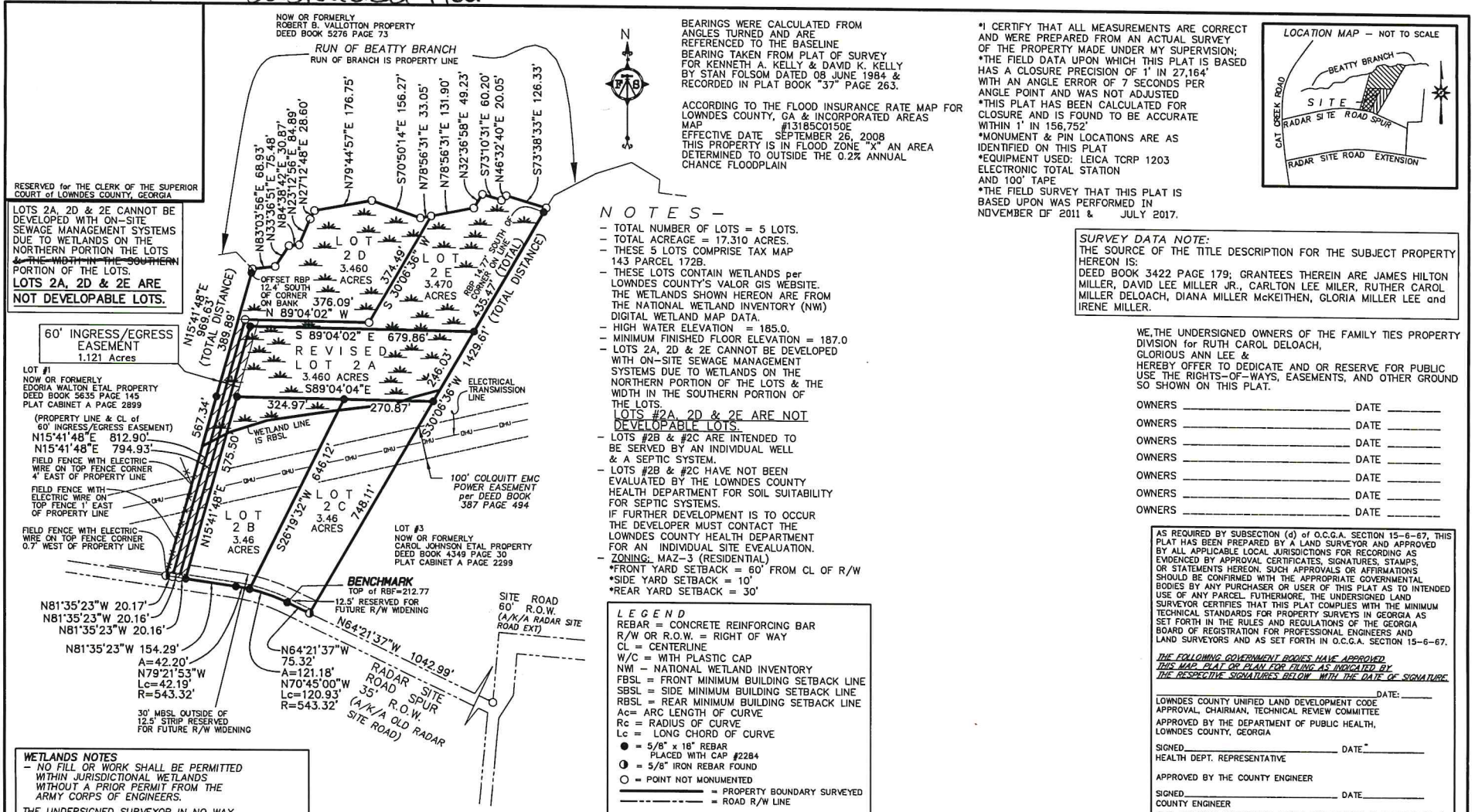
2017-09-22 Submitted Plat



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF SURVEY FOR KENNETH A. KELLY & DAVID K. KELLY BY STAN FOLSOM DATED 08 JUNE 1984 & RECORDED IN PLAT BOOK "37" PAGE 263.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0150E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

