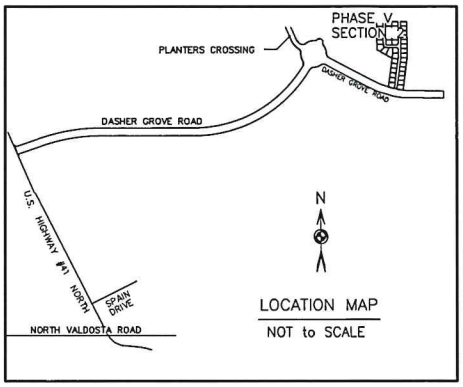
BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF SURVEY OF THE DASHER PROPERTY BY STAN FOLSOM REVISED 30 JUNE 1999.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0115E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

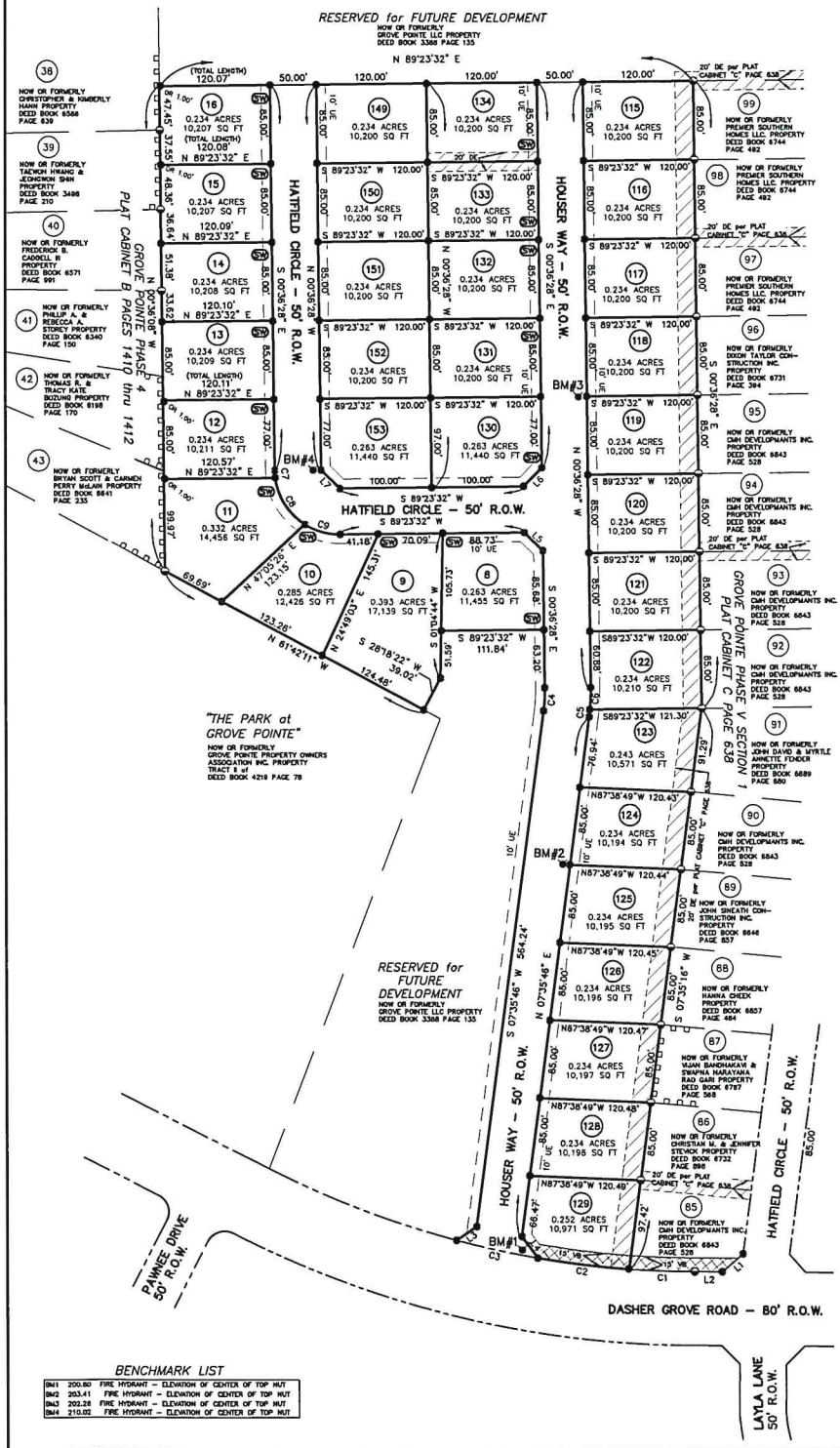
RESERVED for THE CLERK OF THE SUPERIOR COURT of LOWNDES COUNTY, GEORGIA

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND 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 67,082' WITH AN ANGLE ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE.
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 56,968'
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT
*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION, EGPS REALTIME NETWORK & 100' TAPE.

