



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

Staff Report

MEETING DATE: August 6, 2024

VAR-2024-07

Matthew Mitchell – Hall Webb Rd

The applicant is the father in law of property owner and is requesting a Variance to Sections 4.04.04 C E 1. The subject property is located at 7365 Hall Webb Rd, Map & Parcel 0011 020D, and consists of 20 acres currently zoned E-A (Estate Agriculture). The parent tract was originally divided by survey in 2020, using the family ties allowance, creating one lot at 1.25 acres. In 2022, the parent tract was subdivided again, creating four tracts, using the minor subdivision classification. The applicant is asking for a variance to one time usage of the Family Ties exemption.

The TRC staff heard and considered this request (during their regularly scheduled meeting) and had no objectionable comments. Staff recommends approval based on Criteria D, F, and G.

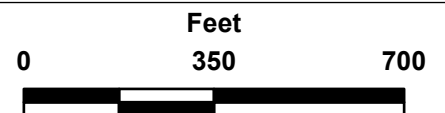
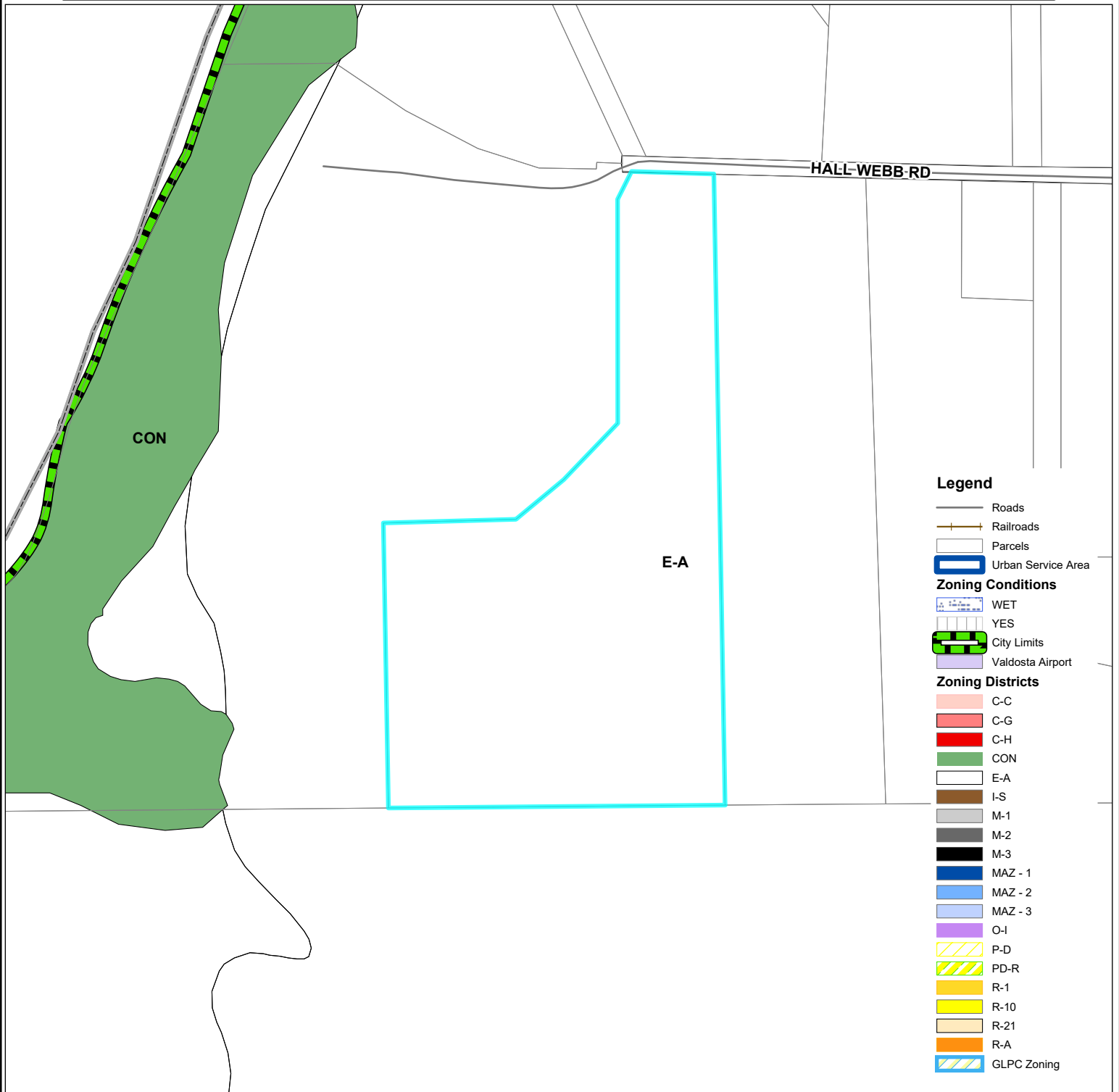
A variance may be granted upon a finding by the ZBA that one (1) of the following conditions has been met:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- B. Such conditions are peculiar to the particular piece of property involved;
- C. The application of this ULDC to this particular piece of property would create an unnecessary hardship;
- D. Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;
- E. A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;
- F. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;
- G. The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;
- H. The special circumstances are not the result of the actions of the applicant;
- I. The variance requested is the minimum variance that will make possible the legal use of the land or structure; and
- J. The variance is not a request to permit a use of land or structures that are not permitted by right in the zoning district involved;
- K. The extension of said nonconforming use will not further injure a permitted use on the subject property or on adjacent property;
- L. The design, construction, and character of the nonconformance is not suitable for uses permitted in a district in which the nonconformance is situated; and
- M. The nonconforming use is similar to the prior nonconforming use.

