

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWMEDES COUNTY, 11/15/2008, THE UNINCORPORATED AREAS THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND THE PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM NOT PROVIDING ANY SUPERVISION. *THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 43,992 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 335,366 MINIMUM & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT. *FIELD USED: 3" GEOMAX ZOOM ELECTRONIC TOTAL STATION & 100' TAPE.

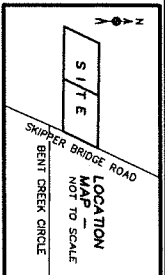
PRELIMINARY FOR REVIEW

COOK COUNTY
10th LAND DISTRICT
LAND LOT #507
SUMNER ROAD --30' R/W
(per PLAT 19 PAGE 63)

COUNTY LINE, LAND DISTRICT LINE, LAND LOT LINE & SOUTH MARGIN OF SUMNER ROAD

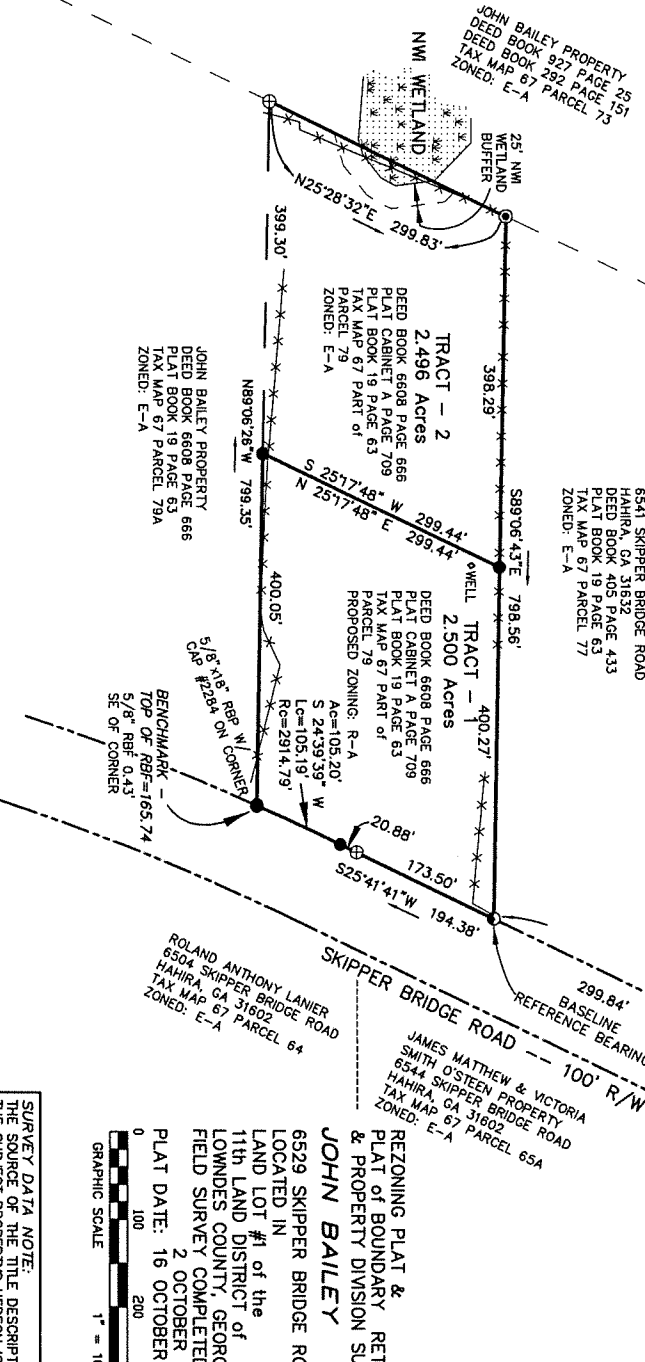
LOWMEDES COUNTY
11th LAND DISTRICT
LAND LOT #1

BEARINGS WERE CALCULATED FROM ADJACENT PLATS AND PARTS REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT BOOK 19 PAGE 63.



