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 CLERK OF THE SUPERIOR COURT

PROPERTY CORNER MARKER IDENTIFICATION	
①	5/8" RBF - 11 OCT 2016 PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
②	5/8" RBP CAP 2284 - 11 OCT 2016 PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
③	1/2" RBP - 06 OCT 1992 PLAT BOOK 36 PAGE 182 SURVEYOR - STAN FOLSOM RLS 2284
④	5/8" RBP WITH CAP 2284 28 DEC 2015 DEED BOOK 5878 PAGE 214 SURVEYOR - STAN FOLSOM RLS 2284
⑤	1/2" RBF - 28 DEC 2015, DEED BOOK 5878 PAGE 214 SURVEYOR - STAN FOLSOM RLS 2284 04 NOV 2016, PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
⑥	1/2" RBF - 06 OCT 1992 PLAT BOOK 36 PAGE 182 SURVEYOR - STAN FOLSOM RLS 2284
⑦	1" PIPE 1.8" EAST OF CORNER 11 DEC 2019 PLAT CABINET C PAGE 603 SURVEYOR - STAN FOLSOM RLS 2284
⑧	5/8" RBP WITH CAP 2284 11 DEC 2019 PLAT CABINET C PAGE 603 SURVEYOR - STAN FOLSOM RLS 2284
⑨	5/8" RBP WITH CAP 2284 1.00' EAST OF CORNER ON PROPERTY LINE. FENCE POST ON CORNER
⑩	5/8" RBP WITH CAP 2284 6.00' SOUTH OF CORNER ON PROPERTY LINE. MAIL BOX POST ON PROPERTY CORNER.

GEORGIA, LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE
 APPROVED
 This 18th day of February, 2025, 4:45pm
 File Number: COM-2024-47
 Chairman, Technical Review Committee

LINE	BEARING	DISTANCE
L1	N85°53'03"W	72.10'
L2	N81°11'59"W	112.20'
L3	N35°09'47"W	95.09'
L4	S53°03'59"W	36.67'
L5	N66°04'36"W	52.08'
L6	S51°41'16"W	57.88'
L7	N09°20'15"E	44.75'
L8	S87°23'44"W	193.98'
L9	N31°10'15"W	72.34'
L10	S83°01'52"W	80.10'
L11	N84°57'46"W	26.68'
L12	S02°13'36"E	86.27'
L13	N35°04'38"W	69.86'
L14	S88°59'10"W	113.62'
L15	N77°15'14"W	68.74'
L16	N36°30'57"W	46.47'
L17	S22°57'41"W	103.18'
L18	N76°50'39"W	109.57'
L19	N60°19'06"W	56.03'
L20	N78°19'26"W	111.41'
L21	S43°57'30"W	68.57'
L22	N09°37'13"W	118.50'
L23	N07°12'08"E	54.66'
L24	N59°52'32"W	41.50'

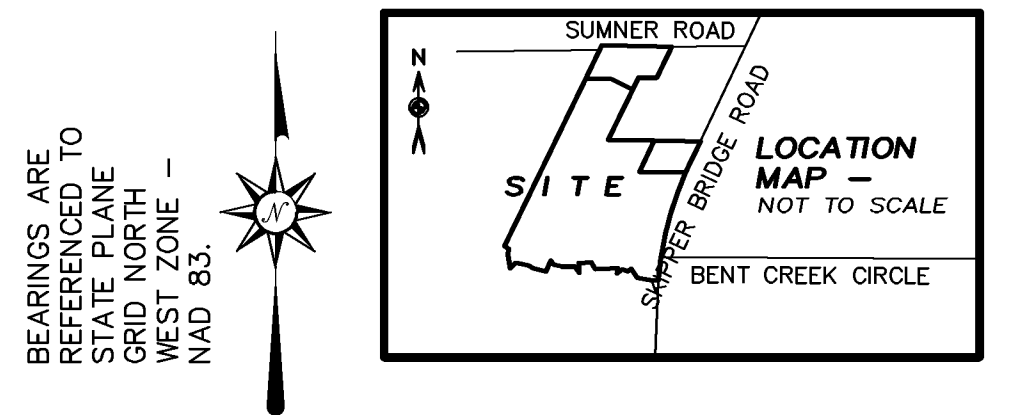
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP #1518500050E
 EFFECTIVE DATE SEPTEMBER 26, 2008
 A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, and
 A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" AN AREA DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED.

*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION;
 *THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 43,952' WITH AN ANGLE ERROR OF 2 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
 *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 195,188'
 *MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
 *EQUIPMENT USED: 2" GEOMAX ZOOM ELECTRONIC TOTAL STATION & 100' TAPE.

