



SURVEYOR CERTIFICATION:
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Source of Title: DG 6855 PG 288

Barbara L. Herring
 Barbara L. Herring, RLS #2785

5-15-24

Date

RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

REZONING AND DIVISION SURVEY FOR:

ERIK LITTLE

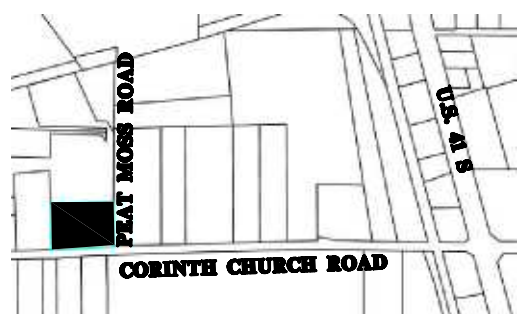
BEING IN LAND LOT 30 OF THE 16TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: MAY 15, 2024

PLAT DATE: MAY 29, 2024



GRAPHIC SCALE : 1 INCH = 100 FT.



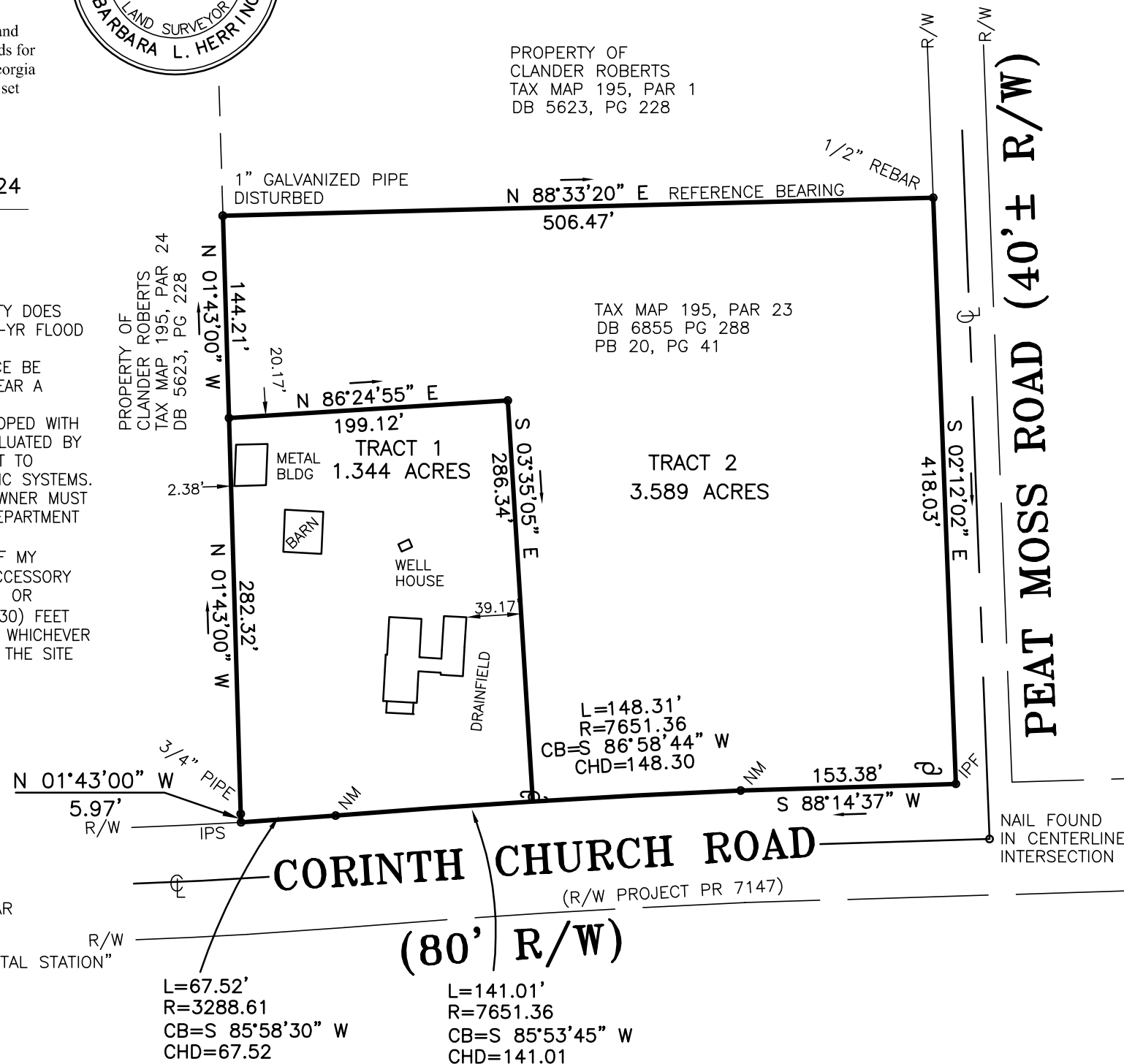
- PER LOWNDES COUNTY G.I.S. THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT IN A 100-YR FLOOD ZONE, IS IN A WATER RECHARGE AREA.
- IT IS RECOMMENDED THAT FLOOD INSURANCE BE OBTAINED FOR ANY HOME CONSTRUCTED NEAR A WETLAND OR 100-YR FLOOD ZONE.
- THIS PROPERTY IS INTENDED TO BE DEVELOPED WITH WELL AND 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.
- EXCEPT AS SHOWN - TO THE BEST OF MY KNOWLEDGE, 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)).
- TOPCON PS-103A "TOTAL STATION"
- CURRENT ZONING - E-A
- PROPOSED ZONING - R-1

NM - NON MONUMENTED
 IPF - IRON PIN FOUND - 5/8" REBAR
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"

FIELD MEASUREMENTS WERE BASED UPON REDUNDANT MEASUREMENTS OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.

PLAT CLOSURE: 1'/473,116

BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO PB 20, PG 41



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 GA Certificate of Authorization No. 685