*LEGEND*
REBAR = CONCRETE REINFORCING BAR
W/C = WITH PLASTIC CAP
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
SQ FT = SQUARE FEET
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(COL) = CENTERED ON LOT LINE
VB = VEGETATIVE BUFFER
● = 5/8"x18" IRON REBAR PLACED W/C #2284
◒ = 5/8" IRON REBAR FOUND W/C #2284
BM# = BENCHMARK – SEE BENCHMARK LIST FOR DETAILS & ELEVATIONS
SW = 4' SIDEWALK MUST BE INSTALLED BEHIND ROAD CURB AT TIME OF RESIDENTIAL CONSTRUCTION.
= PROPERTY BOUNDARY SURVEYED
= ROAD R/W LINE




LOCATION MAP
NOT to SCALE




*LINE DATA*

| | | |
|---|---|---|
| L1 | S 49°01'19" W | 29.99' |
| L2 | N 89°33'10" W | 29.89' |
| L3 | S 55°57'25" W | 26.58' |
| L4 | N 36°00'51" W | 28.96' |
| L5 | S 45°36'28" E | 28.28' |
| L6 | S 44°23'32" W | 28.28' |
| L7 | N 45°36'28" W | 28.28' |

*CURVE DATA*

| | |
|---|---|
| C1 | C2 |
| Ac=70.82' | Ac=100.07' |
| Rc=1020.03' | Rc=1020.03' |
| N 87°47'49" W | N 82°59'47" W |
| Lc=70.81' | Lc=100.03' |
| C3 | C4 |
| Ac=90.18' | Ac=1074.50' |
| Rc=1020.03' | Rc=175.00' |
| N 77°39'12" W | S 03°29'39" W |
| Lc=90.15' | Lc=25.04' |
| C5 | C6 |
| Ac=8.05' | Ac=24.17' |
| Rc=225.00' | Rc=225.00' |
| N 06°34'16" E | N 02°28'09" E |
| Lc=8.05' | Lc=24.15' |
| C7 | C8 |
| Ac=8.01' | Ac=61.74' |
| Rc=70.00' | Rc=70.00' |
| S 03°53'15" E | S 32°26'04" E |
| Lc=8.01' | Lc=59.76' |
| C9 | |
| Ac=40.20' | |
| Rc=70.00' | |
| S 74°09'16" E | |
| Lc=39.65' | |

*NOTES –*
- TOTAL NUMBER OF LOTS IN GROVE POINTE PHASE V SECTION 2 = 34 LOTS.
- TOTAL ACREAGE = 10.874 ACRES.
- GROVE POINTE PHASE V SECTION 2 IS ON TAX MAP 72 AND IS PART OF PARCEL 191A.
- GROVE POINTE PHASE V SECTION 2 IS WITHIN 1000' OF LOWNDES COUNTY WATER & SANITARY SEWER SYSTEMS, AND IS CURRENTLY SERVED BY LOWNDES COUNTY WATER & SANITARY SEWER.
- ALL PRIVACY FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4" FROM THE GROUND FOR DRAINAGE.
- 4' SIDEWALKS MUST BE INSTALLED ON SOME LOTS AT THE TIME OF CONSTRUCTION. SEE LEGEND FOR DETAILS.
- 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).
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. TOM CALL.
- ZONING: R-10
  *MINIMUM FRONT BUILDING SETBACK: 30'
  *MINIMUM SIDE YARD SETBACK ON CORNER LOT (STREET) = 24'
  *MINIMUM SIDE BUILDING SETBACK = 10'
  *MINIMUM REAR BUILDING SETBACK = 30'
- EASEMENTS:
  *10' UTILITY EASEMENT OUTSIDE OF AND ADJACENT TO BROWN CAT CIRCLE & HATFIELD CIRCLE
  *15' VEGETATIVE BUFFER OUTSIDE OF AND ADJACENT TO DASHER GROVE ROAD
  *DRAINAGE EASEMENTS AS PLATTED HEREON

WE, THE UNDERSIGNED OWNER(S) OF GROVE POINTE PHASE V SECTION 2 HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.
PRELIMINARY for REVIEW
DATE
OWNER

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. FUTHERMORE, 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 FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP 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 COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.
DATE_____ SIGNED_____
COUNTY ENGINEER

APPROVED BY THE DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA.
DATE_____ SIGNED_____
DIRECTOR OF ENGINEERING

DATE:_____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, ANDIS TO BE PROPERLY OBTAINED PRIOR TO RECORDING.
PRELIMINARY for REVIEW 27 APRIL 2022
STAN FOLSOM GA RLS #2284 DATE

*SURVEY DATA NOTE:*
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 3388 PAGE 135; GRANTEE THEREIN IS GROVE POINTE LLC.

*BENCHMARK LIST*

| | | |
|---|---|---|
| BM1 | 200.80 | FIRE HYDRANT – ELEVATION OF CENTER OF TOP NUT |
| BM2 | 203.41 | FIRE HYDRANT – ELEVATION OF CENTER OF TOP NUT |
| BM3 | 202.26 | FIRE HYDRANT – ELEVATION OF CENTER OF TOP NUT |
| BM4 | 210.02 | FIRE HYDRANT – ELEVATION OF CENTER OF TOP NUT |


FOLSOM SURVEYING, LLC
*ROLAND STAN FOLSOM*
*GEORGIA RLS #2284*
*COA LSF000218*
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229 – 244 – 2920
folsom22@bellsouth.net


# GROVE POINTE
# PHASE V SECTION 2

LOCATED in LAND LOT #38 of the 12th LAND DISTRICT of LOWNDES COUNTY, GEORGIA

PLAT DATE: 27 APRIL 2022
0 60 120 180
GRAPHIC SCALE 1" = 60'

SHEET #1 of 1 FILES: J3575-GROVE PH V SEC 2.dwg & .crd