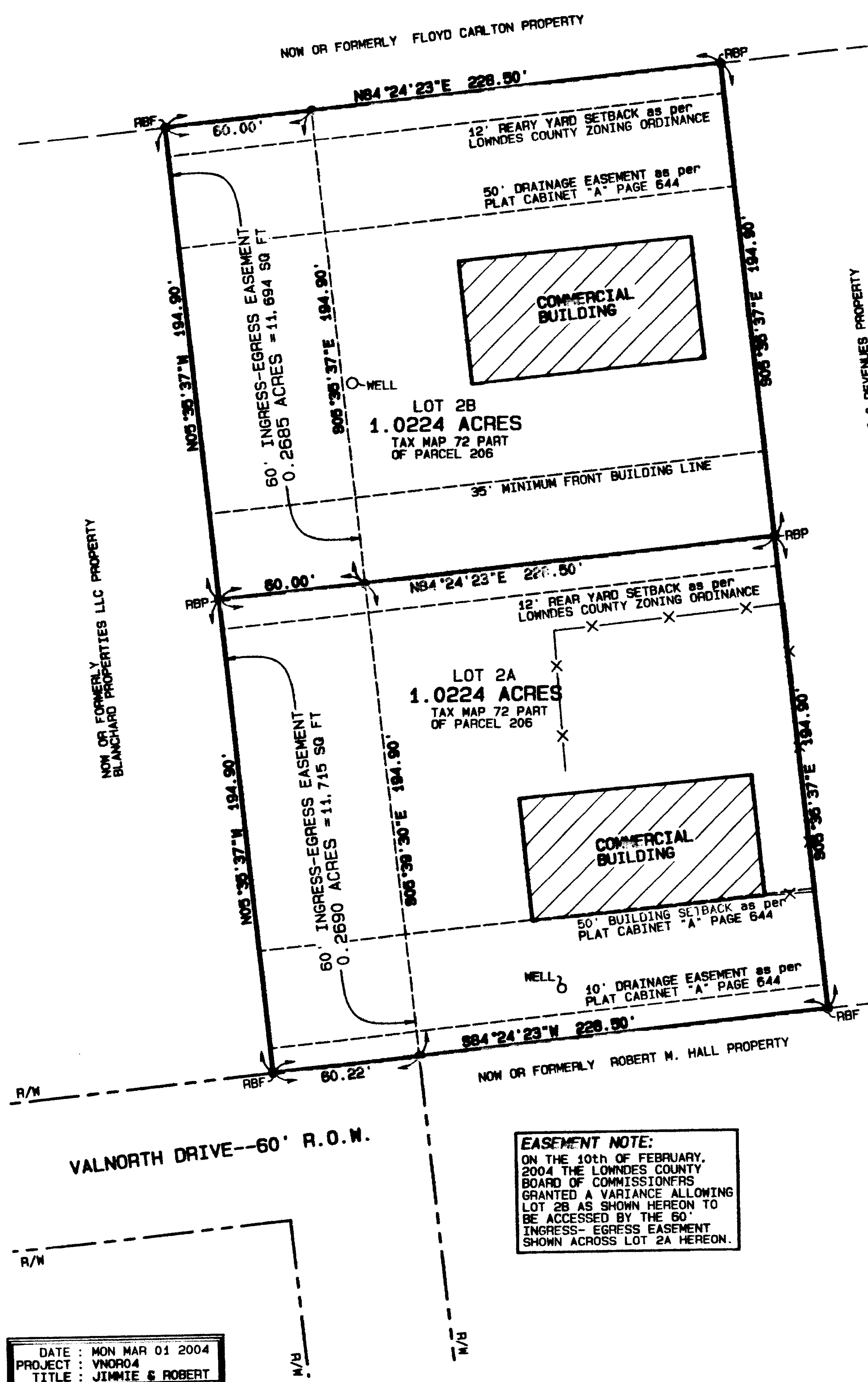
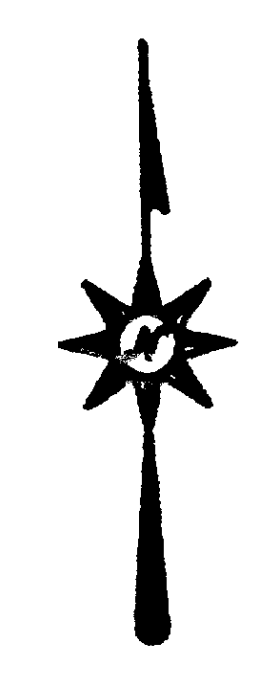


