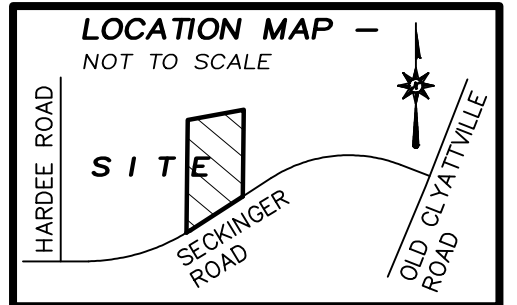


NOW OR FORMERLY
WILLIAM F. III & REBECCA L.
STRIPLING PROPERTY
DEED BOOK 6782 PAGE 163
PLAT CABINET B PAGE 1094

ACCORDING TO THE FLOOD INSURANCE RATE MAP
FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0325E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X"
AN AREA DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOODPLAIN



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



BEARINGS ARE
REFERENCED TO
STATE PLANT GRID
NORTH - WEST ZONE.

NOW OR FORMERLY
SHAWN & TERESA PARRISH
PROPERTY
DEED BOOK 4044 PAGE 37
PLAT CABINET A PAGE 3810

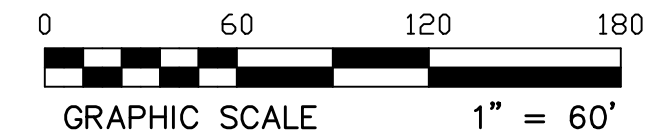
RODNEY C. LUKE
PROPERTY
DEED BOOK 6323
PAGE 152
PLAT BOOK 22
PAGE 179
TAX PARCEL
0092 045

NOW OR FORMERLY
SUE LUKE PROPERTY
DEED BOOK 6726 PAGE 46
PLAT CABINET A PAGE 2702

- *I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION;
- *THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)
- *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1" IN 293,264'
- *MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
- *EQUIPMENT USED: GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION, CHAMPION TKO DUEL FREQUENCY GPS RECEIVER WITH EGPS, INC. REALTIME NETWORK & 100' TAPE.

PLAT OF BOUNDARY RETRACEMENT,
SUBDIVISION & COMBINATION SURVEY of
- DEED BOOK 6918 PAGE 819
- DEED BOOK 6323 PAGE 152
- DEED BOOK 1314 PAGE 65
- PLAT BOOK 22 PAGE 179
- PLAT BOOK 22 PAGE 87
for
CLARENCE L. LUKE JR.

3958 SECKINGER ROAD
LOCATED IN
LAND LOT #22 of the
11th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:
11 JULY 2022
PLAT DATE: 12 AUGUST 2022



NOTES

- LOT #1 HEREON IS COMPRISED OF ALL OF LOWNDES COUNTY TAX PARCEL 0092 044 & A PORTION OF TAX PARCEL 0092 045.
- LOT #1 HEREON IS ZONED E-A.
- *MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF THE R/W + 1/2 ANY AMOUNT THE R/W EXCEEDS 80'
- *MINIMUM SIDE BUILDING SETBACK = 20'
- *MINIMUM REAR BUILDING SETBACK = 50'
- LOT #1 HEREON IS CURRENTLY SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM.
- 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 401.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01 (C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE PART OF SUCH ABUTTING LOT.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. CLARENCE L. LUKE JR.

SURVEY DATA NOTE:
THE SOURCES OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTY HEREON ARE:
- DEED BOOK 6918 PAGE 819, GRANTEE THEREIN ARE CLARENCE L. LUKE, JR. & MICHAEL S. DeLOACH;
- DEED BOOK 6323 PAGE 152, GRANTEE THEREIN IS RODNEY C. LUKE; and
- RIGHT OF WAY OF SECKINGER ROAD, DEED BOOK 1314 PAGE 65, GRANTEE THEREIN IS LOWNDES COUNTY, GEORGIA.

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 DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA.

DATE _____ SIGNED _____
DIRECTOR OF ENGINEERING

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

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. 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 15-6-67.

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

PRELIMINARY FOR REVIEW 12 AUGUST 2022
STAN FOLSOM GA RLS #2284 DATE



FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RPLS #2284
LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA 31601
229 - 244 - 2920
folsom22@bellsouth.net
www.folsomsurveying.com

'12' ACCESS ROAD" per
PLAT BOOK 22 PAGE 179 &
PLAT CABINET A PAGE 3810

AREA "A"
0.629 ACRES
27,420 SQ FT
PART of TAX
PARCEL 0092 045

AREA "B"
0.912 ACRES
39,711 SQ FT
TAX PARCEL
0092 044

LOT #1
1.541 ACRES
TOTAL of AREAs
"A" and "B"

Ac=15.03'
Rc=676.20'
S 57°49'24" W
Lc=15.03'

STORAGE
BUILDING -
TO BE
DEMOLISHED

224.50'
S 60°29'45" W
ORIGINAL PL & TMPL

SHELTER
GAZEBO

S 57°11'11" W 217.11'

SECKINGER ROAD
80' R.O.W.

POINT of BEGINNING

POINT of REFERENCE
NAIL FOUND @ CENTERLINE
INTERSECTION

- LEGEND**
- REBAR = CONCRETE REINFORCING BAR
 - R/W or R.O.W. = RIGHT OF WAY
 - PL = PROPERTY LINE
 - TMPL = TAX MAP PARCEL LINE
 - = 5/8" x 18" REBAR PLACED WITH CAP #2284
 - ⊙ = 5/8" IRON REBAR FOUND
 - ⊕ = 1/2" OPEN TOP IRON PIPE FOUND
 - ⊗ = 1" OPEN TOP IRON PIPE FOUND
 - ⊗ = 1" IRON ROD FOUND
 - △ = NAIL FOUND AT CENTELINE INTERSECTION
 - = BOUNDARY LINE SURVEYED
 - - - = RIGHT OF WAY LINE
 - — — = CENTERLINE
 - = CHAIN LINK FENCE
 - - - - - = TIE LINE - NOT TO SCALE

SECKINGER ROAD
80' R.O.W.

OLD CLYATTVILLE ROAD
100' R.O.W.

S 82°30'04" W 2143.12'

N 00°42'41" E 12.10'

S 00°36'48" W 104.24'

N 00°38'56" E 178.29'

197.88'

N 79°21'53" E

17.9'

12.8'

S 00°36'33" E 212.23'

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