

**NOTES**

- 1) I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF .03 FEET WITHIN THE 95% CONFIDENCE LEVEL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE S6 ROBOTIC TOTAL STATION WITH A TRIMBLE TSC7 DATA COLLECTOR (TDS) AND A CARLSON BRX7 BASE AND ROVER SYSTEM WITH A CARLSON RT4 DATA COLLECTOR (SurvPC). THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 208,093 FEET.
- 2) THE BASIS OF BEARINGS IS GA WEST NAD83.
- 3) THE ZONING FOR THESE PROPERTIES IS A COMBINATION OF "E-A" & "R-1" ACCORDING TO LOWNDES COUNTY GIS MAPS.
- 4) ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0245E, DATED SEPTEMBER 26, 2008 THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA OUTSIDE OF THE 0.2% FLOOD PLAIN AREA.
- 5) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.
- 6) THE PURPOSE OF THIS SURVEY IS TO COMBINE MAP 218 PARCELS 20B, 20C, 21, & 21A INTO ONE TRACT AS SHOWN ON THIS PLAT OF SURVEY, AND TO COMBINE ALL TRACTS SHOWN HEREON INTO ONE ZONING DESIGNATION.
- 7) THE SUBJECT PROPERTY IS INTENDED TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS AND HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATIONS.
- 8) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN 30 FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- 9) 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 THE 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 AND NOT FOR DEVELOPMENT OR OTHER SUCH USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.

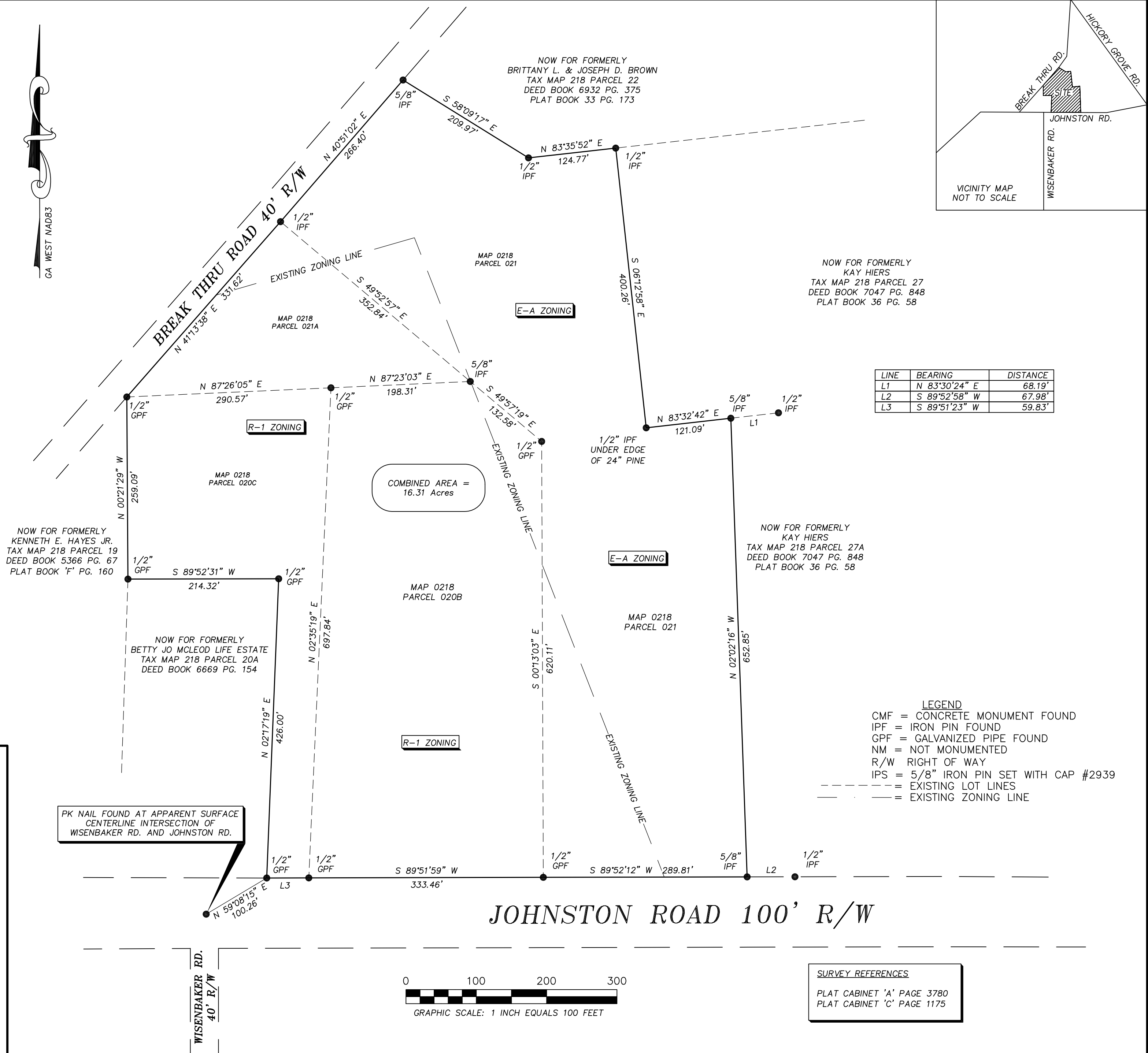
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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

LOWNDES COUNTY DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE CHAIRMAN, TECHNICAL REVIEW COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

*Phillip Roberts*  
 PHILLIP ROBERTS GA LS #2939 12-30-2024  
 DATE

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.



LINE	BEARING	DISTANCE
L1	N 83°30'24" E	68.19'
L2	S 89°52'58" W	67.98'
L3	S 89°51'23" W	59.83'

- LEGEND**
- CMF = CONCRETE MONUMENT FOUND
  - IPF = IRON PIN FOUND
  - GPF = GALVANIZED PIPE FOUND
  - NM = NOT MONUMENTED
  - R/W = RIGHT OF WAY
  - IPS = 5/8" IRON PIN SET WITH CAP #2939
  - = EXISTING LOT LINES
  - - - = EXISTING ZONING LINE

**SURVEY REFERENCES**  
 PLAT CABINET 'A' PAGE 3780  
 PLAT CABINET 'C' PAGE 1175



PK NAIL FOUND AT APPARENT SURFACE CENTERLINE INTERSECTION OF WISENBAKER RD. AND JOHNSTON RD.



**ROBERTS SURVEYING, INC.**  
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 EMAIL: ROBERTSLANDSURVEYING@GMAIL.COM  
 GEORGIA REGISTERED LAND SURVEYOR No. 2939  
 GA CERTIFICATE OF AUTHORIZATION No. 1215

JOB NO.	00503
SURVEY DATE	12-20-2024
PLAT DATE	12-30-2024
SCALE	1" = 100'
DWG NAME	00503A.DWG
CRD. FILE	00503.CRD
DRAWN BY	NJS

PROJECT: **COMBINATION & REZONING SURVEY OF 16.31 ACRES LOCATED IN LAND LOT 251 OF THE 11TH LAND DISTRICT LOWNDES COUNTY, GEORGIA**

CLIENT: **THOMAS LINVILLE & CHANTEL LINVILLE**