

PRELIMINARY PLAT FOR CLIENT REVIEW

BEARINGS ARE REFERENCED TO STATE PLANE GRID NORTH WEST ZONE NAD 83.



RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

- TRACTS #1 thru #5 COMPRISE TAX MAP 0039 010.
- TRACTS #1 thru #5 ARE NOT WITHIN 1000' OF LOWNDES COUNTY WATER OR SANITARY SEWER SERVICES.
- TRACTS #1 & #4 ARE CURRENTLY SERVED BY INDIVIDUAL WELLS & SEPTIC SYSTEMS.
- TRACTS #2, #3 & #5 ARE INTENDED TO BE SERVED BY THE LOWNDES COUNTY WATER OR SANITARY SEWER SERVICES.
- TRACTS #1, #2, #3 & #5 HAVE NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT FOR SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO OCCUR, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR SOIL STUDIES.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY (NWI) PROPERTY CONTAINS WETLANDS: THE WETLANDS SHOWN HEREON ARE BASED UPON THE NWI ONLINE DIGITAL WETLAND MAPS.
- HIGH WATER = 155.7
- MINIMUM FINISHED FLOOR ELEVATION = 157.7
- 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 ACTIONS, AS SET FORTH IN TABLE 401.02(E) OR TABLE 406.02(B), OR SECTION 4.06.03(D).
- R-1 ZONE SETBACKS:
 - FRONT SETBACK FOR COLLECTOR ROAD = 70' FROM THE CENTERLINE + 1/2 ANY AMOUNT THE R/W EXCEEDS 80'
 - SIDE SETBACK = 20'
 - REAR SETBACK = 40'

LEGEND

- REBAR = CONCRETE REINFORCING ROD
- R/W = RIGHT OF WAY
- R/V = RIGHT OF WAY
- PC = CURB
- PG = PAGE
- FBS = FRONT BUILDING SETBACK LINE
- = 5/8" x 18" IRON REBAR
- = 5/8" IRON REBAR FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" OPEN TOP IRON PIPE FOUND
- = PROPERTY BOUNDARY SURVEYED
- = RIGHT OF WAY LINE
- = NOT TO SCALE

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 3336 PAGE 165, GRANTEE 3336 PAGE 165, GRANTEE WILLIAMS.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MS. CAROLYN D. WILLIAMS.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP EFFECTIVE DATE 3/1/2009 THIS PROPERTY IS IN FLOOD ZONE X AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NOV DR FORMERLY LARRY & MIZEL C. DOWNING DEED BOOK 6549 PAGE 451 PLAT BOOK 2 PAGE 222

STATE PLANE COORDINATES 5/8" RFB AT NORTHEAST CORNER FOR LOWNDES COUNTY GIS USE N=657454.04 E=8533906.46

BENCHMARK TOP OF 5/8" RFB = 157.3

TAX MAP 0039 007

TRACT No. 1
1.05 Acres
DEED BOOK 3336
PLAT BOOK B
PAGE 205

TRACT No. 2
1.28 Acres
DEED BOOK 3336
PLAT BOOK B
PAGE 205

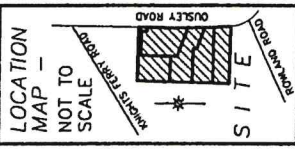
TRACT No. 3
1.17 Acres
DEED BOOK 3336
PLAT BOOK B
PAGE 205

TRACT No. 4
1.12 Acres
DEED BOOK 3336
PLAT BOOK B
PAGE 205

TRACT No. 5
1.09 Acres
DEED BOOK 3336
PLAT BOOK B
PAGE 205

TAX MAP 0039 011

NOV DR FORMERLY JUSTIN THOMAS & LAURA ODOM DEED BOOK 6551 PAGE 65 PLAT BOOK B PAGE 1065



WE CERTIFY THAT ALL MEASUREMENTS ARE CORRECT & WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 10,000+ WITH AN ANGLE ERROR OF 1 SECOND PER ANGLE POINT AND WAS NOT RECALCULATED FOR THIS PLAT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 48,868'. MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT. EQUIPMENT USED: GEORAX ZODIAC 90 3" ROBOTIC TOTAL STATION, HAMPTON DUAL FREQUENCY RECEIVER ON EGPS REALTIME NETWORK, USED TO DETERMINE GRID NORTH, & 100' TAPE.

REBARS WILL BE PLACED AFTER REZONING AND LAYOUT HAVE BEEN APPROVED BY LOWNDES COUNTY

REZONING PLAT & PLAT OF A BOUNDARY RETRACEMENT SURVEY & A DIVISION OUT OF A PARENT TRACT FOR

CAROLYN D. WILLIAMS
7141 OUSLEY ROAD
LOCATED IN
LAND LOT #18 of the
15th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:
2020

PLAT DATE: 25 AUGUST 2020



AS REQUIRED BY SUBSECTION (4) 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. APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS AFFIRMATIONS, SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT 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 COMPLETES WITH THE MINIMUM TECHNICAL REQUIREMENTS FOR RECORDING IN THE 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 FOLLOWING GOVERNMENT BOOKS HAVE APPROVED THIS PLAT FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

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

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

PRELIMINARY PLAT 25 AUGUST 2020
STAN FOLSON GA RLS #2284



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FILES: JF396.dwg 1.crd