VAR-2024-07

Zoning Location Map

Matthew Mitchell
Variance Request



- D. All **subdivision lots** shall have **frontage** on and access to an existing or proposed paved **public street**.
- E. Double **frontage** or **through lots** shall be required to have:
 - 1. A planted, non-encroachable **buffer** strip, pursuant to the standards set forth in Section 4.07.06.
 - 2. The location of the non-encroachable **buffer** strip shall be approved by the County Engineer.
- F. Rights-of-way for pedestrian **crosswalks** in all **subdivisions** may be required in order to provide direct pedestrian access to schools, **shopping centers**, and parks. Such rights-of-way shall comply with the standards set forth in Section 6.01.02 and the *Technical Standards Manual*.
- G. **Easements**
 - 1. All **lots** within a **subdivision** shall provide **easements** for stormwater drainage, water systems, sanitary sewer systems, gas lines, electric lines, cables, telephone lines, and **utility** poles. Standards for such **utility easements** are set forth in Section 6.03.02.
 - 2. Where a **subdivision** is traversed by a river, stream, **watercourse**, or drainage way, there shall be provided a **drainage easement** along each side of the **watercourse** for the purpose of widening, deepening, improving, relocating, or protecting **watercourse**. The **easement**, an undisturbed **buffer**, shall be at a width specified in Chapter 3.

4.04.04 Specific Provisions for Family Ties Land Division

A. Applicability

The provisions of this section apply to land divisions in the E-A or R-A zoning districts.

B. Exemptions from Requirements

- 1. **Lots** created as a result of the **Family Ties Land Division** are exempt from the **subdivision** standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and 6, and the platting requirements set forth in Chapter 10, provided that the **lots** are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (**parent parcel**). These exemptions do not exclude any state requirements for **development**.
- 2. Applications to create **lots** under the **Family Ties Land Division** process shall be processed by the TRC as set forth in Chapter 10.

C. Design Standards for Lots to be Conveyed

- 1. All **lots** created under the **Family Ties Land Division** process shall comply with all design standards for the **zoning district** in which the **lots** are located, except as specifically provided in this section.
- 2. The minimum **lot** area is one (1) acre.
- 3. All **lots** created under the **Family Ties Land Division** process shall meet one (1) of the following requirements for access:

- a. Have sixty (60) feet of **frontage** on a public **right-of-way** and meet the **lot width** requirements set forth in Table 4.01.01(G); or
 - b. Share one (1) access driveway that provides access to all **lots** that do not front a public right-of-way.
 - i. The access driveway easement shall be sixty (60) feet wide, shall begin at a public road, and shall be recorded as an **easement** with access rights to all **lots**.
 - ii. The access driveway shall be constructed as an all-weather road with a minimum clearance of twenty (20) feet in width and twelve (12) feet in **height**.
- D. The remainder of the **parent parcel** after creation of **lots** under the **Family Ties Land Division** process shall meet the minimum **lot area** requirements set forth in Table 4.01.01(G).
- E. Limitations on number of conveyances
1. The **parent parcel** may be divided one (1) time to create up to five (5) **lots** for conveyance to **Family** members as described in Section 4.04.04(B).
 2. All **lots** created under the **Family Ties Land Division** process shall have a recorded and approved survey prior to the issuance of any **Building Permit**.