Symbol	Description
---	RIGHT OF WAY LINE
-x-x-x-	WOVEN WIRE FENCE
---	PROPERTY BOUNDARY SURVEYED
---	LAND LOT LINE
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
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
●	5/8" REBAR PLACED WITH CAP NO. 2284
△	ANGLE POINT IN CREEK
○	AS NOTED ON SURVEY
□	CONCRETE MARKER FOUND
Wetland Symbol	NATIONAL WETLAND INVENTORY (NWI) WETLANDS

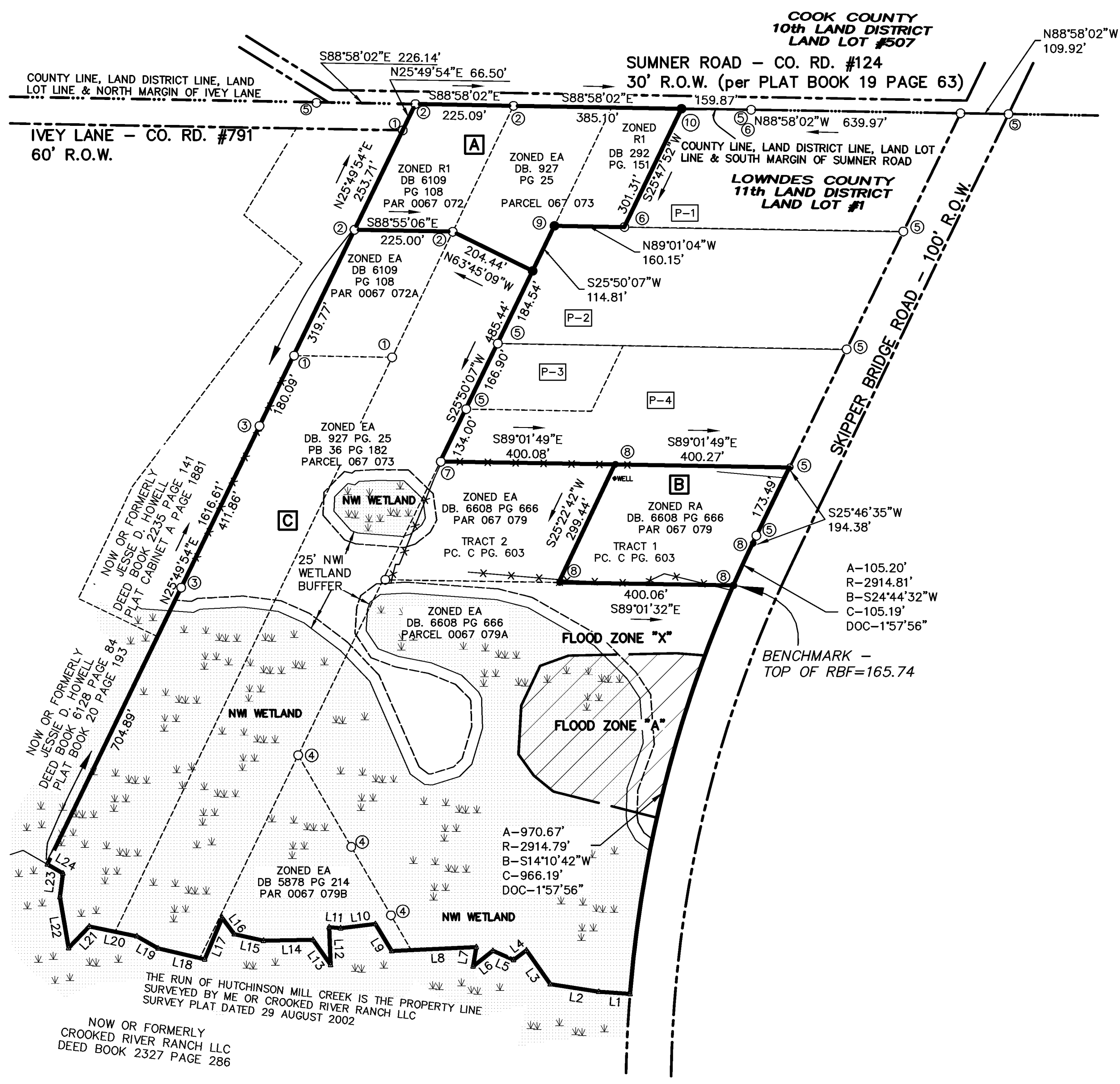
ADJOINERS	
P-1	WARREN BRENT MERRIMAN & TERESA RAY MERRIMAN DEED BOOK 614 PAGE 214
P-2	CARLTON JONES & JOYCE R. JONES DEED BOOK 414 PAGE 199
P-3	AVENELL T. FOLSOM DEED BOOK 7020 PAGE 652
P-4	WILBUR C. FOLSOM & AVENE FOLSOM DEED BOOK 405 PAGE 433

