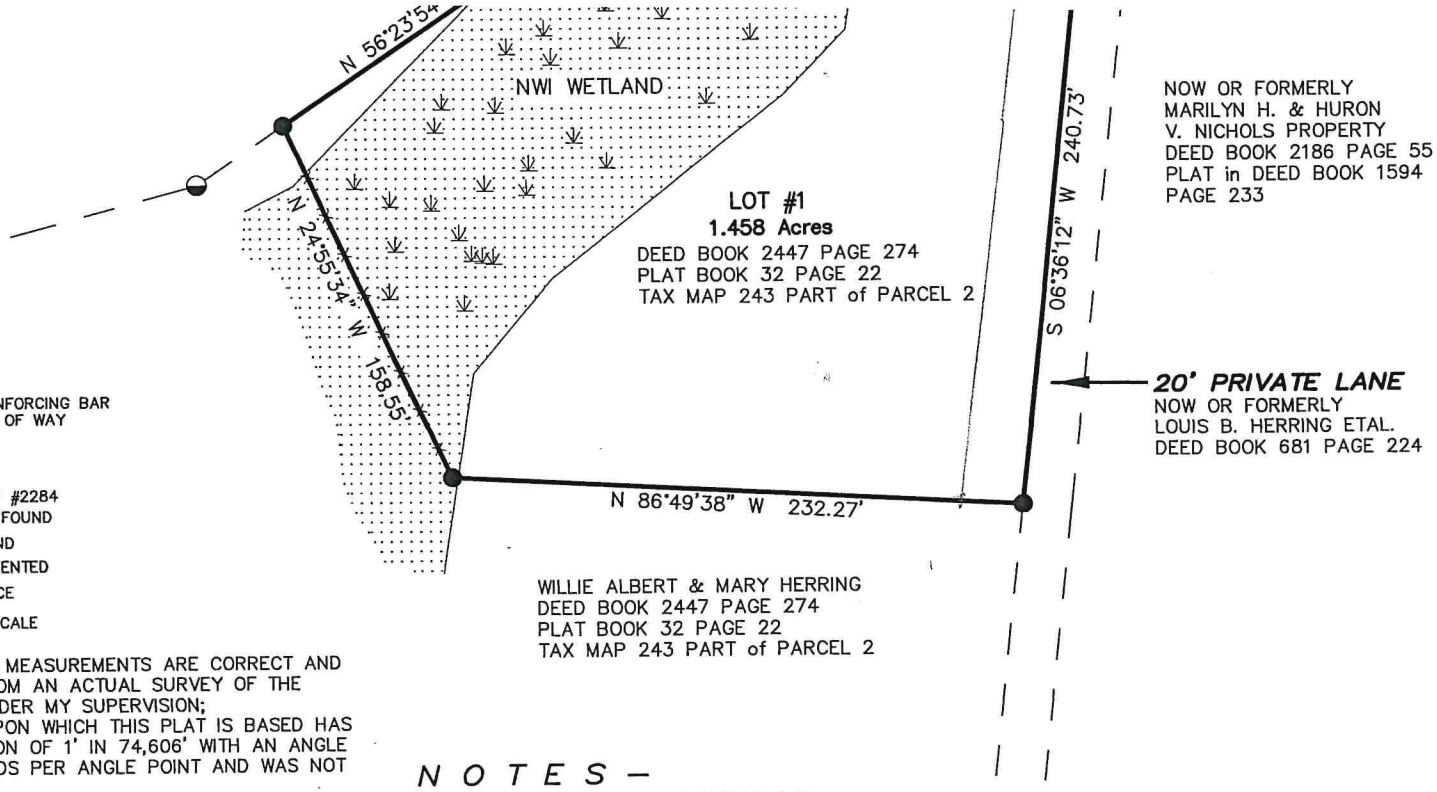

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GRAPHIC SCALE

LEGEND

REBAR = CONCRETE REINFORCING BAR
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
LL = LAND LOT
● = 5/8" x 18" REBAR PLACED WITH CAP #2284
◒ = 1/2" IRON REBAR FOUND
□ = 2" IRON BAR FOUND
○ = POINT NOT MONUMENTED
-x-x- = WIRE FENCE
= NOT TO SCALE

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 74,606' WITH AN ANGLE ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 185,313'.
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION, CHAMPION TKO DUEL FREQUENCY GPS RECEIVER WITH EGPS, INC. REALTIME NETWORK USED TO DETERMINE GRID NORTH, & 100' TAPE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAPS #13185C0350E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS DEED BOOK 2447 PAGE 274; GRANTEES THEREIN ARE WILLIE ALBERT & MARY HERRING.

NOTES –

- LOT #1 IS LOCATED ON TAX MAP 243 & IS PART OF PARCEL 2.
- LOT #1 IS INTENDED TO BE SERVED BY AN INDIVIDUAL WELL & A SEPTIC SYSTEM.
- LOT #1 HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT FOR SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO OCCUR THE DEVELOPER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR AN INDIVIDUAL SITE EVEALUATION.
- LOT #1 IS IN A GROUNDWATER RECHARGE AREA.
- LOT #1 CONTAINS WETLANDS ACCORDING TO LOWNDES COUNTY'S VALOR GIS WEBPAGE. THE WETLANDS SHOWN HEREON ARE FROM THE NATIONAL WETLAND INVENTORY (NWI) DIGITAL WETLAND MAP.
- ZONING: E-A
  *FRONT YARD SETBACK = 30'
  *SIDE YARD SETBACK = 20'
  *REAR YARD SETBACK = 50'

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