1248



NOW OR FORMERLY COMMISSION OF ROADS & REVENUES PROPERTY
LOWNDES COUNTY



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT OF VALNORTH COMMERCIAL SUBDIVISION SECTION 2 AS PER PLAT CABINET "A" PAGE 644.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GEORGIA
PANEL 130469 0020 B
EFFECTIVE DATE 01 JUNE 1982
THIS PROPERTY IS IN FLOOD ZONE "C" AN AREA OF MINIMAL FLOODING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000' WITH AN ANGLE ERROR OF 05 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 10,000' EQUIPMENT USED: LEICA TCRA 1103 ELECTRONIC TOTAL STATION AND 100' TAPE

LEGEND
RBF = REBAR FOUND
RBP = 5/8" x 18" REBAR PLACED
CMF = CONCRETE MONUMENT FOUND
CMP = CONCRETE MONUMENT PLACED
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
IPF = IRON PIPE FOUND
-X-X-X- = FENCE
- - - - - = NOT TO SCALE

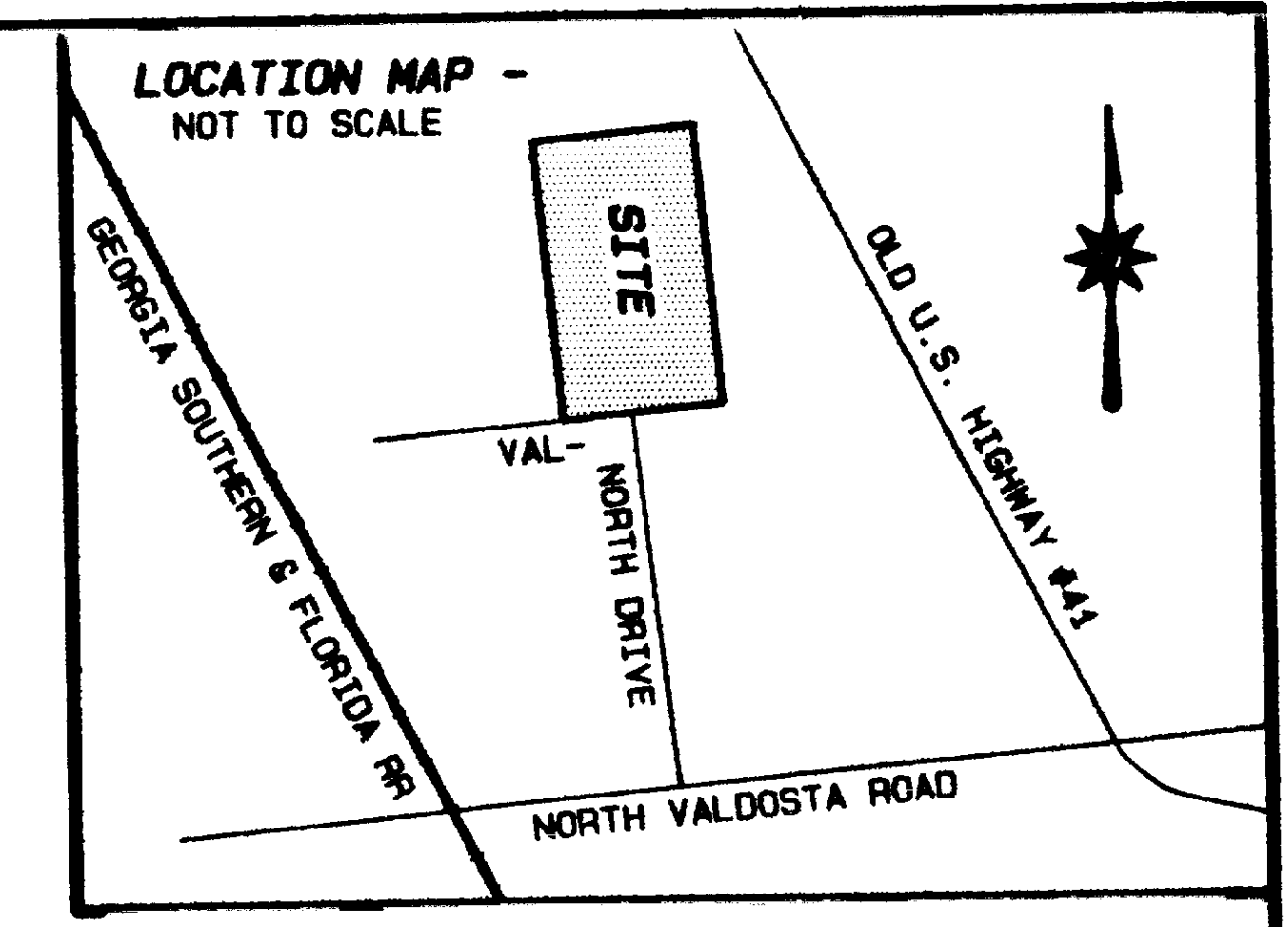
APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GEORGIA
SIGNED Robert F. Pappas DATE 3-5-04
HEALTH DEPT. REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER
SIGNED Walter Clark DATE 3/12/04
COUNTY ENGINEER

