



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

BEARINGS WERE CALCULATED
FROM ANGLES TURNED AND ARE
REFERENCED TO THE BASELINE
BEARING TAKEN FROM PLAT OF
SURVEY FOR DON REAMES &
SANTA DEES BY DEAN McLEOD
DATED 17 JUNE 2003.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0350E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA
DETERMINED TO OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN

SURVEY DATA NOTE:

THE SOURCES OF THE TITLE DESCRIPTIONS
FOR THE SUBJECT PROPERTY HEREON ARE:
- DEED BOOK 5650 PAGE 570 & DEED BOOK
2560 PAGE 7; GRANTEE THEREIN IS LAKE
PARK CHURCH OF CHRIST, INC.

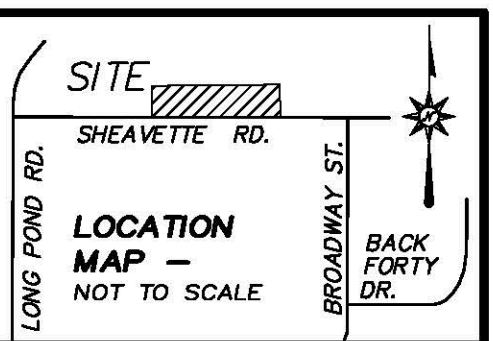
THE FIELD DATA MEASUREMENTS UPON WHICH
THIS PLAT IS BASED WAS MADE USING
ELECTRONIC TOTAL STATION. REDUNDANT
MEASUREMENTS MADE TO THE CONTROL POINTS
AND PROPERTY CORNER MARKERS. BASED
UPON THE REDUNDANT MEASUREMENTS THE
POSITIONAL TOLERANCE OF THE PROPERTY
CORNERS WITH RESPECT TO EACH OTHER
WITHIN THE SURVEY IS NOT GREATER THAN
0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR
BLOCKS (BOARD RULE 180-7-.03)
*THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN 1" IN 10,000+'.
*MONUMENT & PIN LOCATIONS ARE AS
IDENTIFIED ON THIS PLAT.
*EQUIPMENT USED: LEICA TCA1100L
ELECTRONIC TOTAL STATION and 100' TAPE.

NOTES

- REVISED LOTS #15, #16 & #17 SHALL BE SERVED
BY MUNICIPAL WATER & SANITARY SEWER SYSTEMS.
- REVISED LOTS #15, #16 & #17 ARE ZONED R-10
SETBACKS ARE per LAKE PARK ZONING ORDINANCE
ADOPTED OCTOBER 2021, SECTION 5-2
- * FRONT MINIMUM BUILDING SETBACK FOR A
LOCAL STREET = 55' FROM THE CENTERLINE
OF THE RIGHT-OF-WAY per ZONING DISTRICT
DEVELOPMENT STANDARD TABLE on PAGE 45
- * SIDE MINIMUM BUILDING SETBACK = 10'
- * REAR MINIMUM BUILDING SETBACK = 30'
- THIS SURVEY WAS PERFORMED AT THE REQUEST
OF STEVE MAGEE, ELDER OF THE LAKE PARK
CHURCH OF CHRIST, INC.

LEGEND

REBAR = CONCRETE REINFORCING BAR
RBP = REBAR PLACED
R/W or R.O.W. = RIGHT OF WAY
SQ FT = SQUARE FEET
FBS = MINIMUM FRONT BUILDING SETBACK
SBS = MINIMUM SIDE BUILDING SETBACK
RBS = MINIMUM REAR BUILDING SETBACK
● = 5/8"x18" IRON REBAR PLACED WITH CAP #2284
○ = 5/8" IRON REBAR FOUND
—— = PROPERTY BOUNDARY LINE
—— = ROAD RIGHT OF WAY LINE
—— = CENTERLINE OF RIGHT OF WAY
—— = APPROXIMATE ADJOINING PROPERTY LINE
—— = EASEMENT LINE
..... = ZONING LINE & ORIGINAL LOT LINE



**REVISED
SAND RIDGE - PHASE 2
per
PLAT CABINET A PAGE 3247**

LOCATED IN
LAND LOT #79 of the
16th LAND DISTRICT of
THE CITY OF LAKE PARK
LOWNDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:

JUNE 2005
PLAT DATE: **PRELIMINARY**



THE UNDERSIGNED OWNER OF REVISED SAND RIDGE
SUBDIVISION PHASE 2 OFFERS TO DEDICATE AND/OR
RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY,
EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

DATE _____
OWNER SIGNATURE _____

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 BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

DATE _____ SIGNED _____
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY CITY ENGINEER, LAKE PARK, GEORGIA.

