

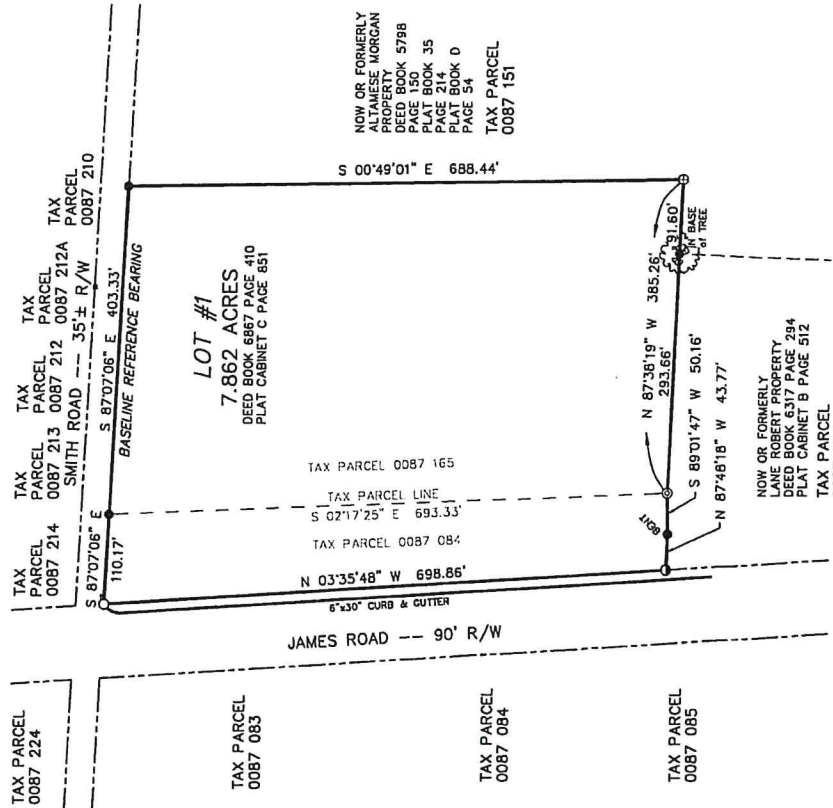
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP #13185C0205E EFFECTIVE DATE SEPTEMBER 26, 2008 THE SUBJECT PROPERTY IS IN FLOOD ZONE 'X' AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**LEGEND**  
 REBAR = CONCRETE REINFORCING BAR  
 R/W OR R.O.W. = RIGHT OF WAY

- = 5/8" IRON REBAR FOUND
- ⊙ = 5/8" IRON REBAR FOUND WITH CAP #2101
- ⊙ = 5/8" IRON REBAR FOUND WITH CAP #3015
- ⊙ = 3/4" OPEN-TOP IRON PIPE FOUND
- = DRILL HOLE PLACED IN GUTTER

- = PROPERTY BOUNDARY SURVEYED
- = ROAD R/W LINE
- - - = ADJOINING PROPERTY LINE

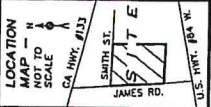
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



\*1. CERTIFY THAT ALL MEASUREMENTS ARE CORRECT & WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.  
 \*THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 46,159' WITH AN ANGLE ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED.  
 \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN 1" IN 248,967' & IS FOUND TO BE ACCURATE FOR CLOSURE & MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.  
 \*EQUIPMENT USED: LEICA TCPR1 1203 ELECTRONIC TOTAL STATION & 100' TAPE.

**NOTES**

- LOT #1 IS COMPRISED OF LOWNDES COUNTY TAX MAP 0087 PARCELS 084 & 151
- LOT #1 IS LOCATED WITHIN 1000' OF LOWNDES COUNTY UTILITIES PER LOWNDES COUNTY'S VALOR GIS WEBSITE.
- LOT #1 IS ZONED C-G.
- FRONT MINIMUM BUILDING SETBACK = 70' FROM THE CENTERLINE OF THE RIGHT-OF-WAY + 1/2 ANY AMOUNT THE RIGHT-OF-WAY EXCEEDS 80'
- FROM A CORNER LOT, SIDE YARD SETBACK REQUIREMENTS SHALL BE EQUAL TO THE RIGHT-OF-WAY OF ADJUTING STREETS SHALL BE EQUAL TO THE RIGHT-OF-WAY OF THAT REQUIRED FOR THE FRONT YARD SETBACK. LOTS SETBACK 4.01.02 C.2. CONTACT THE LOWNDES COUNTY ZONING DEPT. FOR HELP WITH INTERPRETATION.
- REAR MINIMUM BUILDING SETBACK = 20'
- 12.5' IS RESERVED ALONG SMITH STREET FOR FUTURE FOR REFERENCE ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND POSSIBLY CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.01.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).



BEARINGS WERE CALCULATED FROM THE TURNED AND ADJUSTED TO THE BASELINE BEARING TAKEN FROM DEED BOOK 3047 PAGE 5.

**REZONING PLAT**

PLAT OF BOUNDARY RETRACEMENT and COMBINATION SURVEY for **FELIX A. FLANNIGAN** of

DEED BOOK 6867 PAGE 410  
 PLAT CABINET C PAGE 651  
 LOCATED IN  
 LAND LOT #17 of the  
 12TH LAND DISTRICT OF  
 LOWNDES COUNTY, GEORGIA  
 FIELD SURVEY 26 JANUARY 2022  
 PLAT DATE 19 APRIL 2022



THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. FELIX A. FLANNIGAN.

AS REQUIRED BY SUBSECTION (G) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL GOVERNMENT OFFICIALS RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED SURVEY PURPOSES. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING 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 FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS PLAT FOR RECORDING AND WILL BE NOTIFIED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

APPROVED BY DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA.

DATE: \_\_\_\_\_  
 DIRECTOR OF ENGINEERING

APPROVED BY THE CHAIRMAN, TECHNICAL REVIEW COMMITTEE

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

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

STAN FOLSOM OR RLS #2284 19 APRIL 2022 DATE



FOLSOM SURVEYING, LLC  
 ROLAND STAN FOLSOM  
 GEORGIA RLS #2284  
 CCA LSF000218  
 1309 EDGEWOOD DRIVE  
 VALDOSTA, GA. 31601  
 (229) 244 - 2920  
 foisom22@bellsouth.net

**SURVEY DATA NOTE:**  
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS LOWNDES COUNTY DEED BOOK 410 PLAT CABINET B PAGE 512. KATHERINE LOUISE FLANNIGAN and FELIX A. FLANNIGAN.