

BOUNDARY SURVEY FOR:
GDB CAPITAL GROUP, LLC

BEING IN LAND LOT 38 OF THE 12TH
 LAND DISTRICT, LOWNDES COUNTY,
 GEORGIA

SURVEY DATE: DECEMBER 20, 2016
 PLAT DATE: DECEMBER 27, 2016



GRAPHIC SCALE : 1 INCH = 100 FT.

RESERVED FOR THE CLERK OF THE
 SUPERIOR COURT.

CLYATTSTONE ROAD
 (50' R/W)

VAL DEL RD.
 (80' R/W)

PB 26, PG 68

PROPERTY OF
 MARJORIE PRICE
 TAX MAP 71, PG 22
 DB 351, PG 193
 PB 27, PG 69

PROPERTY OF
 MARJORIE PRICE
 & JOHN PRICE
 TAX MAP 71, PG 25
 DB 4607, PG 134
 PB 27, PG 69

PROPERTY OF
 MARJORIE PRICE
 TAX MAP 71, PG 26
 DB 351, PG 193
 PB 27, PG 69

AS REQUIRED BY SUBSECTION (c) O.C.G.A. SECTION 15-8-87, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

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.

APPROVAL LOWNDES COUNTY PLANNING DIVISION

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND THE SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERTY OBTAINED PRIOR TO RECORDING.

Barbara L. Herring 12/27/16
 BARBARA L. HERRING, RLS 2785 DATE



PER LOWNDES COUNTY G.I.S. THIS PROPERTY IS NOT LOCATED IN A 100-YR FLOOD ZONE, DOES NOT CONTAIN WETLANDS AND IS NOT IN A WATER RECHARGE AREA.

LEGEND	
R/W	- RIGHT OF WAY
C/L	- CENTERLINE
-X-X-	- FENCE
EQUIPMENT USED: TOPCON AP-11A "TOTAL STATION"	
FIELD CLOSURE: 1"/134,558	
ANGLE ERROR: 3"/PT	
METHOD OF ADJUSTMENT: ANGLE BALANCE	
PLAT CLOSURE: 1"/148,789	
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO PB 25, PG 68	

This property is being served by individual well and septic tank. If further development occurs, the owner must contact the Lowndes County Health Department for Individual Site Evaluations.

EXCEPT AS SHOWN - TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

PROPERTY OF
 MARJORIE PRICE
 TAX MAP 71, PAR 24
 DB 5110, PG 7

S 89°43'41" E 1" OPEN TOP PIPE
 193.05' 20' M.B.L.

2.697 AC

1/2" REBAR S 89°34'27" E 15.00'

EVIDENCE OF ROTTEN AND DILAPIDATED WOOD FENCE ALONG PROPERTY LINES

PORTION LOT "G" PB 27, PG 69

TAX MAP 71, PAR 24 DB 5110, PG 7

ZONED R-1

20' M.B.L.

20' M.B.L.

BUILDING

12.5'±

1" OPEN TOP PIPE

N 89°56'55" W 152.20'

PROPERTY OF DANIEL & LINDSEY FORCE TAX MAP 71, PAR 27 DB 6049, PG 270

Southeastern Surveying, Inc.

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 GA Certificate of Authorization No. 685