4.05.00 ALTERNATIVE SUBDIVISION DESIGN STANDARDS

4.05.01 Conservation Subdivision (CS)

A. Generally

1. The intent of the conservation **subdivision** (CS) is to provide for flexibility of design in order to promote environmentally sensitive and efficient **uses** of the land.
2. The number of **residential dwelling units** shall not exceed the number of such units permissible by the **zoning district** in which the CS is located.
3. All requirements set forth in Section 4.04.00 regarding conventional **subdivisions** for provision of public improvements and infrastructure shall apply to conservation **subdivisions** except where specifically modified in this section.
4. Where there is conflict between the standards and requirements set forth in this section for the CS and the standards and requirements in Section 4.04.00 regarding a conventional **subdivision**, the standards of this section shall apply. The standards set forth in this section are intended to replace the standards in Section 4.04.00 regarding the design of **subdivisions**.
5. No **building permits** and no public improvements or services shall be authorized or installed for any CS until approval has been granted for the **subdivision** plat. Procedures for application, review,

05/16/2024

Lowndes County Planning & Zoning

327 N. Ashley St.

Valdosta, Ga. 31602

All concerned,

We hereby request a Family Variance for the Property belonging to Matthew and Holly Mitchell parcel number 0011020D otherwise known as 7365 Hall Webb Rd Hahira, Ga. 31632.

G Norman Bennett conveyed through a Quit Claim deed to my son Matthew B Mitchell and his daughter (my daughter in law) Holly Bennett Mitchell 20 acres in the form of a Quit Claim Deed in October of 2022. They built a single-family home on the property and currently live there.

Both Holly and Matthew asked if I would like to move out there from my current residence in Stone Creek to be closer to them and my grandchildren. I agreed with them that I would, and we hired Cody Califf to perform the survey. After submitting the survey, we were told it must be 5 acres unless the Family Variance can be applied. We gratefully ask that this variance be allowed. The purpose is to build a single-family home on the one acre proposed in which I would live.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian W Mitchell", written over a horizontal line.

Brian W Mitchell

4830 Summit Ridge Rd.

Valdosta, Ga. 31602

229-630-6371

eFiled & eRecorded
 DATE: 6/24/2020
 TIME: 3:09 PM
 PLAT BOOK: 000PCC
 PAGE: 00744
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3174712172
 CLERK: Beth Greene
 Lowndes County, GA
 Cross-References: DB 414 PG 078

NOTE:
 THE PURPOSE OF THIS PLAT IS TO CUT 1.25 ACRES OUT OF A PARENT TRACT AS DESCRIBED IN DEED BOOK 414 AT PAGE 78 SHOWING G. NORMAN BENNETT AS THE GRANTEE.

UTILITIES NOTE:
 NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. HARRIS SURVEYING & ENGINEERING DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

FLOOD NOTE:
 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0085E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

HEALTH DEPARTMENT NOTE:
 THIS PROPERTY IS DEVELOPED WITH WELL AND SEPTIC. IF ANY FUTURE DEVELOPMENT OCCURS, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR AN INDIVIDUAL SITE EVALUATION.

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
 - C.M.F. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.F. = GALVANIZED PIPE FOUND
 - G.P.P. = GALVANIZED PIPE PLACED
 - R.M.F. = RIGHT OF WAY MARKER FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - B.L. = BROKEN LINE NOT TO SCALE
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - R/W = RIGHT OF WAY
 - B.M. = BENCH MARK
 - R.R. = RAIL ROAD
 - N/F = NOW OR FORMERLY
 - = GROUND SLOPE
 - ⊙ = EXISTING WELL
 - ⊗ = EXISTING ELECTRIC METER

- SURVEY EQUIPMENT USED**
- ☒ LEICA 1203 TOTAL STATION 3 SEC.
 - ☒ 3005W TOPCON TOTAL STATION 5 SEC.
 - ☒ 200' STEEL MESH TAPE
 - ☒ CST, AUTO LEVEL
 - ☒ TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - ☒ ALLEGRO CX DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - ☒ CHAMPION TKO GNSS RECEIVER
 - ☒ SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

