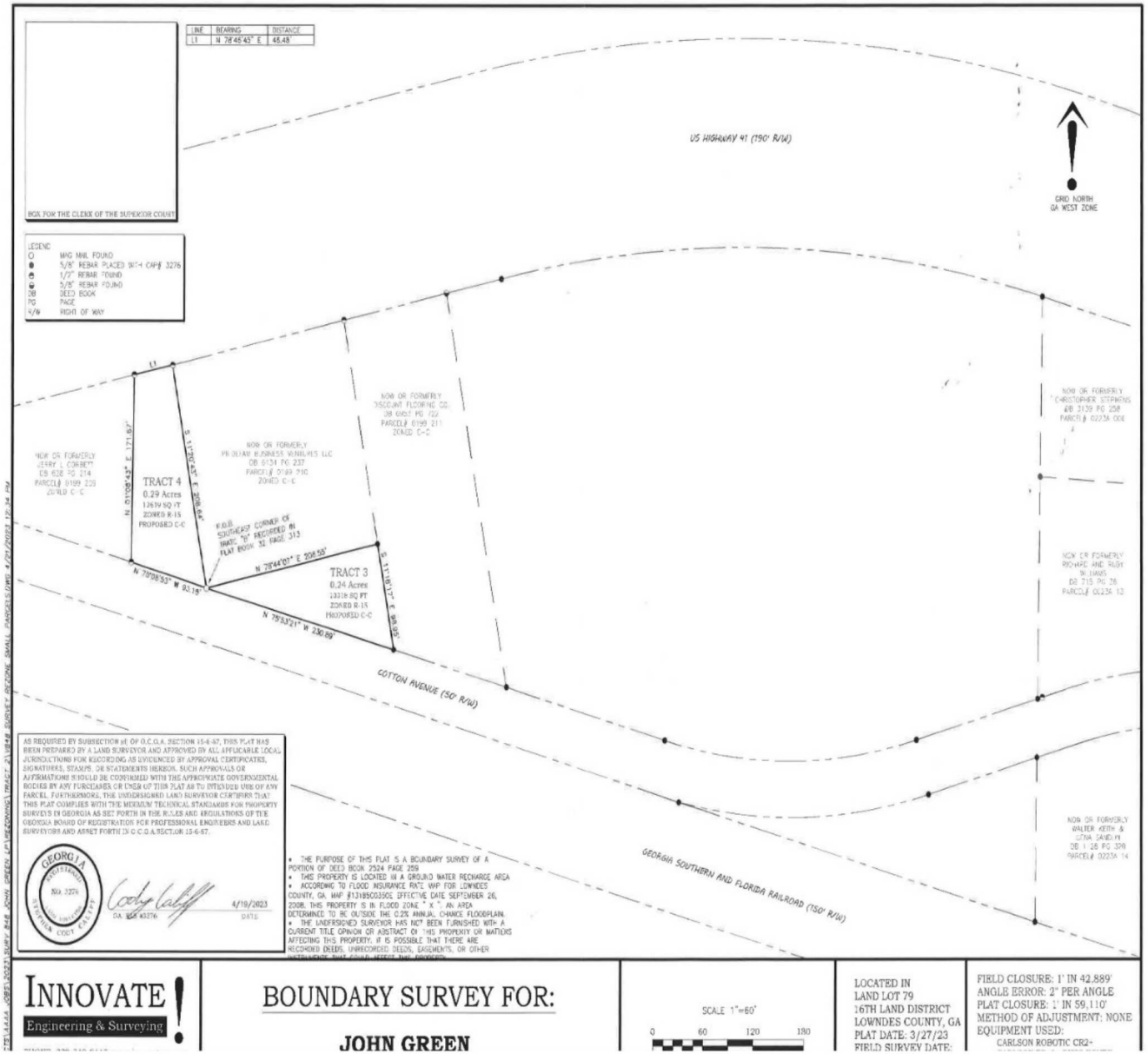
LINE | BEARING | DISTANCE
L1 | N 78°46'45" E | 46.48'
BOX FOR THE CLERK OF THE SUPERIOR COURT
LEGEND
MAG NAIL FOUND
5/8" REBAR PLACED WITH CAP# 3276
1/2" REBAR FOUND
5/8" REBAR FOUND
DB DEED BOOK
PG PAGE
R/W RIGHT OF WAY
US HIGHWAY 41 (190' R/W)
GRID NORTH
GA WEST ZONE
NOW OR FORMERLY
JERRY L CORBETT
DB 638 PG 214
PARCEL# 0199 229
ZONED C-C
TRACT 4
0.29 Acres
12639 SQ FT
ZONED R-15
PROPOSED C-C
N 01°08'43" E 171.87'
S 11°05'24" E 208.64'
NOW OR FORMERLY
PRIDEAW BUSINESS VENTURES LLC
DB 6134 PG 237
PARCEL# 0199 210
ZONED C-C
NOW OR FORMERLY
DISCOUNT FLOORING CO.
DB 6965 PG 122
PARCEL# 0199 211
ZONED C-C
P.O.B.
SOUTHEAST CORNER OF
TRACT "D" RECORDED IN
PLAT BOOK 32 PAGE 313
N 78°44'07" E 208.58'
TRACT 3
0.24 Acres
10318 SQ FT
ZONED R-15
PROPOSED C-C
S 11°16'17" E 88.95'
N 79°38'53" W 93.19'
N 79°53'21" W 230.89'
COTTON AVENUE (50' R/W)
GEORGIA SOUTHERN AND FLORIDA RAILROAD (150' R/W)
NOW OR FORMERLY
CHRISTOPHER STEPHENS
DB 3139 PG 208
PARCEL# 0223A 006
NOW OR FORMERLY
RICHARD AND RUBY
WILLIAMS
DB 215 PG 28
PARCEL# 0223A 13
NOW OR FORMERLY
WALTER KEITH &
LOTHA SANDERS
DB 1 28 PG 309
PARCEL# 0223A 14
AS REQUIRED BY SUBSECTION (e) 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 OWNER 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.
GEORGIA
No. 3276
REGISTERED
LAND SURVEYOR
4/19/2023
DATE
• THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF A PORTION OF DEED BOOK 2524 PAGE 259
• THIS PROPERTY IS LOCATED IN A GROUND WATER RECHARGE AREA
• ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA MAP #13185C0350E 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
INNOVATE!
Engineering & Surveying
BOUNDARY SURVEY FOR:
JOHN GREEN
SCALE 1"=60'
0 60 120 180
LOCATED IN
LAND LOT 79
16TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 3/27/23
FIELD SURVEY DATE:
FIELD CLOSURE: 1' IN 42,889'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 59,110'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+