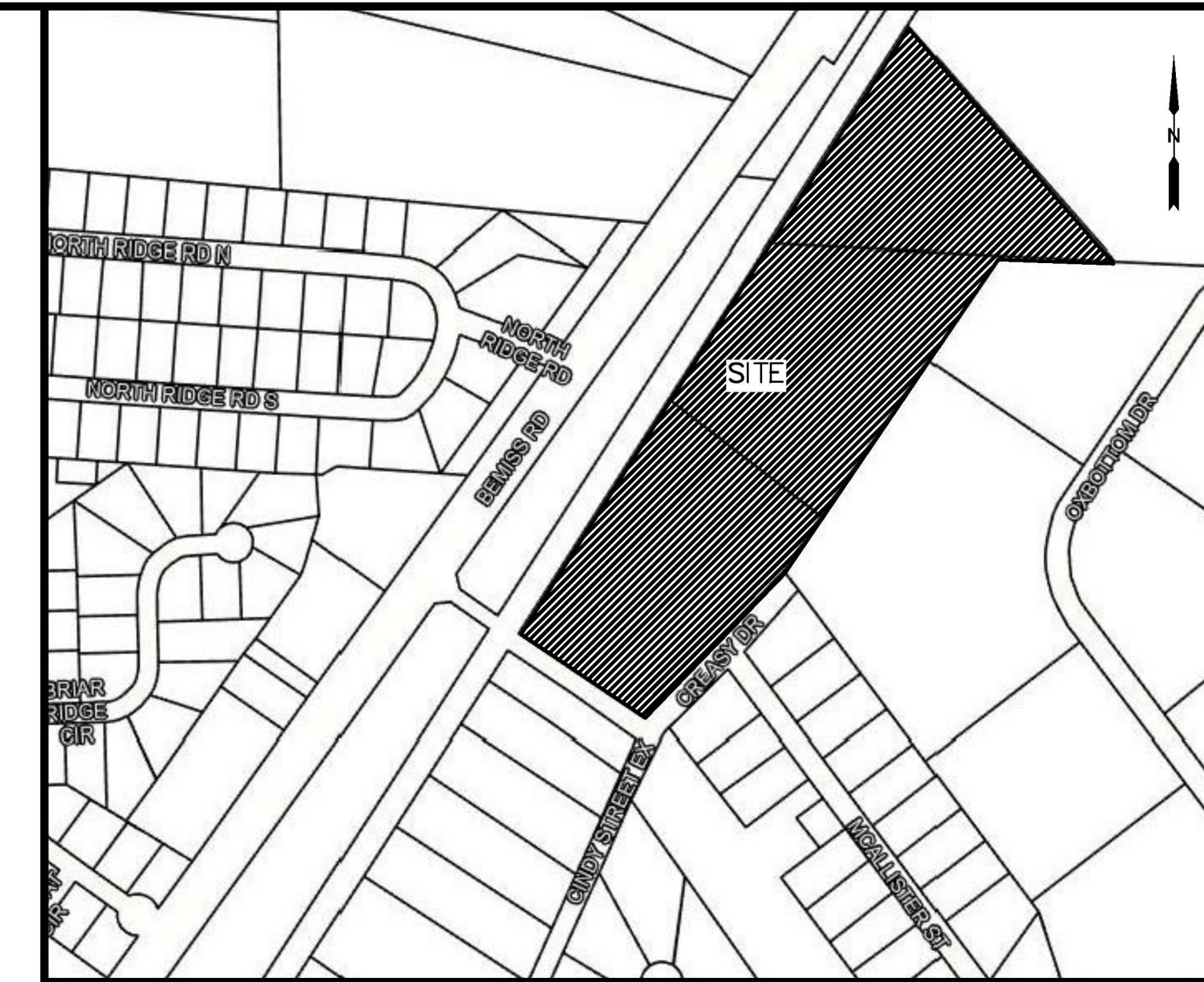


RESERVED FOR THE CLERK OF THE SUPERIOR COURT

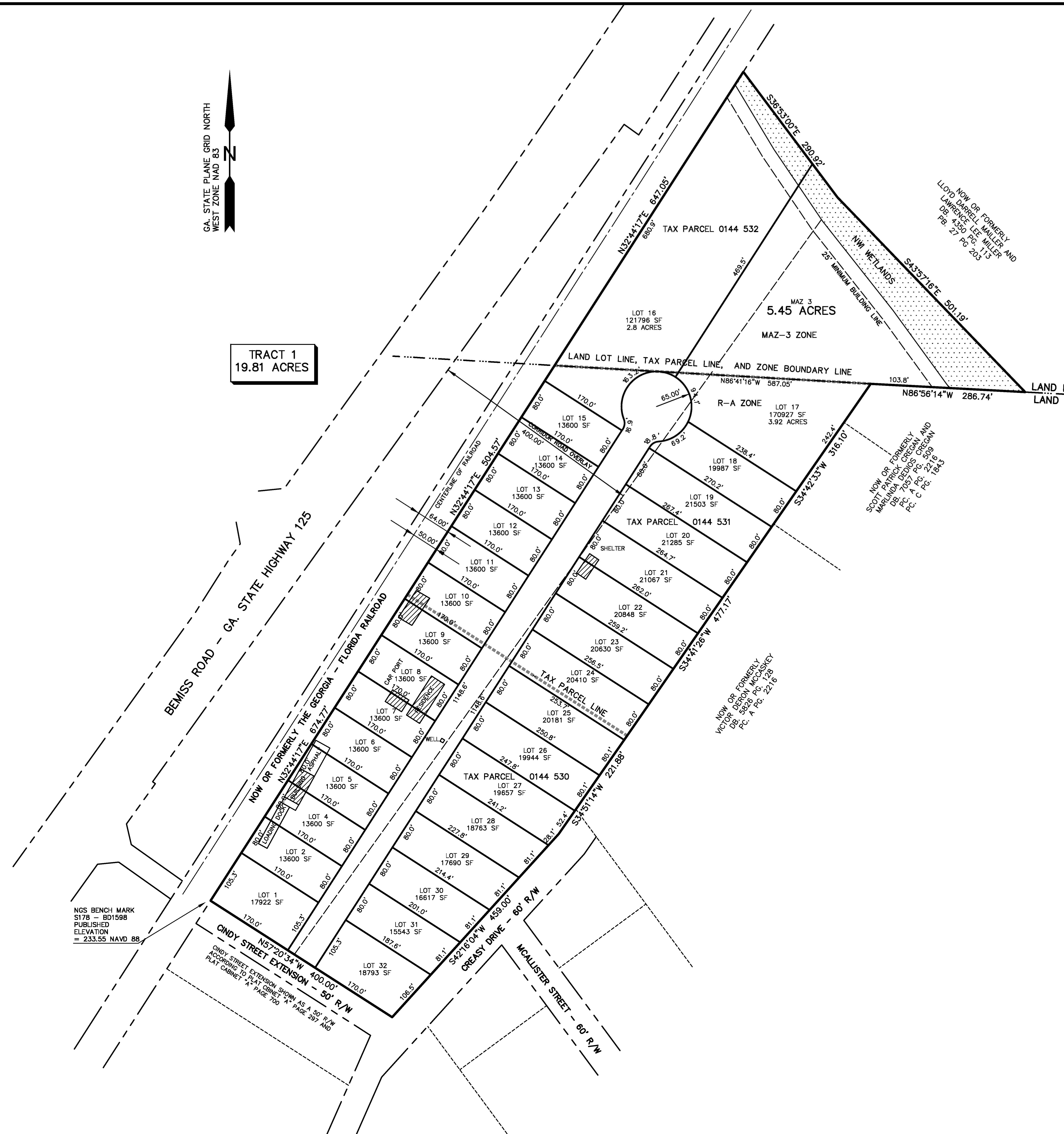


TRACT 1
19.81 ACRES



LOCATION MAP

LEGEND	
	POR POINT OF REFERENCE
	POB POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	BARB WIRE FENCE
	WOVEN WIRE FENCE
	APPROXIMATE PROPERTY LINES
	REBAR CONCRETE REINFORCING ROD
	CMF CONCRETE MARKER FOUND
	RBF REBAR FOUND
	RBP REBAR PLACED
	R/W RIGHT OF WAY
	PB PLAT BOOK
	DB DEED BOOK
	PG PAGE
	PLAT CAB. PLAT CABINET
	SF SQUARE FEET
	A ARC LENGTH OF CURVE
	R RADIUS OF CURVE
	B CHORD BEARING
	C CHORD LENGTH
	DOT DEPARTMENT OF TRANSPORTATION
	AC ACRES
	#5 REBAR PLACED WITH CAP NO. 2284
	▲ COMPUTED ANGLE POINT - NO MARKER
	○ AS NOTED ON SURVEY
	□ CONCRETE MARKER FOUND
	◇ WOOD STAKE PLACED
	● #5 REBAR WITH CAP 2284 FOUND
	#5 RBF 5/8" RBF
	#4 RBF 1/2" RBF
	#3 RBF 3/8" RBF



PROPOSED SUBDIVISION TRACT PLAN TO ACCOMPANY THE REZONING APPLICATION FOR TAX PARCELS 0144 530, 0144 531, 0144 532 PREPARED FOR: TERRY CREAMY LOCATED IN LAND LOTS 144 AND 145 11TH LAND DISTRICT LOWNDES COUNTY, GA.

PLAT DATE: 21 FEBRUARY 2025

SCALE: 1" = 100'



TOTAL AREA OF PROPERTY = 19.81 ACRES

ALL OF TAX PARCELS 0144 530, 0144 531, 0144 532 TAX PARCEL 0144 530 AND 0144 531 CONTAINS 14.36 ACRES TAX PARCEL 0144 532 CONTAINS 5.45 ACRES

PARCELS 0144 530 AND 0144 531 CURRENTLY ZONED RA PARCEL 0144 532 CURRENTLY ZONED MAZ 3

REQUESTING TO REZONE PARCELS 0144 530 AND 0144 531 FROM RA TO R10, 14.36 ACRES

TOTAL NO. OF PROPOSED LOTS ON TRACT PLAN = 32

LOTS SHOWN IN MAZ 3 ZONE TO BE MINIMUM OF 2.5 ACRES LOTS SHOWN IN PROPOSED R10 ZONE TO BE A MINIMUM OF 10,000 SQUARE FEET WITH A MINIMUM LOT WIDTH OF 80'.

LOWNDES COUNTY UTILITY NOTE: "AS THIS PROPERTY IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER, AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER - 6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES AT THE OWNERS EXPENSE."

STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920