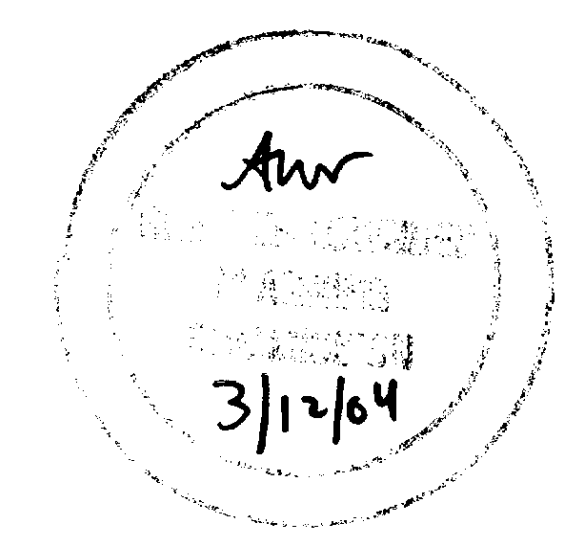
APPROVED BY THE VALDOSTA-LOWNDES COUNTY PLANNING COMMISSION
SIGNED Sharon-Marie Woff DATE 3/12/04
PLANNING COMMISSION DIRECTOR

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE SUBDIVISION OF LOT 2 OF BLOCK "B" OF VALNORTH COMMERCIAL SUBDIVISION SECTION 2 AS PER PLAT CABINET "A" PAGE 644 HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAYS, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS [Signature] DATE 2 MAR 04
DATE _____
MORTGAGEES _____ DATE _____
DATE _____



GEORGIA LOWNDES COUNTY
RECORDED
12th Mar 2004
Plat Cabinet: A Page 644
Sera L. Crow
Clerk Superior Court



NOTES
- TOTAL NUMBER OF LOT = 2 LOTS
- TOTAL ACREAGE OF THIS SURVEY = 2.0448 ACRES
- THESE LOTS ARE LOCATED ON TAX MAP 72 & MAKE UP PARCEL 206
- THESE LOTS WILL BE SERVED BY WELL & SEPTIC SYSTEMS
- THESE LOTS ARE ZONED C-H
SETBACKS FOR C-H ZONING
- MINIMUM FRONT YARD SETBACK = 70' MEASURED FROM CENTERLINE OF ROAD
- MINIMUM SIDE YARD SETBACK = 0'
- MINIMUM REAR YARD SETBACK = 12'

EASEMENT NOTE:
ON THE 10th OF FEBRUARY, 2004 THE LOWNDES COUNTY BOARD OF COMMISSIONERS GRANTED A VARIANCE ALLOWING LOT 2B AS SHOWN HEREON TO BE ACCESSED BY THE 60' INGRESS-EGRESS EASEMENT SHOWN ACROSS LOT 2A HEREON.

DATE: MON MAR 01 2004
PROJECT: VNOR04
TITLE: JIMMIE & ROBERT

FOLSON SURVEYING
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 - 244 - 2920

SUBDIVISION of LOT 2 of BLOCK "B" of VALNORTH COMMERCIAL SUBDIVISION SECTION 2 as per PLAT CABINET "A" PAGE 644
LOCATED IN LAND LOT 36 of the 12th LAND DISTRICT of LOWNDES COUNTY, GEORGIA

DATE: 01 MARCH 2004
GRAPHIC SCALE 1"=40'
0 40 80 120
SHEET 1 of 1

