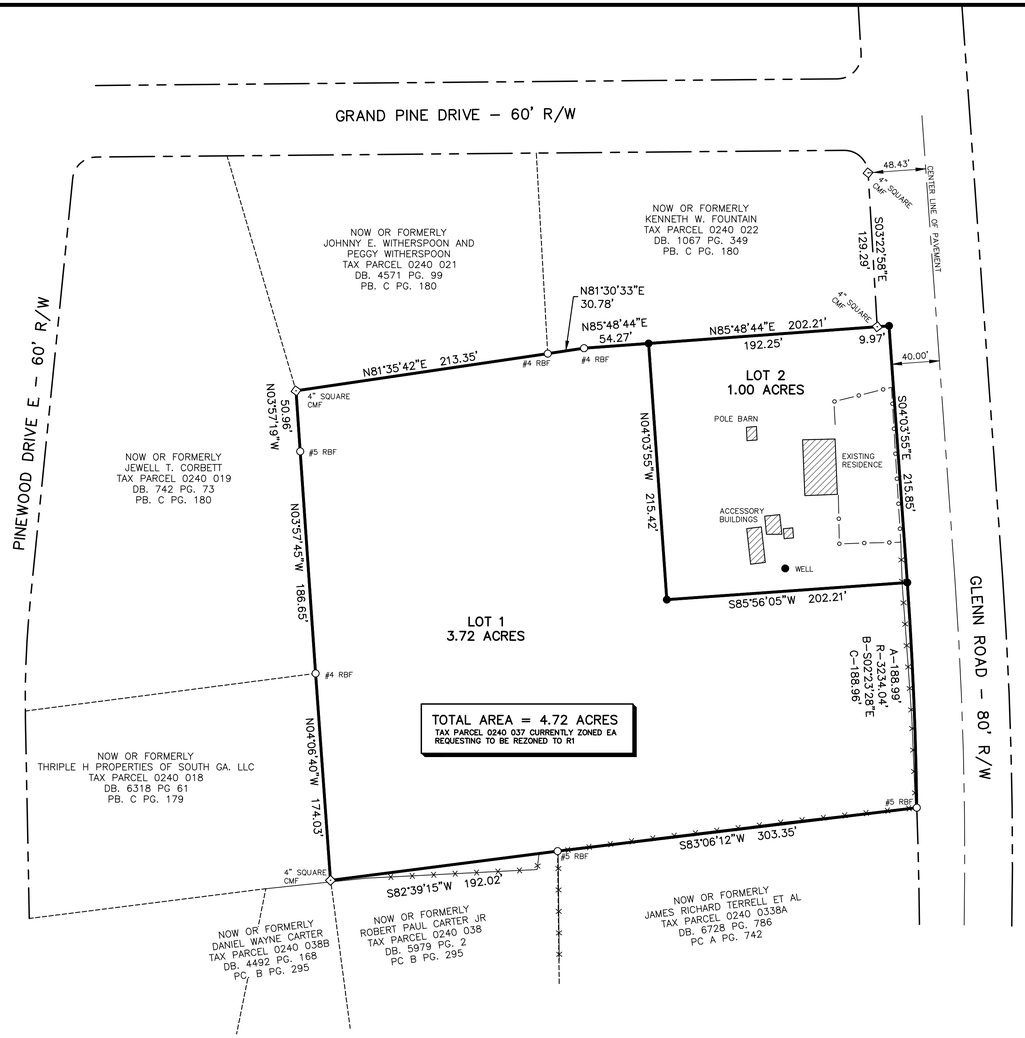
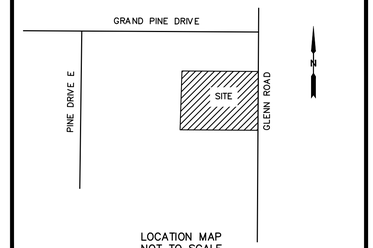
RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GA. STATE PLANE GRID
NORTH WEST ZONE NAD83

N





THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 21,565' WITH AN ANGLE ERROR OF 05 SECONDS IN 8 ANGLE POINTS AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 287,683'.

EQUIPMENT USED:

- LEICA 1203 3" ROBOTIC TOTAL STATION
- GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION
- CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC REALTIME NETWORK CORRECTION USED TO DETERMINE GRID NORTH AND OR TO LOCATE CONTROL POINTS AND CORNER MARKERS
- 100' STEEL TAPE

SOURCE OF TITLE DESCRIPTION:
DEED BOOK 6640 PAGE 298
GRANTEE: ROBERT PAUL CARTER

THIS SURVEY WAS MADE AT THE REQUEST OF ROBERT PAUL CARTER.

LEGEND

POR	POINT OF REFERENCE
POB	POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	CHAIN LINK FENCE
	WOVEN WIRE FENCE
	APPROXIMATE PROPERTY LINES
REBAR	CONCRETE REINFORCING ROD
CMF	CONCRETE MARKER FOUND
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
PLAT CAB.	PLAT CABINET
LL	LAND LOT
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
DOT	DEPARTMENT OF TRANSPORTATION
AC	ACRES
·	#5 REBAR PLACED WITH CAP NO. 2284
△	COMPUTED ANGLE POINT – NO MARKER
·	AS NOTED ON SURVEY
	CONCRETE MARKER FOUND
	WOOD STAKE PLACED
	#5 REBAR WITH CAP 2284 FOUND
#5 RBF	5/8" RBF
#4 RBF	1/2" RBF
#3 RBF	3/8" RBF

PROPERTY CORNER MARKERS WILL BE PLACED AFTER APPROVAL BY LOWNDES COUNTY.

IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA UNINCORPORATED AREAS, MAP NO. 13185C0245E, WITH AN EFFECTIVE DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

PLANNING AND ZONING NOTES:
MINIMUM SET BACK FOR R1 RESIDENTIAL ZONE:
FRONT SETBACK FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
FOR COLLECTOR STREET IS 70' FROM CENTERLINE OF RIGHT OF WAY
FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY
PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET, 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
MINIMUM SIDE YARD SETBACK = 20'
MINIMUM REAR YARD SETBACK = 40'

FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE4.0602(B), OR SECTION 4.0603(D)

OWNERS SIGNATURE DATE

OWNERS SIGNATURE DATE

OWNERS SIGNATURE DATE

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.

APPROVED BY THE DIRECTOR OF ENGINEERING DATE

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

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

BOARD OF HEALTH REPRESENTATIVE DATE

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.

COUNTY ENGINEER DATE

PLAT OF A BOUNDARY RETRACEMENT SURVEY, RE–ZONING AND SUBDIVISION SURVEY
OF TAX PARCEL 0240 037
FOR
ROBERT CARTER

6178 GLENN ROAD
LAND LOT 297 – 11TH LAND DISTRICT
LOWNDES COUNTY GA

FIELD SURVEY: 13, 14 MAY 2024
PLAT DATE: 15 MAY 2014

SCALE: 1" = 60'

0 60 120 180

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 APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

Stan Folsom 15 MAY 2024
STAN FOLSOM GA. RPLS 2284 DATE

GEORGIA REGISTERED No. 2284 ROLAND STAN FOLSOM LAND SURVEYOR

STAN FOLSOM RPLS 2284
FOLSOM SURVEYING LLC
COA LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229–244–2920 J4622