INNOVATE!
Engineering & Surveying
BOUNDARY SURVEY FOR:
JOHN GREEN
SCALE 1"=60'
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 GPS+
TRACT 4
0.29 Acres
12,619 SQ FT
PROPOSED C-C
TRACT 3
0.34 Acres
13,216 SQ FT
PROPOSED C-C
N 78°56'57" W 208.98'
S 11°10'17" E 99.95'
N 78°49'43" E 208.98'
S 11°10'17" E 209.64'
N 01°08'43" E 171.67'
L1
GEORGIA SOUTHERN AND FLORIDA RAILROAD (150' R/W)
COTTON AVENUE (66' R/W)
US HIGHWAY 41 (150' R/W)
GRID NORTH
GA WEST ZONE
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 DISCHARGE OF THE SURVEYOR'S RESPONSIBILITY TO SURVEY ESTABLISHED LAND LINES AND PLATS. IN ADDITION, THE SURVEYOR'S SIGNATURE, SEAL/STAMP, OR NOTARY'S SEAL/STAMP APPEARING HEREON, WHICH APPEARS ON ALTERNATIVE SHEETS BE COORDINATED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF THESE PLATS OR ANY INTERESTED USE OF ANY THAT PLAT OR TO INTERVENE USE OF ANY PLAT FOR PROPERTY TRANSACTIONS. ATTACHMENT 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 ADOPTED BY O.C.G.A. SECTION 15-6-67.
GEORGIA REGISTERED LAND SURVEYOR NO. 3259
4/19/2023
DATE
• THE PURPOSE OF THIS PLAT S A BOUNDARY SURVEY OF A PORTION OF TAX PARCEL 0199 239
• THIS PROPERTY IS LOCATED IN A GROUND WATER RECHARGE AREA
• ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA MAP #13185C0335C EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) (AREA 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 RECORDED EITHER VARIFORMED HEREIN, EASEMENTS OR OTHER RESTRICTIVE COVENANTS THAT MAY AFFECT THE PROPERTY.
LEGEND
MAG NAIL FOUND
5/8" REBAR PLACED W/ CAP# 3276
1/2" REBAR FOUND
CONCRETE MONUMENT FOUND
POINT OF BEGINNING
POINT OF COMMENCEMENT
RIGHT OF WAY
LINE TABLE
L1 N 78°49'43" E 140.48
BOOK FOR THE CLERK OF THE SUPERIOR COURT
NOW OR FORMERLY
JOHN GREEN
DB 5134 PG 233
PARCEL# 0199 239
ZONED C-C
NOW OR FORMERLY
PEARL PROPERTIES LLC
DB 5134 PG 233
PARCEL# 0199 210
ZONED C-C
NOW OR FORMERLY
CHRISTOPHER STEPHENS
DB 3179 PG 228
PARCEL# 0199 196
NOW OR FORMERLY
RICHARD ALLEN HUNT SR.
DB 715 PG 76
PARCEL# 0235 10
NOW OR FORMERLY
KENNETH KEITH & CYNTHIA SAMUELS
DB 1128 PG 328
PARCEL# 0235A 14