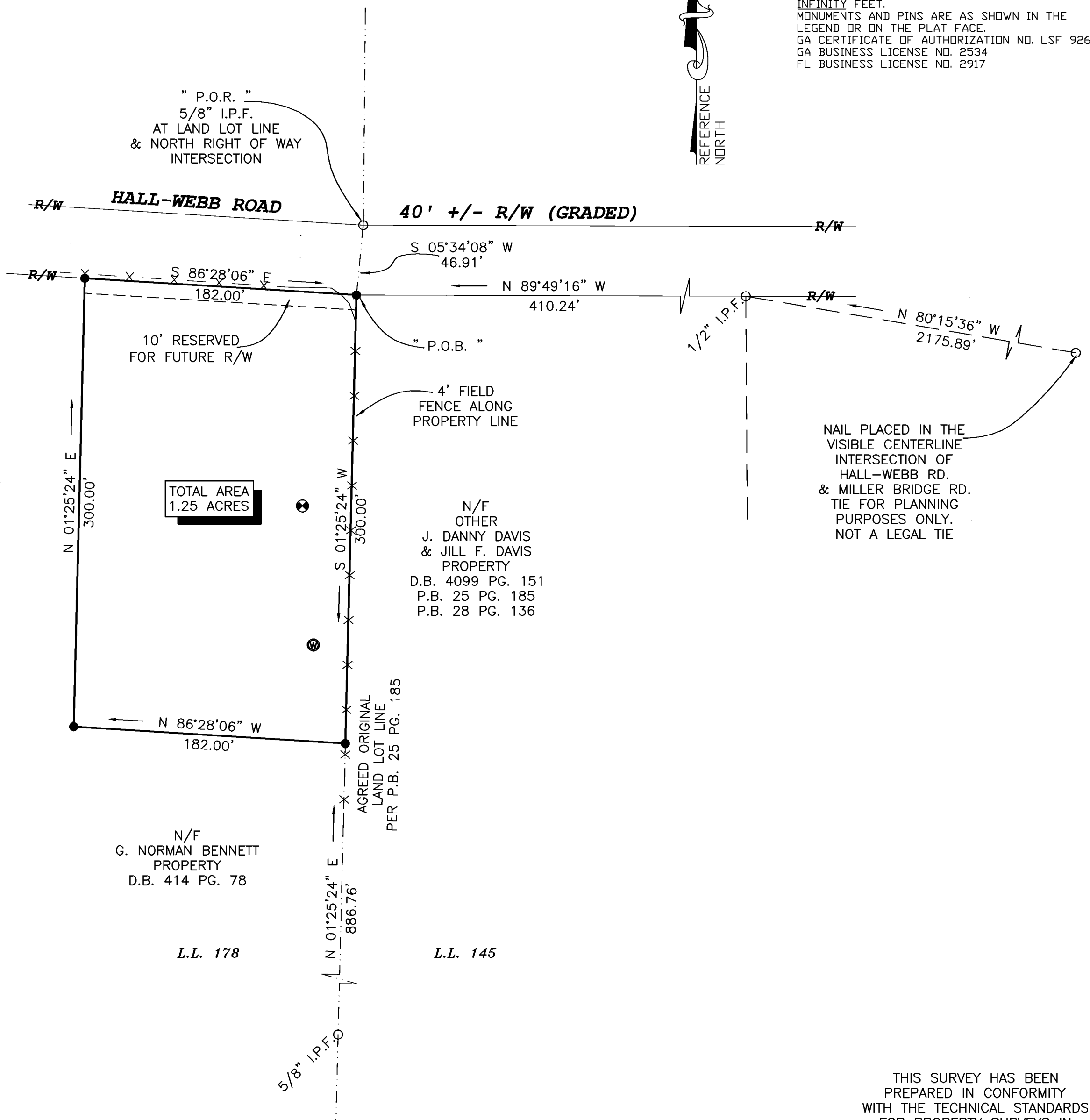
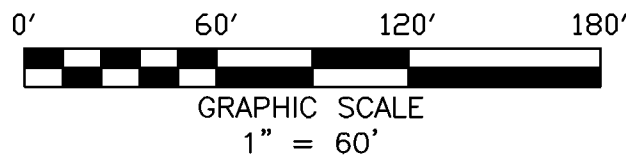
BEARINGS SHOWN HEREIN HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON REFERENCE BEARINGS TAKEN FROM A PLAT BY WILLIAM H. BRANCH, JR.

