

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE MAGNETIC BEARINGS DETERMINED FROM A SURVEY FOR DON DEAMES & SANTA DEES BY DEAN MCLEOD DATED 17 JUNE 2003.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWMEDES COUNTY, GA. & INCORPORATED AREAS MAP EFFECTIVE DATE SEPTEMBER 28, 2009 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE 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 2580 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 PROPERLY CORNER MARKERS, BASED UPON THE REDUNDANT MEASUREMENTS OF THE POSITIVE END 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-(3)). *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 TC11100L ELECTRONIC TOTAL STATION AND 100' TAPE.

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 2580 PAGE 7
PLAT CABBET B PAGE 3247
PLAT CABBET A PAGE 1885

ZONED R-15
ZONED R-10

REVISED
LOT #16
0.322 ACRES
14,006 SQ. FT.
PART OF TAX PARCEL
0221A 0638

REVISED
LOT #15
0.322 ACRES
14,016 SQ. FT.
PART OF TAX PARCEL
0221A 0638

LOT 14
NOW OR FORMERLY
JEFF & HEATHER N.
SPORN PROPERTY
DEED BOOK 6933 PAGE 972
PLAT CABBET A PAGE 3246

POINT OF BEGINNING
SOUTHEAST CORNER OF LOT #15
per PLAT CABBET A PAGE 3247
TOP OF RBF=160.30

SHEAVETTE ROAD - R.O.W. VARIES

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

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 2001, SECTION 15.2.1:
 - * FRONT MINIMUM BUILDING SETBACK FOR A FLOOR STREET = 55' FROM THE CENTRINE OF THE RIGHT-OF-WAY.
 - * 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" x 18" 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

LOT 13
NOW OR FORMERLY
ERIC A. SR. & ELOUISE
BROWN PROPERTY
DEED BOOK 6782 PAGE 95
PLAT CABBET A PAGE 3246

REVISED
SAND RIDGE - PHASE 2

PLAT CABBET A PAGE 3247

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

PLAT DATE: **PRELIMINARY**
JUNE 2005



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.

OWNER SIGNATURE _____ DATE _____

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS PLAT FOR PLAT FOR FILING AS INDICATED BY THE ADOPTED SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

APPROVED BY BOARD OF HEALTH, LOWMEDES COUNTY, GEORGIA.

DATE: _____ SIGNED: _____

BOARD OF HEALTH REPRESENTATIVE _____

APPROVED BY CITY ENGINEER, LAKE PARK, GEORGIA.

DATE: _____ SIGNED: _____

CITY ENGINEER _____

APPROVED BY THE CITY OF LAKE PARK, GEORGIA.

DATE: _____ SIGNED: _____

CITY OF LAKE PARK REPRESENTATIVE _____

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 PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS 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 FOLSON GA RLS #2284

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