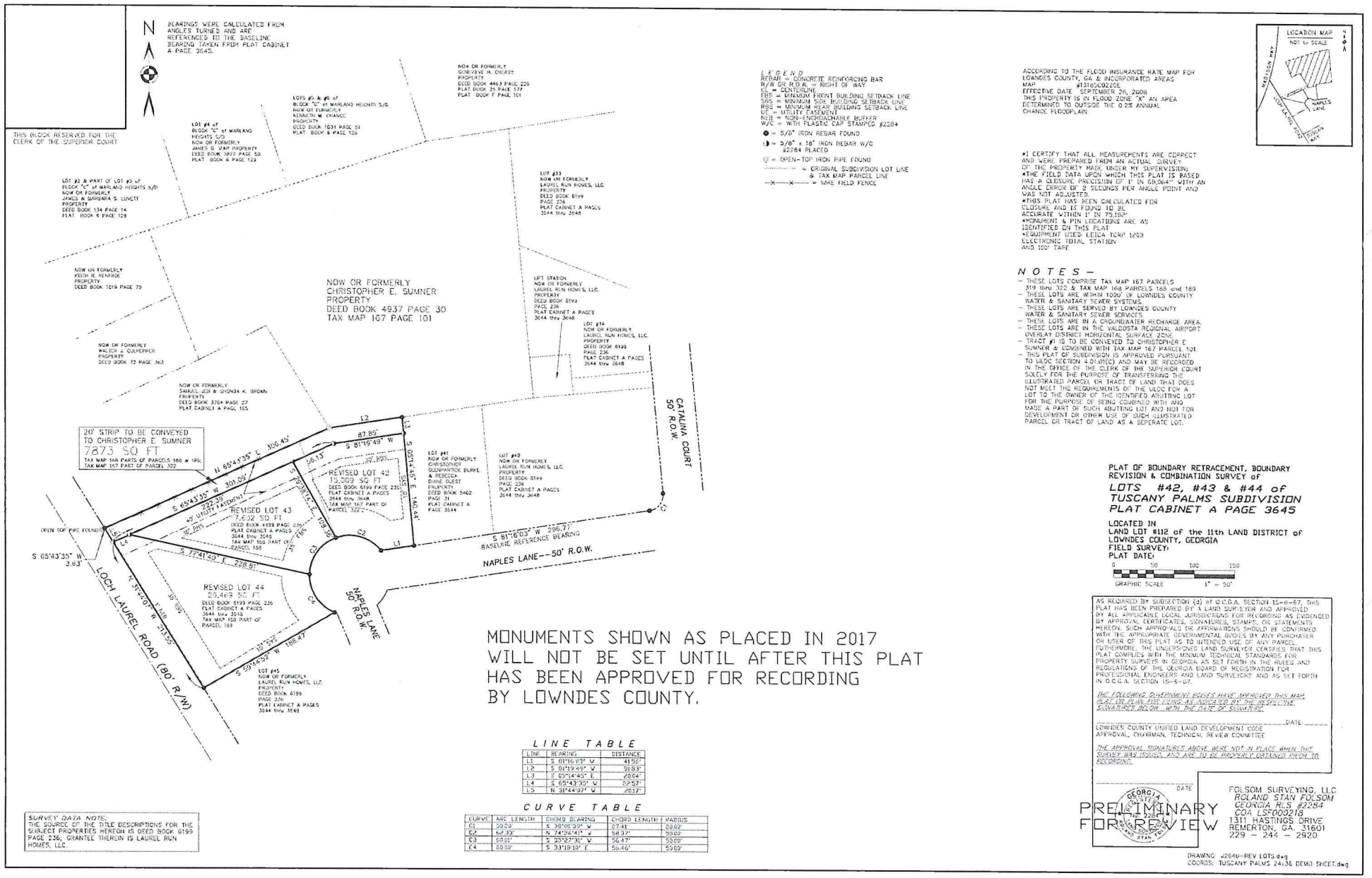

LEGEND
REBAR = CONCRETE REINFORCING BAR
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
FBS = MINIMUM FRONT BUILDING SETBACK LINE
SBS = MINIMUM SIDE BUILDING SETBACK LINE
RBS = MINIMUM REAR BUILDING SETBACK LINE
UE = UTILITY EASEMENT
NEB = NON-ENCROACHABLE BUFFER
W/C = WITH PLASTIC CAP STAMPED #2284
● = 5/8" IRON REBAR FOUND
◑ = 5/8" x 18" IRON REBAR W/C #2284 PLACED
○ = OPEN-TOP IRON PIPE FOUND
= ORIGINAL SUBDIVISION LOT LINE & TAX MAP PARCEL LINE
= WIRE FIELD FENCE

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0220E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LOCATION MAP
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 615,094' WITH AN ANGLE ERROR OF 2 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 75,192'.
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT
*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION AND 100' TAPE

NOTES –

- THESE LOTS COMPRISE TAX MAP 167 PARCELS 319 thru 322 & TAX MAP 168 PARCELS 188 and 189.
- THESE LOTS ARE WITHIN 1000' OF LOWNDES COUNTY WATER & SANITARY SEWER SYSTEMS.
- THESE LOTS ARE SERVED BY LOWNDES COUNTY WATER & SANITARY SEWER SERVICES.
- THESE LOTS ARE IN A GROUNDWATER RECHARGE AREA.
- THESE LOTS ARE IN THE VALDOSTA REGIONAL AIRPORT OVERLAY DISTRICT HORIZONTAL SURFACE ZONE.
- TRACT #1 IS TO BE CONVEYED TO CHRISTOPHER E. SUMNER & COMBINED WITH TAX MAP 167 PARCEL 101.
- 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 THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPERATE LOT.

PLAT OF BOUNDARY RETRACEMENT, BOUNDARY REVISION & COMBINATION SURVEY of
LOTS #42, #43 & #44 of TUSCANY PALMS SUBDIVISION PLAT CABINET A PAGE 3645
LOCATED IN
LAND LOT #112 of the 11th LAND DISTRICT of LOWNDES COUNTY, GEORGIA
FIELD SURVEY:
PLAT DATE:

0 50 100 150
GRAPHIC SCALE 1" = 50'

MONUMENTS SHOWN AS PLACED IN 2017 WILL NOT BE SET UNTIL AFTER THIS PLAT HAS BEEN APPROVED FOR RECORDING BY LOWNDES COUNTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°16'03" W	41.56'
L2	S 81°19'49" W	91.83'
L3	S 05°14'45" E	20.04'
L4	S 65°43'35" W	22.57'
L5	N 31°44'07" W	20.17'

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS
C1	59.29'	S 38°00'35" W	57.41	20.00'
C2	64.39'	N 74°26'41" W	58.37'	50.00'
C3	69.91'	S 23°27'31" W	56.47'	50.00'
C4	69.09'	S 33°19'10" E	56.46'	50.00'

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTIES HEREON IS DEED BOOK 6199 PAGE 236; GRANTEE THEREIN IS LAUREL RUN HOMES, LLC.

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. FUTHERMORE, 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 FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW, WITH THE DATE OF SIGNATURE.

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

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

DATE _____

GEORGIA REGISTERED 2284 LAND SURVEYOR STAN FOLSOM

PRELIMINARY FOR REVIEW

FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA R.L.S. #2284
COA LSF002218
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 – 244 – 2920

DRAWING: J2646-REV LOTS.dwg
COORDS: TUSCANY PALMS 24.36 DEMO SHEET.dwg