

eFiled & eRecorded
 DATE: 5/13/2022
 TIME: 3:14 PM
 PLAT BOOK: 000PCC
 PAGE: 01247
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3174712.72
 CLERK: Beth Greene
 Lowndes County, GA

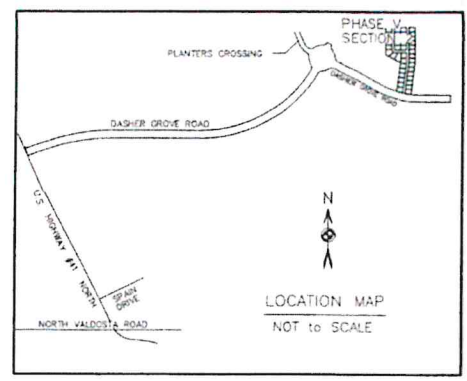


BEARINGS WERE CALCULATED FROM
 ANGLES TURNED AND ARE
 REFERENCED TO THE BASELINE
 BEARING TAKEN FROM PLAT OF SURVEY
 OF THE DASHER PROPERTY BY STAN
 FOLSON RECORDED 30 JUNE 1999.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
 LOWNDES COUNTY, GA & INCORPORATED AREAS
 MAP #121802116
 EFFECTIVE DATE SEPTEMBER 26, 2008
 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA
 DETERMINED TO OVERFLOW THE 0.25 ANNUAL
 CHANCE FLOODPLAIN.

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 67,200" 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 66,900".
 MONUMENTS & PIN LOCATIONS ARE AS DESCRIBED ON
 THIS PLAT.
 EQUIPMENT USED: LEICA TOPCON 1203 ELECTRONIC TOTAL
 STATION, EPOS REALTIME NETWORK & 100 TAPE.

LEGEND
 REBAR = CONCRETE REINFORCING BAR
 R/C = WITH PLASTIC CAP
 R/W OR R.O.M. = RIGHT OF WAY
 C = CENTERLINE
 S.F. = SQUARE FEET
 U = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 C.O. = CENTERED ON LOT LINE
 B = VEGETATIVE BUFFER
 5/8"x1/8" HIGH IRON PLACED W/C #2004
 5/8" IRON REBAR FOUND W/C #2004
 BM# = BENCHMARK - SEE BENCHMARK LIST
 FOR DETAILS & ELEVATIONS
 * SURVEY MUST BE NOTICED BEFORE ROAD
 DATA AT TIME OF RESIDENTIAL CONSTRUCTION
 --- PROPERTY BOUNDARY SURVEYED
 --- ROAD R/W LINE
 GEORGIA LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE
 APPROVED
 This 130-day rule, May, 2022, § 10 pm
 File Number: SD-22022-01
 Chairman: Technical Review Committee

