

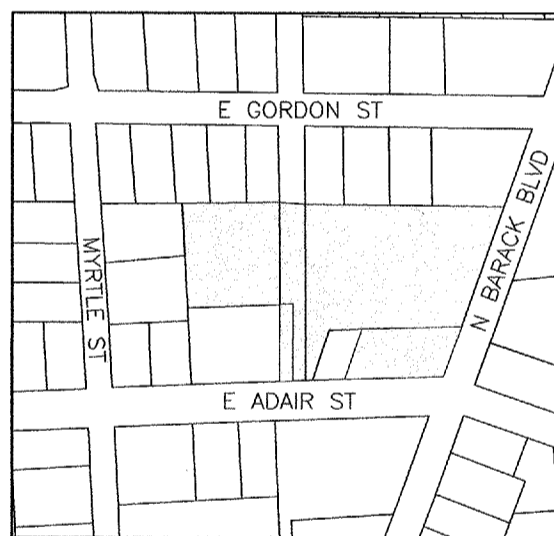
eFiled & eRecorded
 DATE: 11/13/2023
 TIME: 1:34 PM
 PLAT BOOK: 000PCC
 PAGE: 01651
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2216784465
 CLERK: Beth Greene
 Lowndes County, GA

BOX FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

●	1/2" REBAR FOUND
●	5/8" REBAR FOUND
●	5/8" REBAR SET WITH CAP #3276
○	1" OPEN TOP PIPE FOUND
○	MAG NAIL PLACED
DB	DEED BOOK
PG	PAGE



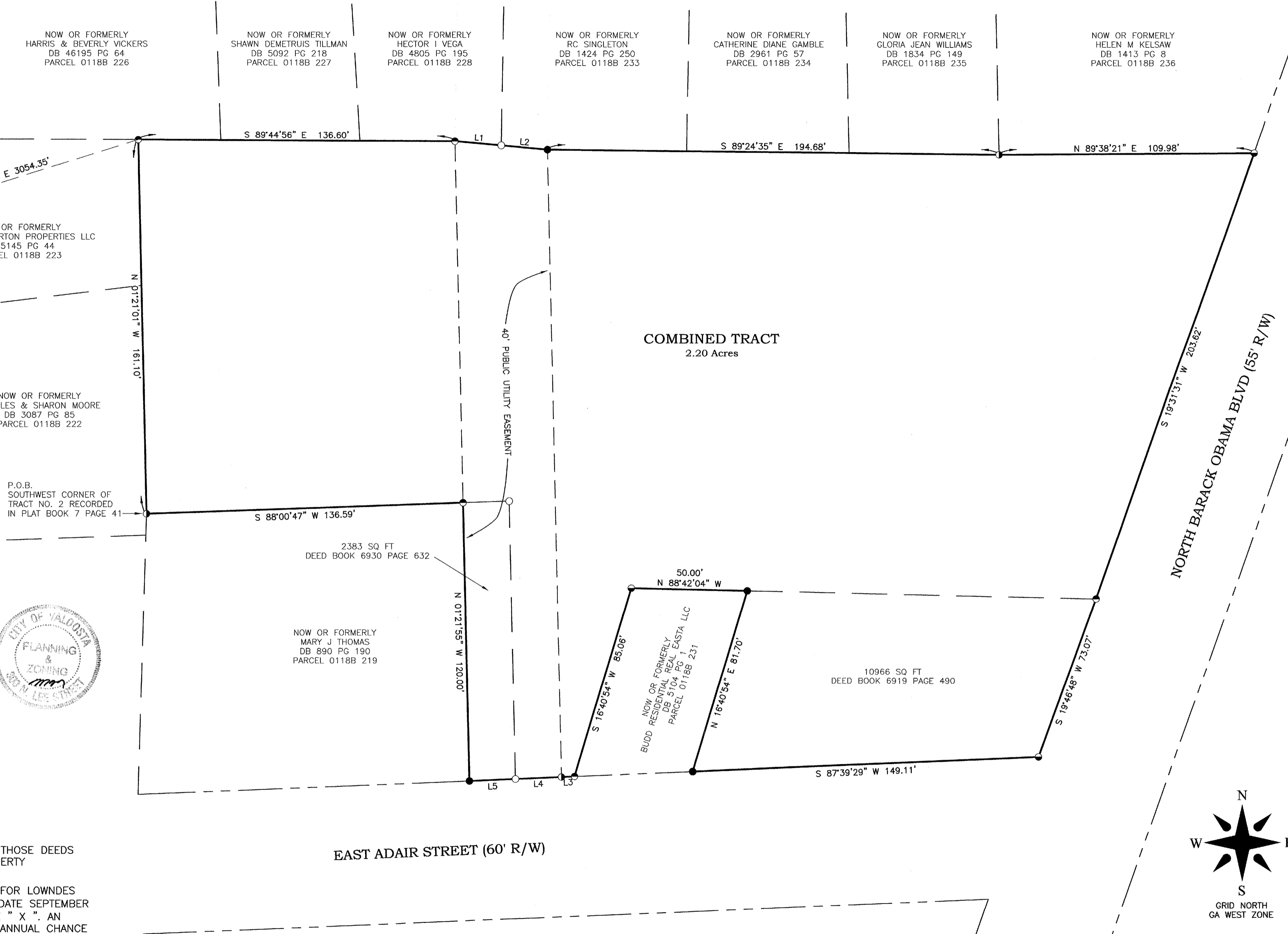
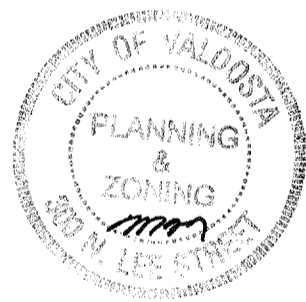
SCALE 1" = 30'



LINE	BEARING	DISTANCE
L1	S 85°05'02" E	20.05'
L2	S 85°05'02" E	20.05'
L3	S 87°15'03" W	5.60'
L4	S 87°22'31" W	19.91'
L5	S 87°22'31" W	19.86'

THE PURPOSE OF THIS PLAT IS TO COMBINE THOSE DEEDS SHOWN HEREON INTO ONE CONTIGUOUS PROPERTY

ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0300E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



COMBINATION SURVEY CERTIFIED TO:
IRVIN INVESTMENT LLC

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 ASSET FORTH IN O.C.G.A. SECTION 15-6-67.

Stephen Cody Califf 11/9/2023 *M.L. Mato* 11-13-2023
 GA. BLS #3276 DATE CITY OF VALDOSTA PLANNING DATE

LOCATED IN
 LAND LOT 78
 11th LAND DISTRICT
 THE CITY OF VALDOSTA
 LOWNDES COUNTY, GA
 PLAT DATE: 10/31/2023
 FIELD SURVEY DATE:
 8/2023

FIELD CLOSURE: 1' IN 65,561
 ANGLE ERROR: 2" PER ANGLE
 PLAT CLOSURE: 1' IN 283,539'
 METHOD OF ADJUSTMENT: NONE
 EQUIPMENT USED:
 CARLSON ROBOTIC CR2+
 CARLSON BRx6+ GNSS ROVER
 CARLSON RT3 TABLET DC

I:\PROJECTS\1550-LITTLE ANGELS DAY CARE EXPANSION\REZONING\SURVEY\COMBO\1550_COMBO_2023.DWG 11/9/2023 3:17 PM