RECORDED: P.B. 25 PG. 185

ROBIN N. HARRIS RODNEY GENE TENERY, JR.
 GA. P.E. NO. 2711 GA. L.S. NO. 3015
 GA. L.S. NO. 2101
 FL P.E. NO. 28520
 FL L.S. NO. 3617

EROSION & SEDIMENT CONTROL
 LEVEL II CERTIFIED DESIGN PROFESSIONALS
 ROBIN N. HARRIS CERTIFICATION # 5249
 RODNEY GENE TENERY, JR. CERTIFICATION # 5256

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 A CLOSURE PRECISION OF ONE FOOT IN 26,286.83 FEET, AND AN ANGULAR ERROR OF 0° 0' 01" PER ANGLE POINT. THE NONE METHOD WAS USED IN TRAVERSE ADJUSTMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN INFINITY FEET.
 MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
 GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
 GA BUSINESS LICENSE NO. 2534
 FL BUSINESS LICENSE NO. 2917

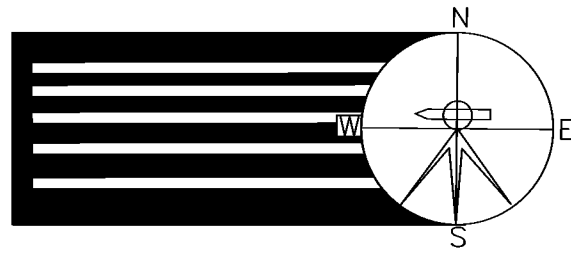


GEORGIA, LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE
 APPROVED
 This 24th day June, 2020, 3:00 pm
 File Number: FAM-2020-01
 Chairman, Technical Review Committee

SURVEY FOR:
NORMAN BENNETT
 LOCATED IN LAND LOT 178
 OF THE 12TH LAND DISTRICT
 OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:
 01 / 24 / 14 - 03 / 04 / 14
 DATE OF PLAT:
 03 / 05 / 14

THIS IS A SURVEY OF
 PART OF
 LAND PARCEL 020
 ON TAX MAP 011



PREPARED BY:
HARRIS SURVEYING & ENGINEERING COMPANY, INC.
 LAND SURVEYING & CIVIL ENGINEERING DESIGN
 IN GEORGIA & FLORIDA
 107 E. NORTH STREET
 VALDOSTA, GA 31601
 PH. 229-244-9735
 FAX 229-244-9781
 E.MAIL harri613@bellsouth.net

THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY RODNEY GENE TENERY JR. GA. R.L.S. # 3015 ON 03 / 05 / 14
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT

eFiled & eRecorded
 DATE: 10/14/2022
 TIME: 1:51 PM
 PLAT BOOK: 000PCC
 PAGE: 01369
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3174712172
 CLERK: Beth Greene
 Lowndes County, GA

RESERVED FOR CLERK OF COURT

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

M. Rhett Royal
 M. RHETT ROYAL
 10/13/22
 DATE

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

[Signature]
 10/14/2022
 LOWNDES COUNTY ENGINEER DATE

[Signature]
 10/14/2022
 LOWNDES COUNTY BOARD OF HEALTH
 ENGINEERING & SANITATION DIVISION DATE

[Signature]
 10/14/2022
 LOWNDES COUNTY
 DIRECTOR OF ENGINEERING DATE

[Signature]
 10/14/22
 OWNER/AGENT DATE

[Signature]
 10/14/2022
 LOWNDES COUNTY UNIFIED DEVELOPMENT CODE
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE DATE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #13185C0082 PANEL 85 EFFECTIVE DATE 9/26/2008 A PORTION OF THE PROPERTY PLATTED HEREON IS IN FLOOD ZONE "A" AN AREA OF 100 YEAR FLOOD WHERE THE BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED AND A PORTION OF THE PROPERTY PLATTED HEREON IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

TOTAL ACREAGE OF PROPERTY: 98.53 ACRES
 THIS PROPERTY IS ZONED E-A (ESTATE AGRICULTURAL)
 -MINIMUM FRONT BUILDING SETBACK=60'
 -MINIMUM SIDE BUILDING SETBACK=20'
 -MINIMUM REAR BUILDING SETBACK=50'
 **MINIMUM FRONT BUILDING SETBACKS ARE MEASURED FROM THE CENTERLINE OF THE R/W

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 ALMSOT 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 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.

