



LINKED TO THE CLERK OF THE SUPERIOR COURT

LEGEND	
●	1/8" REBAR SET WITH CAP #3776
●	1/2" REBAR FOUND
●	5/8" REBAR FOUND
●	1/2" OPEN TOP PIPE FOUND
DN	DEED BOOK
PL	PLAT

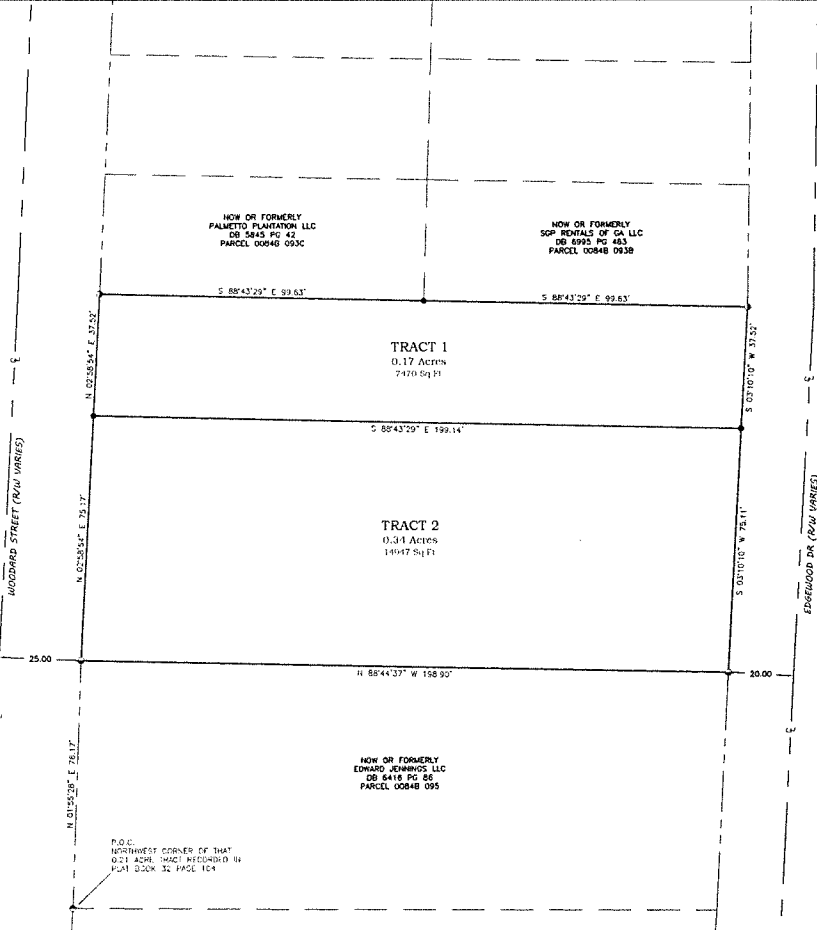


- THE PURPOSE OF THIS PLAT IS A RETRACEMENT SURVEY OF TRACT 1 AND TRACT 2 RECORDED IN DEED BOOK 8849 PAGE 835.
- ZONED: RES.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDEN COUNTY, GA, MAP #18400001E, THE EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS IN FLOOD ZONE "X", AN AREA DETERMINED TO 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 PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR PARCELS OR MAKE ANY CHANGES TO ANY EXISTING INSTRUMENTS. THE RECORDING INFORMATION OF THIS PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR LIABILITY OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTERS.

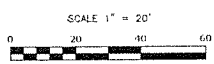


GA 18492276 DATE



**INNOVATE**  
Engineering & Surveying  
PHONE: 229-249-9117 www.innovates.com  
2214 N. Patterson Street, Valdosta, GA 31602

**BOUNDARY SURVEY FOR:  
BRADLEY BOWEN LLC**



LOCATED IN  
LAND LOT 32  
11TH LAND DISTRICT  
CITY OF REMERTON  
LOWNDEN COUNTY, GA  
PLAT DATE: 4/9/2024  
FIELD SURVEY DATE:  
4/8/2024

FIELD CLOSURE: 1" IN 51,124"  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1" IN 977,724"  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON B50+ GNSS RECEIVER  
CARLSON RT3 TABLET DC