TABULATION OF TRACT AREAS	
A	4.23 ACRES
B	2.50 ACRES
C	36.05 ACRES
TOTAL = 42.78 ACRES	



NOTES

- TRACTS A, B, & C ARE NOT LOCATED WITHIN 1000' OF LOWNDES COUNTY UTILITIES per LOWNDES COUNTY'S VALOR GIS WEBSITE.
- TRACTS A & B ARE SERVED BY AN INDIVIDUAL WELLS & SEPTIC SYSTEMS.
- IF DEVELOPMENT OF TRACT C IS TO OCCUR THE DEVELOPER WILL HAVE TO CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE SOIL SUITABILITY FOR SEPTIC SYSTEMS.
- TAX MAP PARCELS ARE AS NOTED ON THE TRACTS.
- TRACTS ARE ZONED AS NOTED.
- ***SETBACKS FOR R-1 ZONING:**
 - **MINIMUM FRONT BUILDING SETBACK = 60' FROM THE CENTERLINE OF RESIDENTIAL ROAD
 - **MINIMUM SIDE BUILDING SETBACK = 20'
 - **MINIMUM REAR BUILDING SETBACK = 40'
- ***SETBACKS FOR R-2 ZONING:**
 - **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 - **MINIMUM SIDE BUILDING SETBACK = 20'
 - **MINIMUM REAR BUILDING SETBACK = 40'
- ***SETBACKS FOR E-A ZONING:**
 - **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 - **MINIMUM SIDE BUILDING SETBACK = 20'
 - **MINIMUM REAR BUILDING SETBACK = 50'
- WETLAND NOTES: "NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PRIOR PERMIT FROM THE ARMY CORP OF ENGINEERS". THE UNDERSIGNED SURVEYOR IN NO WAY CERTIFIES TO THE ACCURACY OR CORRECTNESS OF THE WETLANDS SHOWN HEREON. THE WETLANDS ARE SHOWN IN ORDER TO COMPLY WITH THE LOWNDES CO. ULDC SECT. 10.01.04(H) (5). ANY QUESTION CONCERNING THE WETLANDS SHOULD BE DIRECTED TO THE U.S. ARMY CORPS OF ENGINEERS.
- HIGH WATER = 150.0
- MINIMUM FINISHED FLOOR ELEVATION = 152.0
- FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND POSSIBLY CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.01.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.
- NOTE: THIS PLAT IS OF A BOUNDARY SURVEY ONLY. THIS PLAT DOES NOT SHOW ALL OF THE IMPROVEMENTS THAT ARE LOCATED ON THIS PROPERTY.



COMPOSITE PLAT of BOUNDARY SURVEYS BY STAN FOLSOM, PROPERTY DIVISION & PROPERTY COMBINATION for **JOHN BAILEY**
 LOCATED IN LAND LOT #1 of the 11th LAND DISTRICT of LOWNDES COUNTY, GEORGIA
 FIELD SURVEY DATES: 6 OCT. 1992, 1 APRIL 2002, 29 AUG. 2002, 28 DEC. 2015, 11 OCT. 2016, 16 OCT. 2019, 11 DEC. 2019 & 12 FEB. 2020
 PLAT DATE: 17 FEBRUARY 2020
 PLAT REVISED: 18 FEBRUARY 2025 to COMPLY WITH LOWNDES COUNTY COMPLIANCE COMMENTS. NO FIELD SURVEY WORK SINCE FEBRUARY 2020.

GRAPHIC SCALE 1" = 200'

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN BAILEY.

SURVEY DATA NOTE:
 THE SOURCES OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTY HEREON ARE:
 *DEED BOOK 6608 PAGE 666 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 6109 PAGE 108 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 5878 PAGE 214 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 927 PAGE 25 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 812 PAGE 337 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 292 PAGE 151 - GRANTEE THEREIN IS JOHN BAILEY.

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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE
 DATE: 02/18/2025

APPROVAL, LOWNDES COUNTY DIRECTOR OF ENGINEERING
 DATE: 02/18/2025

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

STAN FOLSOM GA RLS #2284
 18 FEBRUARY 2025
 DATE

GEORGIA REGISTERED LAND SURVEYOR
 No. 2284
 STAN FOLSOM

FOLSOM SURVEYING, LLC
 ROLAND STAN FOLSOM
 GEORGIA RLS #2284
 LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229 - 244 - 2920
 folsom22@bellsouth.net
 www.folsomsurveying.com

FILES: J3189-BAILEY 2-18-25.dwg
 J3189-BAILEY-COMBO.dwg