A PORTION OF THE PROPERTY PLATTED HEREON LIES WITHIN A MEDIUM RECHARGE AREA.

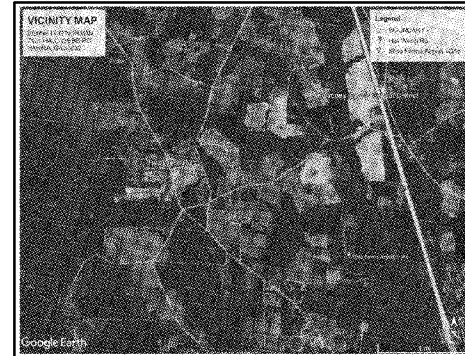
THIS PROPERTY IS A PART OF TAX MAP 0011 PARCELS 019 AND 020

THE FLOOD ZONE SHOWN HEREON ARE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY DIGITAL FLOOD MAPS

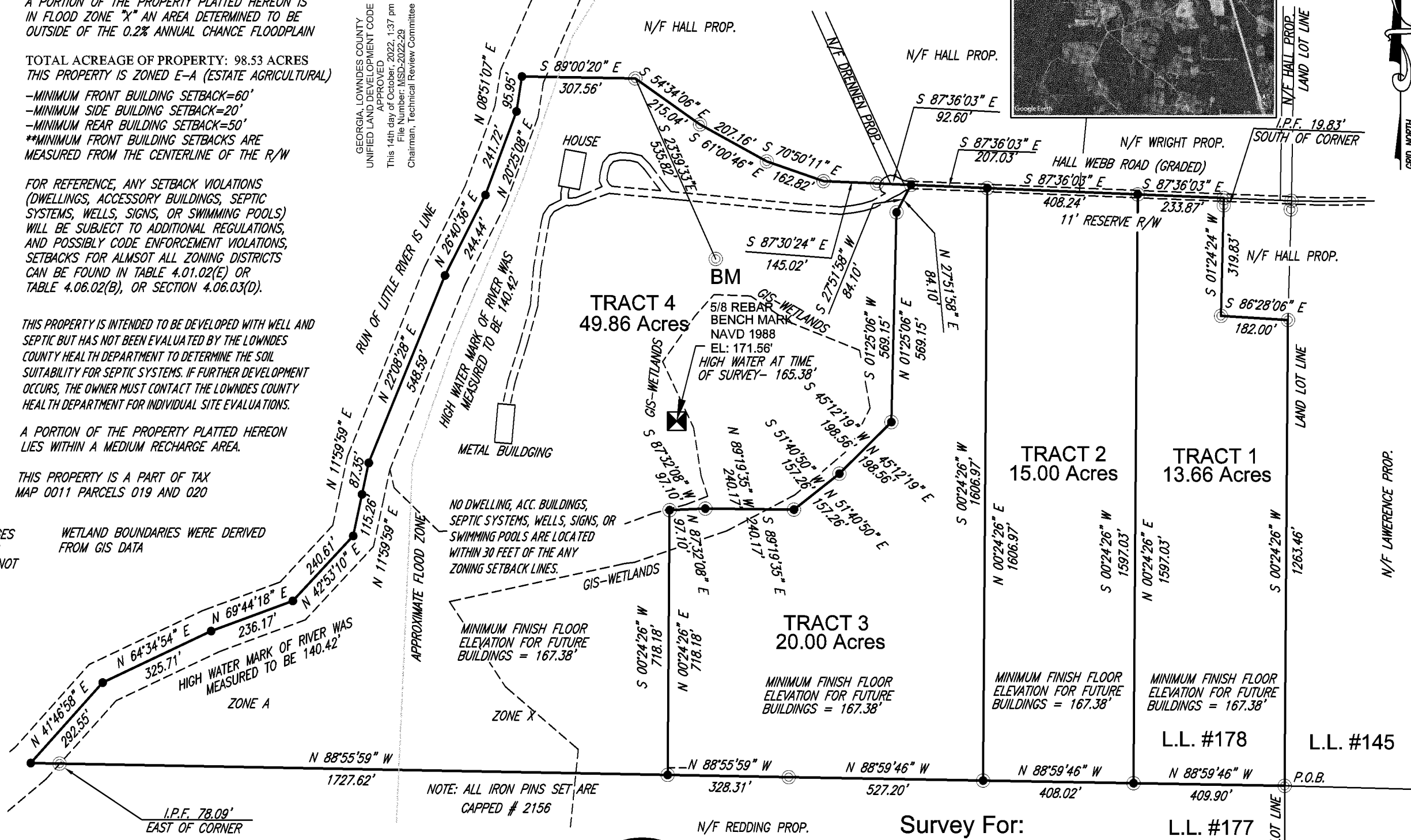
NOTE: ALL IRON PINS SET ARE CAPPED # 2156

