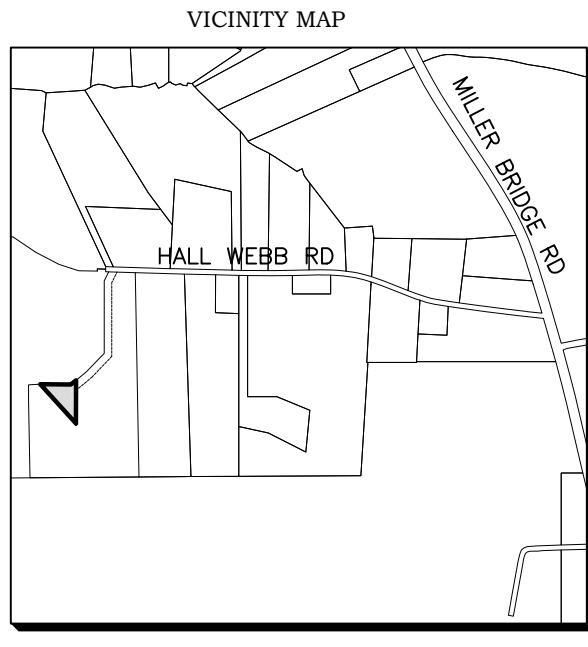
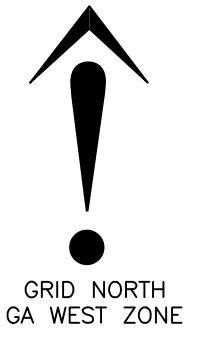
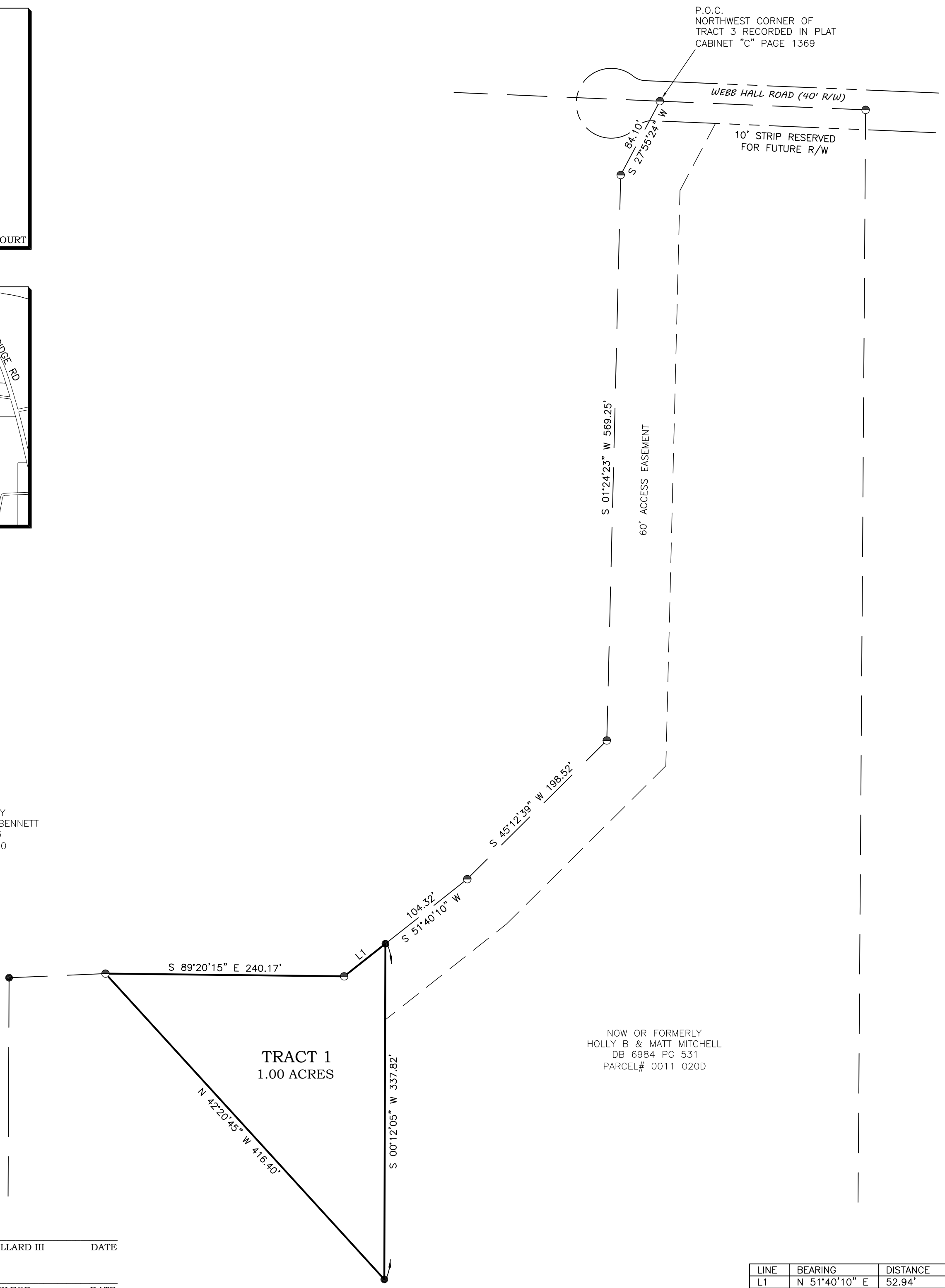


BOX FOR THE CLERK OF THE SUPERIOR COURT



NOW OR FORMERLY
NORMAN G & ROBIN M BENNETT
DB 6981 PG 706
PARCEL# 0011 020



ULDC APPROVAL, CHAIRMAN, TRC JOHN DILLARD III DATE

DIRECTOR OF ENGINEERING CHAD MCLEOD 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. 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 ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



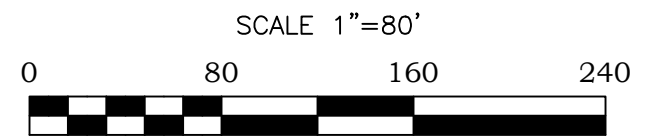
GA. RLS #3276 DATE

- THE PURPOSE OF THIS PLAT IS A FAMILY TIES DIVISION OF DEED BOOK 6984 PAGE 531
- THE CURRENT ZONING FOR THE PARENT PARCEL IS E-A
- SETBACKS:
FRONT: 60'
SIDE: 20'
REAR: 50'
- THERE ARE NO WETLANDS ON THIS PARCEL PER VALOR GIS
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0085E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- THIS PROPERTY IS INTENDED TO BE DEVELOPED WITH WELL AND SEPTIC BUT HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT OCCURS, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATIONS.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 51°40'10" E | 52.94' |

LEGEND

- 5/8" REBAR PLACED WITH CAP #3276
- 1/2" REBAR FOUND
- DB DEED BOOK
- PG PAGE
- R/W RIGHT OF WAY



INNOVATE
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

DIVISION SURVEY FOR:
MATTHEW MITCHELL

LOCATED IN
LAND LOT 178
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 04/17/2024
FIELD SURVEY DATE:
03/12/2024

FIELD CLOSURE: 1' IN 47,855'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 143,129'
METHOD OF ADJUSTMENT: NONE
SURVEYED BY: JNB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

I:\PROJECTS\4444 JOBS\2024 SURV 1131 MATT MITCHELL\1131 REV 1.DWG 4/23/2024 9:20 AM