

eFiled & eRecorded
 DATE: 6/23/2022
 TIME: 3:51 PM
 PLAT BOOK: 000PCC
 PAGE: 01272
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 317471272
 CLERK: Beth Greene
 Lowndes County, GA

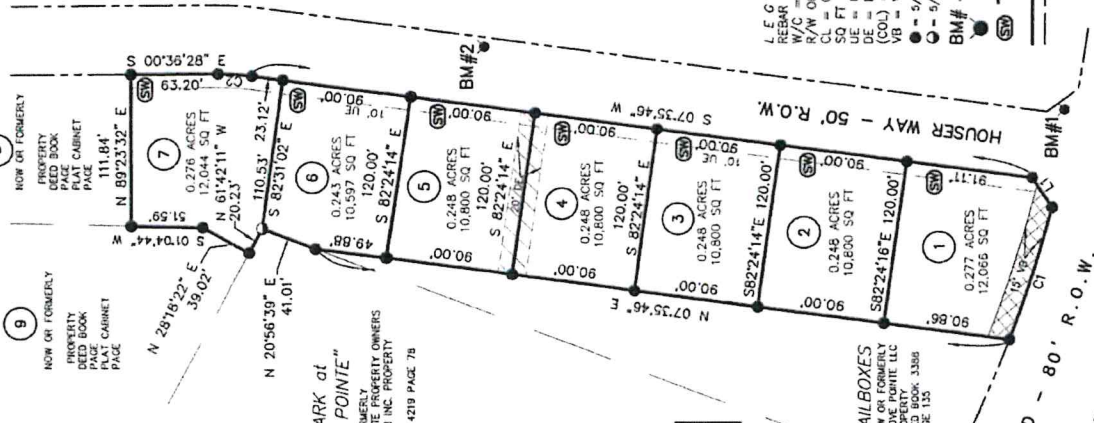
APPROVED FOR THE CLERK OF THE SUPERIOR COURT OF LOWNDES COUNTY, GEORGIA

CURVE DATA

C1	Ac=101.77'
Re=1020.03'	N 72°15'45" W
Lc=101.73'	
C2	Ac=1074.50'
Re=175.00'	S 03°29'39" W
Lc=25.04'	

LINE DATA

L1	S 55°57'25" W 26.58'
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- 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
 - CO = CENTERLINE ON LOT LINE
 - VB = VEGETATIVE BUFFER
 - = 5/8" IRON REBAR PLACED W/C #284
 - = 5/8" IRON REBAR FOUND W/C #284
 - BM# = BENCHMARK - SEE BENCHMARK LIST FOR DETAILS & ELEVATIONS
 - SW = 4" SIDEWALK MUST BE INSTALLED BEHIND ROAD CURB AT THE OF RESIDENTIAL CONSTRUCTION
 - = PROPERTY BOUNDARY SURVEYED
 - - - = ROAD R/W LINE

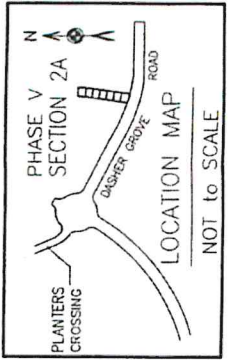
BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF SURVEY OF THE DASHER PROPERTY BY STAN FOLSOM REVISED 30 JUNE 1959.

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

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY MAP WHICH THIS PLAT IS BASED UPON. A CLOSURE PRECISION OF 1" IN 87,062' 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 BEING ACCURATE WITHIN 1" IN 74,937'. MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT. *EQUIPMENT USED: LEICA TOPCON 1203 ELECTRONIC TOTAL STATION, EOP'S REALTIME NETWORK & 100' TAPE.

"THE PARK at GROVE POINTE"
 NOW OR FORMERLY GROVE POINTE PROPERTY OWNERS TRACT 119
 DEED BOOK 4219 PAGE 78

GEORGIA, LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVED This 2nd day of June, 2022, 3:47 pm
 Stan Folsom, Chairman, Technical Review Committee



BENCHMARK LIST

BM1	200.80	FIRE HYDRANT - ELEVATION OF CENTER OF TOP NUT
BM2	203.41	FIRE HYDRANT - ELEVATION OF CENTER OF TOP NUT

WE, THE UNDERSIGNED OWNER(S) OF GROVE POINTE PHASE V, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE, HIGHWAY, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

STAN FOLSOM GA RFLS #2284 DATE 15 JUNE 2022 OWNER'S AGENT/REPRESENTATIVE

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 A BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA, RECORDING AS EVIDENCED BY APPROVAL STAMPS, 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 USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTERED 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, PLAT 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 06/23/2022 SIGNED *Stan Folsom*
 BOARD OF HEALTH REPRESENTATIVE

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA
 DATE 06/23/2022 SIGNED *Stan Folsom*
 COUNTY ENGINEER

APPROVED BY THE DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA
 DATE 06/23/2022 SIGNED *Stan Folsom*
 DIRECTOR OF ENGINEERING

DATE 06/23/2022 SIGNED *Stan Folsom*
 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.

STAN FOLSOM GA RFLS #2284 DATE 15 JUNE 2022



SURVEY DATA NOTE:
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 3368 PAGE 135. GRANTEE THEREIN IS GROVE POINTE LLC.

PLAT DATE: 15 JUNE 2022
 GRAPHIC SCALE 1" = 60'
 FILES: 15575-0606E PH V SEC 2A-LOTS 1 thru 7.dwg

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

FOLSOM SURVEYING, LLC
 ROLAND STAN FOLSOM
 GEORGIA RLS #2284
 COA LSF0002718
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229 - 244 - 2920
 folsom22@bellsouth.net