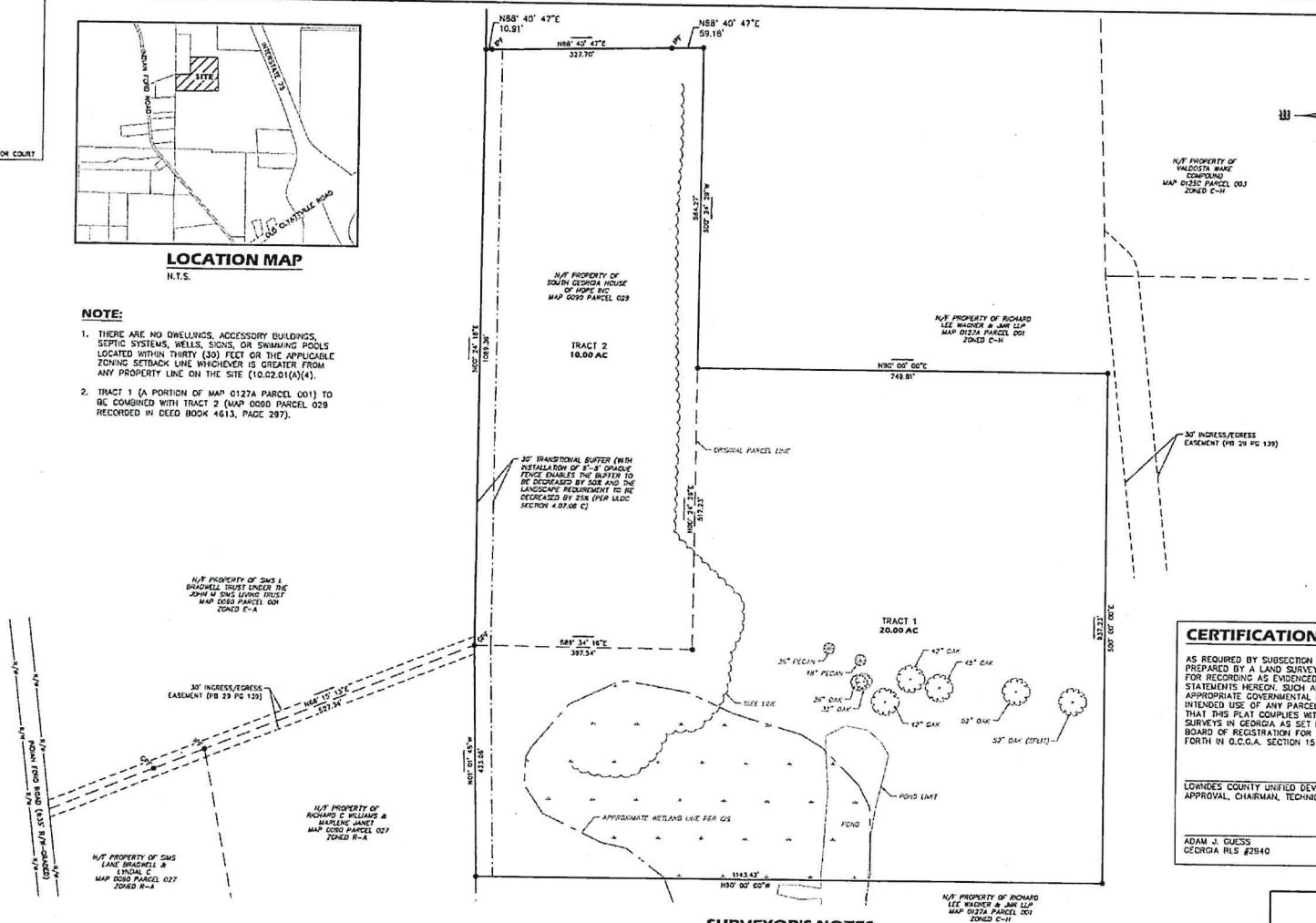
RESERVED FOR CLERK OF SUPERIOR COURT

LOCATION MAP

N.T.S.

NOTE:

1. 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).
2. TRACT 1 (A PORTION OF MAP 0127A PARCEL 001) TO BE COMBINED WITH TRACT 2 (MAP 0090 PARCEL 029 RECORDED IN DEED BOOK 4613, PAGE 297).



LEGEND

IPS • – IRON PIN SET – 5/8" REBAR
IPF • – IRON PIN FOUND
CPF • – GALVANIZED PIPE FOUND
CMF • – CONCRETE MONUMENT FOUND
—R/W— – RIGHT OF WAY
— — — – CENTERLINE
—X—X— – FENCE

EQUIPMENT USED: TOPCON POWER POWER STATION 103 ROBOTIC "TOTAL STATION"
FIELD CLOSURE: 1"/15,000+
ANGLE ERROR: 2"/PT
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/100,000'
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
MAP 0090 – PARCEL 29
A PORTION OF MAP 0127A – PARCEL 001
LAND DISTRICT 11TH – LAND LOT 28
TOTAL ACREAGE: 30 AC (COMBINATION OF TRACT 1 & TRACT 2)
TOTAL NUMBER OF LOTS: 1 LOT
CURRENT ZONING: C-H
SETBACKS:
FRONT: 100' FROM C/L (ARTERIAL)
80' FROM C/L (COLLECTOR)
REAR: 20'
SIDE: 20'
UTILITIES: CURRENT PROPERTY IS SERVED BY PRIVATE WATER & SEWER.
SUBJECT PROPERTY DEED REFERENCE:
DEED BOOK 4613/PAGE 297

WE, THE UNDERSIGNED OWNER(S) of THE 30 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

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

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA

SIGNED_____ DATE_____
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER

SIGNED_____ DATE_____
COUNTY ENGINEER

CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BE 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.

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

_____
ADAM J. GUESS
GEORGIA RLS #2940 — DATE

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: TRIMBLE 5800 GPS RECEIVER AND TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (– 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0115E
EFFECTIVE DATE 09-26-2008

811 IF YOU DIG GEORGIA... CALL US FIRST! UTILITIES PROTECTION CENTER IT'S THE LAW
Know what's below. Call before you dig.
www.gaupc.com

RECOMBINATION PLAT FOR:
SOUTH GEORGIA HOUSE OF HOPE, INC

LAND LOT 28 OF THE 11TH LAND DISTRICT — LOWNDES COUNTY - STATE OF GEORGIA

DATE OF SURVEY:	05-30-19
DATE OF PLAT:	05-31-19
DRAWN BY:	DEA
PROJECT NUMBER:	0001-305

SCALE 1 INCH = 100 FEET (IN FEET) 0 50 100

G&L SURVEYING • MAPPING
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Fax: 229-247-1553
E-mail: jguess@gl-sm.com

GEORGIA REGISTERED LAND SURVEYOR No. 2940 ADAM J. GUESS DRAFT