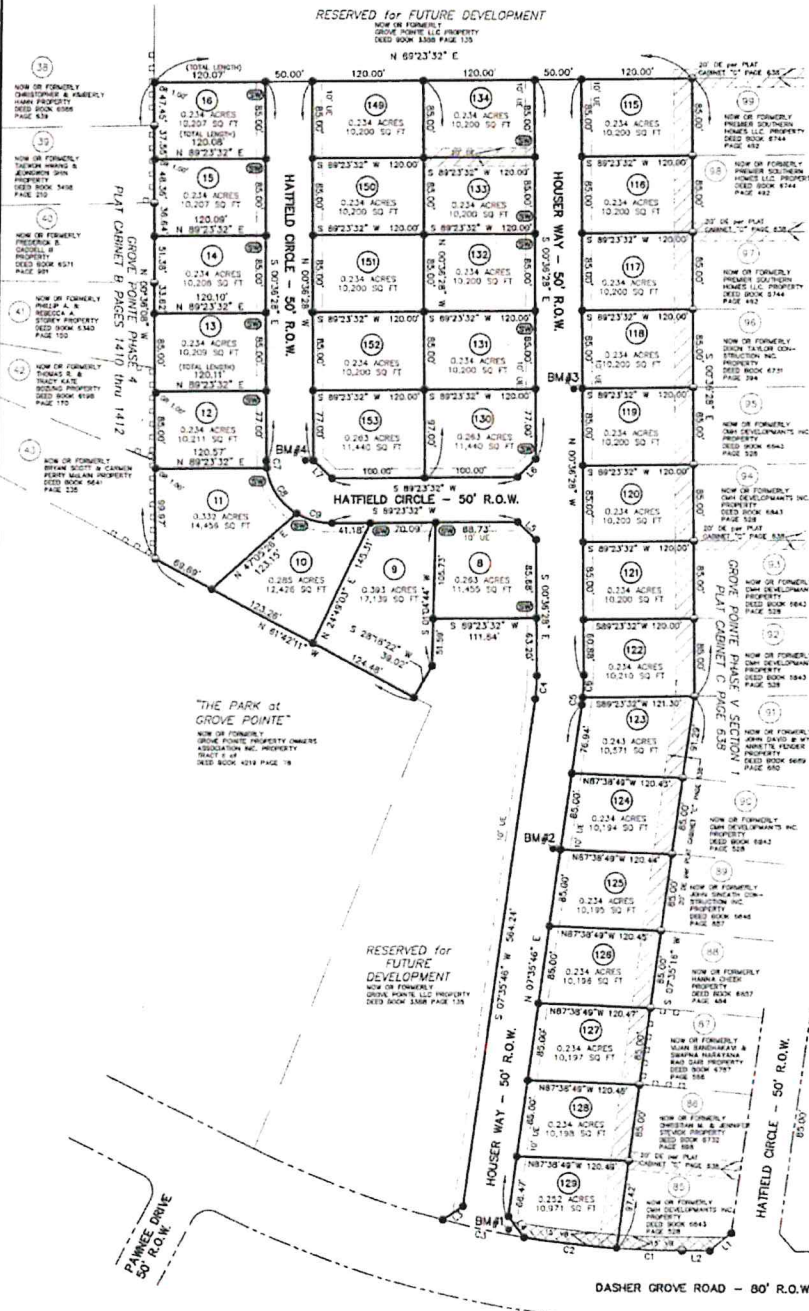


LINE DATA

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	28.90'
L5	S 45°36'28" E	28.28'
L6	S 44°23'32" E	28.28'
L7	N 45°56'28" W	28.28'

CURVE DATA

C1	Ac=70.82'	C2	Ac=100.07'
Ro=1020.03'	Ro=1020.03'		
N 87°47'49" W	N 82°05'47" W		
Lc=70.81'	Lc=100.03'		
C3	Ac=90.18'	C4	Ac=1074.50'
Ro=1020.03'	Ro=175.00'		
N 77°39'12" W	S 03°28'39" W		
Lc=90.15'	Lc=25.04'		
C5	Ac=8.05'	C6	Ac=24.17'
Ro=225.00'	Ro=225.00'		
N 09°34'16" E	N 02°28'09" E		
Lc=8.05'	Lc=24.15'		
C7	Ac=8.01'	C8	Ac=61.74'
Ro=70.00'	Ro=70.00'		
S 03°33'15" E	S 32°24'04" E		
Lc=8.01'	Lc=61.74'		
C9	Ac=40.20'		
Ro=70.00'			
S 74°29'16" E			
Lc=38.65'			



NOTES -
 - TOTAL NUMBER OF LOTS IN GROVE POINTE PHASE V SECTION 2 = 24 LOTS
 - TOTAL ACRES = 10.674 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 SERVICE SYSTEMS AND IS CURRENTLY SERVED BY LOWNDES COUNTY WATER & SANITARY SERVICE.
 - ALL PROPERTY 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 (ENCLOSURES, ACCESSORY BUILDINGS, SEWER 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(B) OR TABLE 4.02(B)(2), OR SECTION 4.05.02(D).
 - THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. TOM CRAW.
 - ZONING: R-10
 - *MINIMUM FRONT BUILDING SETBACK: 30'
 - *MINIMUM SIDE YARD SETBACK ON CORNER LOT (STREETS) = 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 OWNERS OF GROVE POINTE PHASE V SECTION 2 HEREBY OFFER TO dedicate AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS, AND OTHER INTERESTS SHOWN ON THIS PLAT.

STAN FOLSON, G.S. RLS #2284
 OWNER'S AGENT/REPRESENTATIVE

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 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-97.

THE FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS PLAT:
 APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.
 DATE: 05/13/2022 SIGNED: *[Signature]*
 BOARD OF HEALTH REPRESENTATIVE
 APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.
 DATE: 05/13/2022 SIGNED: *[Signature]*
 COUNTY ENGINEER
 APPROVED BY THE DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA.
 DATE: 05/13/2022 SIGNED: *[Signature]*
 DIRECTOR OF ENGINEERING
 DATE: 05/13/2022 SIGNED: *[Signature]*
 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 IT IS BEING OBTAINED PRIOR TO RECORDING.
 STAN FOLSON, G.S. RLS #2284 DATE: 11 MAY 2022

SURVEY DATA NOTE:
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 3383 PAGE 130. GRANTEE THEREIN IS GROVE POINTE LLC.

BENCHMARK LIST

BM1	200.80	FREE IRON PIN	- ELEVATION OF CENTER OF TOP SURF
BM2	202.41	FREE IRON PIN	- ELEVATION OF CENTER OF TOP SURF
BM3	202.08	FREE IRON PIN	- ELEVATION OF CENTER OF TOP SURF
BM4	210.52	FREE IRON PIN	- ELEVATION OF CENTER OF TOP SURF

FOLSON SURVEYING, LLC
 ROLAND STAN FOLSON
 GEORGIA RLS #2284
 COA LSFP002216
 1305 EDGWOOD DRIVE
 VALDOSTA, GA 31601
 229 - 244 - 2920
 folson22@bellsouth.net

GROVE POINTE
PHASE V SECTION 2
 LOCATED IN LAND LOT #38 OF THE 12th LAND DISTRICT OF LOWNDES COUNTY, GEORGIA