Legend

- Iron Pin Set
- No Corner Set
- Iron Pin Found



GRID NORTH
 MAD 83-GEORGIA WEST



ROYAL SURVEYORS, INC.

P.O. BOX 224 OCILLA, GEORGIA 31774
 Phone: (229) 468-7108 Fax: (229) 468-7829



GRAPHIC SCALE - 1"= 300'



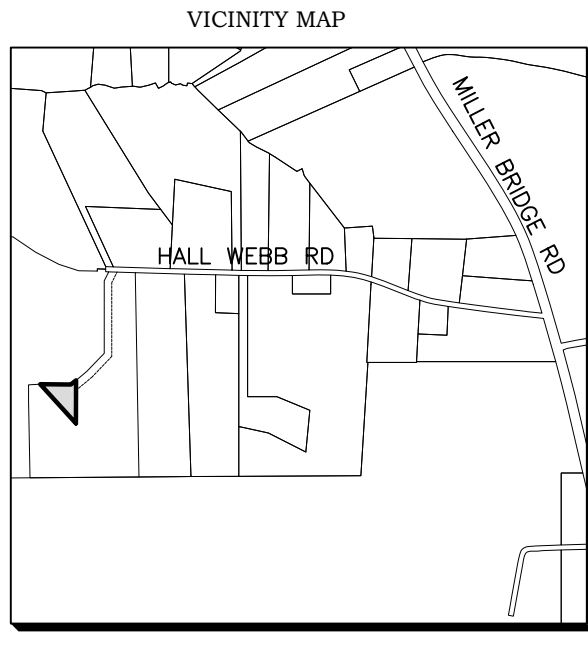
Survey For:
NORMAN BENNETT ESTATE

A Portion of L.L. #178,
 In the 12th L.D.,
 Lowndes County, Georgia

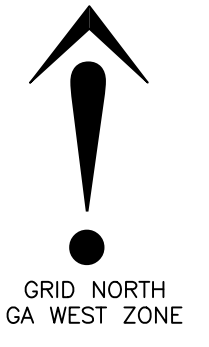
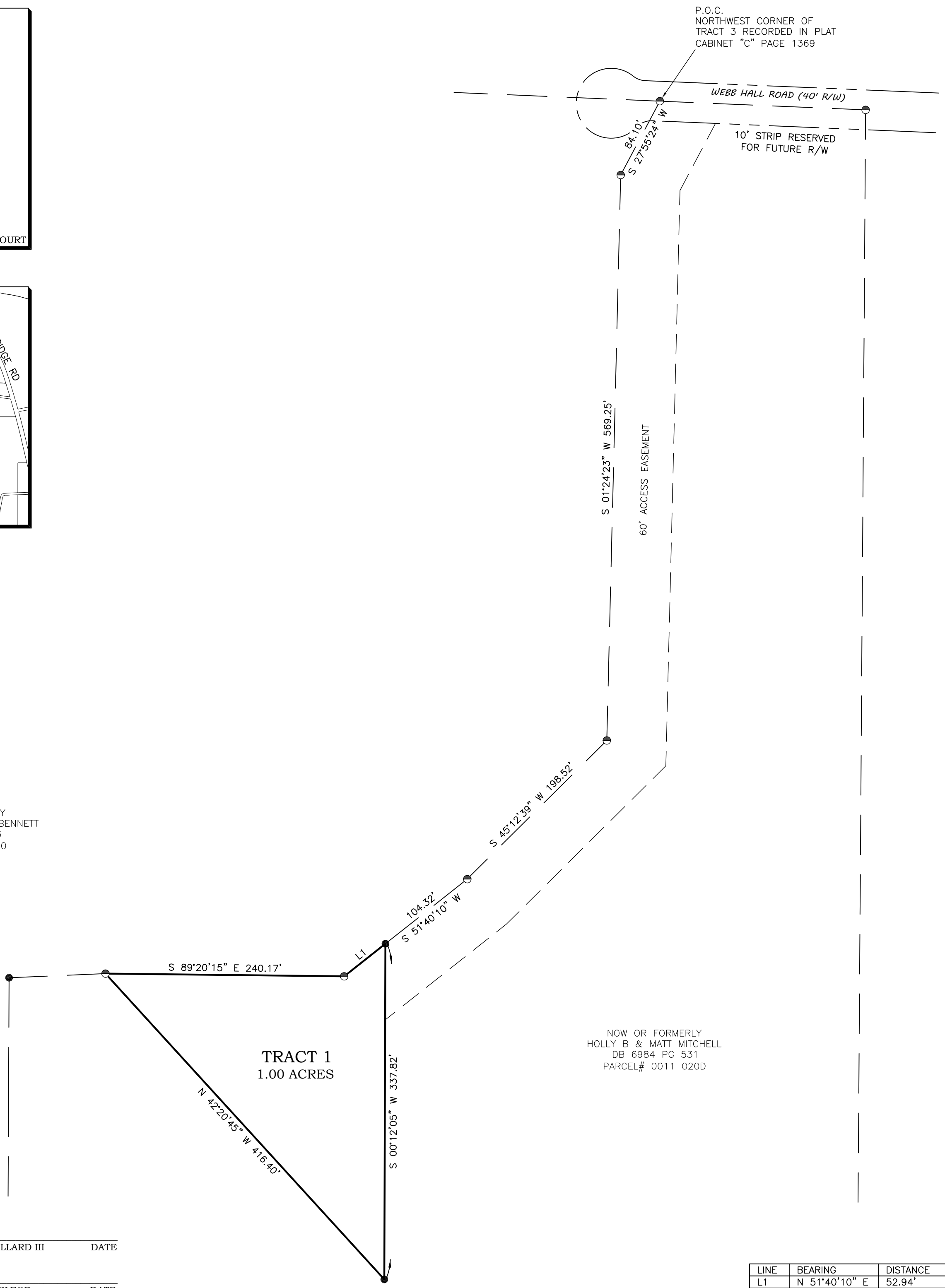
DATE OF PLAT: 10/13/22
 DATE OF SURVEY: 9/10/22



BOX FOR THE CLERK OF THE SUPERIOR COURT



NOW OR FORMERLY
NORMAN G & ROBIN M BENNETT
DB 6981 PG 706
PARCEL# 0011 020



ULDC APPROVAL, CHAIRMAN, TRC JOHN DILLARD III DATE

DIRECTOR OF ENGINEERING CHAD MCLEOD DATE

LINE	BEARING	DISTANCE
L1	N 51°40'10" E	52.94'

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

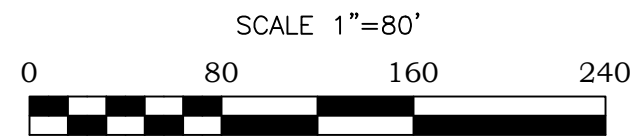
- THE PURPOSE OF THIS PLAT IS A FAMILY TIES DIVISION OF DEED BOOK 6984 PAGE 531
- THE CURRENT ZONING FOR THE PARENT PARCEL IS E-A
- SETBACKS:
FRONT: 60'
SIDE: 20'
REAR: 50'
- THERE ARE NO WETLANDS ON THIS PARCEL PER VALOR GIS
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0085E 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 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.



GA. RLS #3276 DATE

LEGEND

- 5/8" REBAR PLACED WITH CAP #3276
- 1/2" REBAR FOUND
- DB DEED BOOK
- PG PAGE
- R/W RIGHT OF WAY



INNOVATE
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

DIVISION SURVEY FOR:
MATTHEW MITCHELL

LOCATED IN
LAND LOT 178
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 04/17/2024
FIELD SURVEY DATE:
03/12/2024

FIELD CLOSURE: 1' IN 47,855'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 143,129'
METHOD OF ADJUSTMENT: NONE
SURVEYED BY: JNB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

I:\PROJECTS\4444 JOBS\2024 SURV 1131 MATT MITCHELL\1131 REV 1.DWG 4/23/2024 9:20 AM