DATE _____ SIGNED _____
CITY ENGINEER

APPROVED BY THE GREATER LOWNDES COUNTY PLANNING
COMMISSION DESIGNEE

DATE _____ SIGNED _____
SGRC PLANNER

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

PRELIMINARY for REVIEW AND APPROVAL

STAN FOLSOM GA RLS #2284

DATE _____

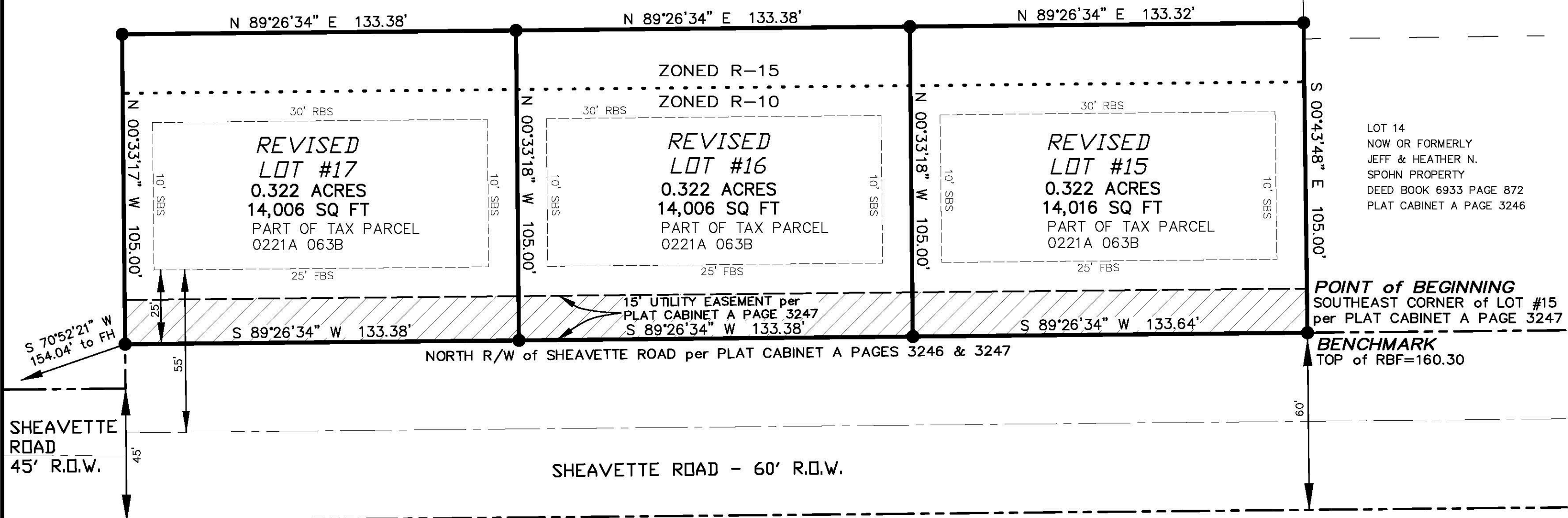
FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RLS #2284
COA LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
(229) 244 - 2920
folsom22@bellsouth.net
www.folsomsurveying.com

**PRELIMINARY for REVIEW
REBARS WILL BE PLACED
AFTER PLAT IS APPROVED
BY THE CITY OF LAKE PARK**

NOW OR FORMERLY
LAKE PARK CHURCH OF
CHRIST, INC. PROPERTY
DEED BOOK 5650 PAGE 57
DEED BOOK 2560 PAGE 7
PLAT CABINET B PAGE 3247
PLAT CABINET A PAGE 1865

LOT 13
NOW OR FORMERLY
ERIC A. SR. & ELOUISE
BROWN PROPERTY
DEED BOOK 6782 PAGE 65
PLAT CABINET A PAGE 3246

LOT 14
NOW OR FORMERLY
JEFF & HEATHER N.
SPOHN PROPERTY
DEED BOOK 6933 PAGE 872
PLAT CABINET A PAGE 3246



SOUTH R/W of SHEAVETTE ROAD per:
- PLAT CABINET A PAGE 2832
- PLAT CABINET C PAGES 34, 324, 753
- PLAT in DEED BOOK 6131 PAGE 300