NOTES

- TRACTS #1 & #2 COMPRISE TAX MAP 67 PARCEL 79.
- TRACTS #1 & #2 ARE NOT LOCATED WITHIN 1000' OF LOWMEDES COUNTY UTILITIES PER LOWMEDES COUNTY'S VALOR GIS WEBSITE.
- TRACT #1 IS SERVED BY AN INDIVIDUAL WELL & SEPTIC SYSTEM.
- TRACT #2 IS INTENDED TO BE COMBINED WITH JOHN BAILEY PROPERTY TAX MAP 67 PARCEL 79A.
- TRACT #1 PROPOSED ZONING IS R-1.
- TRACT #2 IS ZONED E-A.
- 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'
 - **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 - **MINIMUM SIDE BUILDING SETBACK = 20'
 - **MINIMUM REAR BUILDING SETBACK = 50'
- SETBACKS FOR R-1 ZONING:
 - **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 - **MINIMUM SIDE BUILDING SETBACK = 20'
 - **MINIMUM REAR BUILDING SETBACK = 40'
- WETLAND NOTES: NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PERMIT FROM THE ARMY CORPS OF ENGINEERS. THE UNDERSIGNED SURVEYOR AND STATION LOCATIONS ARE SHOWN IN RED. THE TIE LINES ARE SHOWN IN GREEN TO CORRELATE WITH THE LOWMEDES CO. UDC (SECT. 10.01.064H) (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
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO UDC 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 UDC 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.



REZONING PLAT & PLAT OF BOUNDARY RETRACEMENT & PROPERTY DIVISION SURVEY FOR JOHN BAILEY
6529 SKIPPER BRIDGE ROAD
LOCATED IN
LAND LOT #1 of the
11th LAND DISTRICT of
LOWMEDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:
2 OCTOBER 2019
PLAT DATE: 16 OCTOBER 2019

SURVEY DATA NOTE:
THE SOURCE OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTIES HEREON IS DEED BOOK 9089 PAGE 666; 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 COMPLETED 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 COMPLETS 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 AGENCIES HAVE APPROVED THIS MAP PLAT OR PLAT FOR BEING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

DATE: _____

LOWMEDES COUNTY UNIFIED LAND DEVELOPMENT CODE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

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

PRELIMINARY FOR REVIEW
STAN FOLSOM GA RLS #2284

DATE: 24 OCTOBER 2019



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

- LEGEND**
- REBAR = CONCRETE REINFORCING ROD
 - RRP = IRON REBAR FOUND
 - SE = SOUTH/EAST
 - W/C = WITH PLASTIC CAP
 - R/W or R.O.W. = RIGHT OF WAY
 - Ac = ARC
 - Lc = LENGTH OF CHORD
 - Rc = RADIUS
 - NM = NATIONAL WETLAND INVENTORY
 - = 5/8"x18" IRON REBAR FOUND WITH CAP #2284
 - ⊕ = 1" OPEN TOP PIPE FOUND
 - ⊙ = 1/2" IRON REBAR FOUND
 - = PROPERTY BOUNDARY SURVEYED
 - - - = RIGHT OF WAY LINE
 - * - * - = WIRE FENCE
 - - - - - = NOT TO SCALE

JOHN BAILEY PROPERTY
DEED BOOK 6608 PAGE 666
PLAT BOOK 19 PAGE 63
TAX MAP 67 PARCEL 79A
ZONED: E-A

TRACT - 2
2.496 Acres
DEED BOOK 6608 PAGE 666
PLAT CABINET A PAGE 709
PLAT BOOK 19 PAGE 63
TAX MAP 67 PART of
PARCEL 79
ZONED: E-A

WILBUR C. & AVENE FOLSOM
PROPERTY
6541 SKIPPER BRIDGE ROAD
HAHIRA, GA 31632
DEED BOOK 405 PAGE 433
PLAT BOOK 19 PAGE 63
TAX MAP 67 PARCEL 77
ZONED: E-A

ROLAND ANTHONY LANIER
6504 SKIPPER BRIDGE ROAD
HAHIRA, GA 31602
TAX MAP 67 PARCEL 64
ZONED: E-A

JAMES MATTHEW & VICTORIA
SMITH O'STEEN PROPERTY
6544 SKIPPER BRIDGE ROAD
HAHIRA, GA 31602
TAX MAP 67 PARCEL 65A
ZONED: E-A

DRAWING: J3188-BAILEY.dwg & .cfd