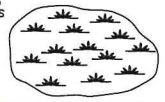
NOTES –

- TOTAL NUMBER OF LOTS = 5 LOTS.
- TOTAL ACREAGE = 17.310 ACRES.
- THESE 5 LOTS COMPRISE TAX MAP 143 PARCEL 172B.
- THESE LOTS CONTAIN WETLANDS per LOWNDES COUNTY'S VALOR GIS WEBSITE. THE WETLANDS SHOWN HEREON ARE FROM THE NATIONAL WETLAND INVENTORY (NWI) DIGITAL WETLAND MAP DATA.
- HIGH WATER ELEVATION = 185.0.
- MINIMUM FINISHED FLOOR ELEVATION = 187.0
- LOTS 2A, 2D & 2E CANNOT BE DEVELOPED WITH ON-SITE SEWAGE MANAGEMENT SYSTEMS DUE TO WETLANDS ON THE NORTHERN PORTION OF THE LOTS & THE WIDTH IN THE SOUTHERN PORTION OF THE LOTS.
  LOTS #2A, 2D & 2E ARE NOT DEVELOPABLE LOTS.
- LOTS #2B & #2C ARE INTENDED TO BE SERVED BY AN INDIVIDUAL WELL & A SEPTIC SYSTEM.
- LOTS #2B & #2C HAVE 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.
- ZONING: MAZ-3 (RESIDENTIAL)
  *FRONT YARD SETBACK = 60' FROM CL OF R/W
  *SIDE YARD SETBACK = 10'
  *REAR YARD SETBACK = 30'

LEGEND

REBAR = CONCRETE REINFORCING BAR
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
W/C = WITH PLASTIC CAP
NWI – NATIONAL WETLAND INVENTORY
FBSL = FRONT MINIMUM BUILDING SETBACK LINE
SBSL = SIDE MINIMUM BUILDING SETBACK LINE
RBSL = REAR MINIMUM BUILDING SETBACK LINE
Ac= ARC LENGTH OF CURVE
Rc = RADIUS OF CURVE
Lc = LONG CHORD OF CURVE
● = 5/8" x 18" REBAR PLACED WITH CAP #2284
◑ = 5/8" IRON REBAR FOUND
○ = POINT NOT MONUMENTED
——— = PROPERTY BOUNDARY SURVEYED
– – – – = ROAD R/W LINE
—OHU—OHU—OHU— = OVERHEAD UTILITY LINE
x-x-x-x-x-x-x-x-x = FENCE

WETLANDS ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR LOWNDES COUNTY.



WETLANDS NOTES

– NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PRIOR PERMIT FROM THE ARMY CORPS OF ENGINEERS.

THE UNDERSIGNED SURVEYOR IN NO WAY CERTIFIES TO THE ACCURACY OR CORRECTNESS OF THE WETLANDS SHOWN HEREON. THE WETLANDS ARE SHOWN IN ORDER TO COMPLY WITH THE LOWNDES COUNTY ULDC SECTION 10.02.02(A),2. THE UNDERSIGNED SURVEYOR IS NOT AN AUTHORITY ON WETLANDS, ANY QUESTIONS CONCERNING THE WETLANDS SHOULD BE DIRECTED TO THE U.S. ARMY CORPS OF ENGINEERS.

PRIOR TO DEVELOPMENT, OWNER SHOULD VARIFY THE LOCATION OF THE JURISDICTIONAL WETLANDS WITH THE ARMY CORPS OF ENGINEERS.

*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 27,164' WITH AN ANGLE ERROR OF 7 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 156,752'
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT
*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION AND 100' TAPE
*THE FIELD SURVEY THAT THIS PLAT IS BASED UPON WAS PERFORMED IN NOVEMBER OF 2011 & JULY 2017.

LOCATION MAP – NOT TO SCALE

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS:
DEED BOOK 3422 PAGE 179; GRANTEES THEREIN ARE JAMES HILTON MILLER, DAVID LEE MILLER JR., CARLTON LEE MILER, RUTHER CAROL MILLER DELOACH, DIANA MILLER McKEITHEN, GLORIA MILLER LEE and IRENE MILLER.

WE, THE UNDERSIGNED OWNERS OF THE FAMILY TIES PROPERTY DIVISION for RUTH CAROL DELOACH, GLORIOUS ANN LEE & HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAYS, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____

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 BODIES 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

APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GEORGIA

SIGNED_____ DATE_____
HEALTH DEPT. REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER

SIGNED_____ DATE_____
COUNTY ENGINEER

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 No. 2284 LAND SURVEYOR STAN

PRELIMINARY FOR REVIEW

FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RLS #2284
COA LSF000218
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 – 244 – 2920

MILLER FAMILY TIES PROPERTY DIVISION:

LOT #2A –
LOT #2B – RUTH CAROL DELOACH
LOT #2C – GLORIOUS ANN LEE
LOT #2D –
LOT #2E –

LOCATED IN LAND LOT 142 of the 11th LAND DISTRICT of LOWNDES COUNTY, GEORGIA

PLAT DATE: 15 JUNE 2011
REVISED 21 NOVEMBER 2011 TO COMPLY WITH THE PLAT REVISION ITEMS OF COMPLIANCE NOTICE MSD-2011-07
REVISED 11 FEBRUARY 2013: REVISED NAME FOR LOT 2A
REVISED ??? JULY 2017: ADDED LOTS 2D & 2E

GRAPHIC SCALE 1"=200'
0 200 400 600

SHEET #1 of 1
DRAWING: J2599-MILLER 2017.dwg
COORDS: J2599-MILLER 2017.crd