

P2023000011

BK:10 PG:274-274

FILED IN OFFICE  
CLERK OF COURT  
01/17/2023 10:30 AM  
RANDA D. WHARTON, CLERK  
SUPERIOR COURT  
THOMAS COUNTY, GA

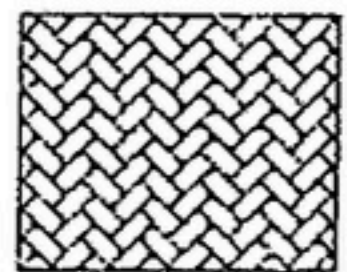
*Randa D. Wharton*

RESERVED FOR THE CLERK OF THE SUPERIOR COURT

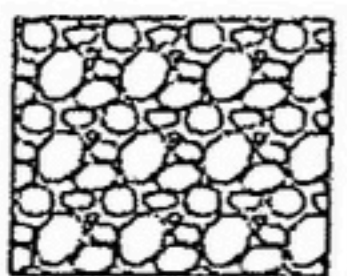
7547066399  
PARTICIPANT ID

LINE	BEARING	DISTANCE
L1	S 44°49'27" W	18.09'
L2	N 44°13'39" W	10.98'
L3	N 52°43'54" E	18.94'
L4	S 39°22'49" E	8.42'
L5	N 44°49'27" E	10.01'
L6	N 50°59'47" E	13.31'
L7	N 42°00'34" W	7.51'
L8	N 50°59'47" E	52.41'
L9	S 52°43'54" W	9.22'
L10	N 42°21'28" W	29.16'
L11	S 47°06'24" W	58.24'

EXPLANATION OF LAND SWAP  
SEE NOTE "A" ALSO



LOT "A" CURRENTLY OWNED BY BY LORI BEMBRY INVESTMENTS LLC IS TO BE CONVEYED TO JACKSON STREET INVESTMENTS LLC AND COMBINED WITH PARCEL 006 004006



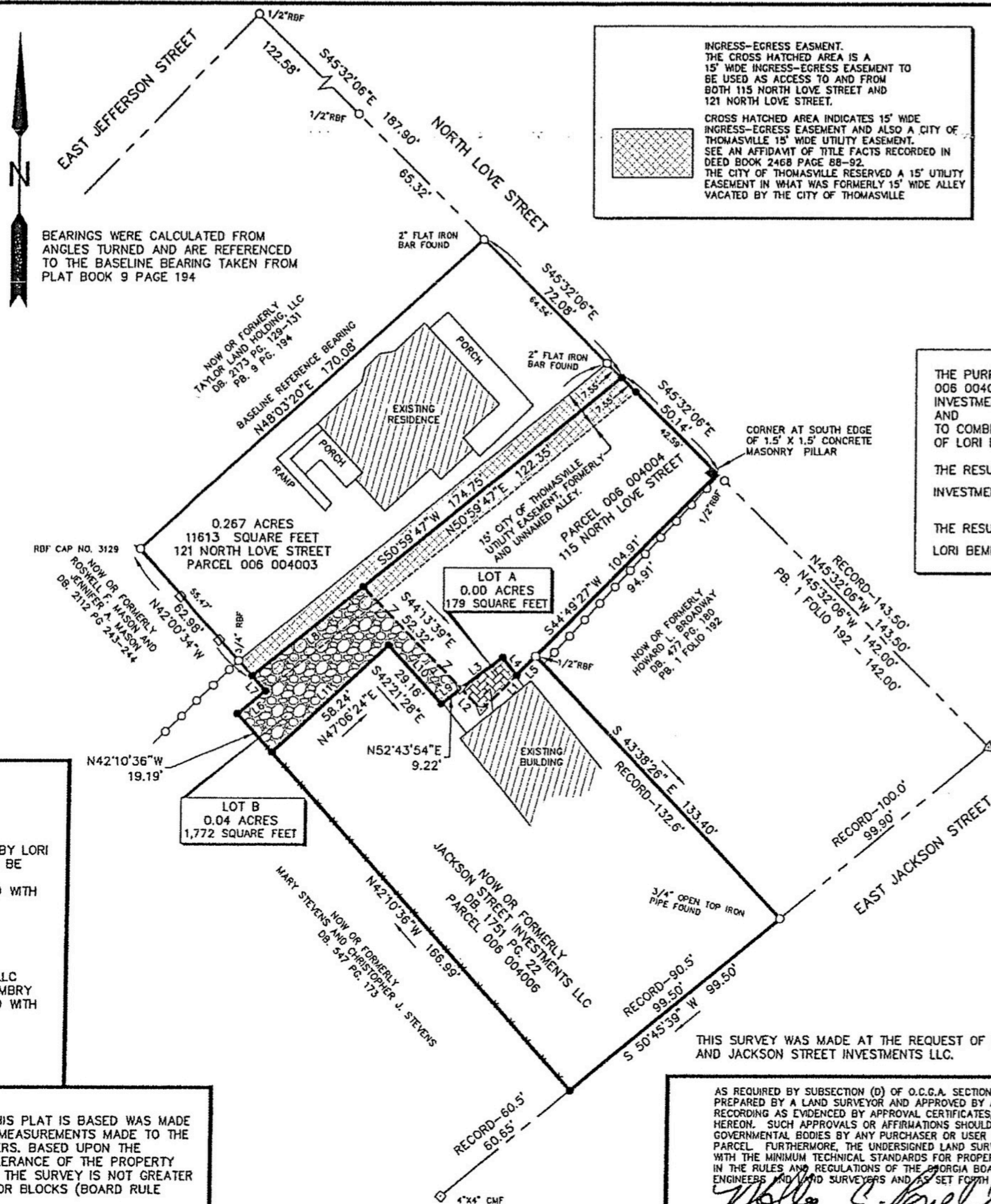
LOT "B" CURRENTLY OWNED BY JACKSON STREET INVESTMENTS LLC IS TO BE CONVEYED TO LORI BEMBRY INVESTMENTS LLC AND COMBINED WITH PARCEL 006 004004

THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 64,197'.

EQUIPMENT USED:  
LEICA TCPR 1203 ELECTRONIC TOTAL STATION AND 100' TAPE.  
GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE.

SOURCE OF TITLE DESCRIPTION:  
DEED BOOK 2369 PAGE 171 GRANTEE: LORI BEMBRY INVESTMENTS, LLC  
DEED BOOK 1751 PAGE 022 GRANTEE: JACKSON STREET INVESTMENTS, LLC



INGRESS-EGRESS EASEMENT.  
THE CROSS HATCHED AREA IS A  
15' WIDE INGRESS-EGRESS EASEMENT TO  
BE USED AS ACCESS TO AND FROM  
BOTH 115 NORTH LOVE STREET AND  
121 NORTH LOVE STREET.

CROSS HATCHED AREA INDICATES 15' WIDE  
INGRESS-EGRESS EASEMENT AND ALSO A CITY OF  
THOMASVILLE 15' WIDE UTILITY EASEMENT.  
SEE AN AFFIDAVIT OF TITLE FACTS RECORDED IN  
DEED BOOK 2468 PAGE 88-92.  
THE CITY OF THOMASVILLE RESERVED A 15' UTILITY  
EASEMENT IN WHAT WAS FORMERLY 15' WIDE ALLEY  
VACATED BY THE CITY OF THOMASVILLE

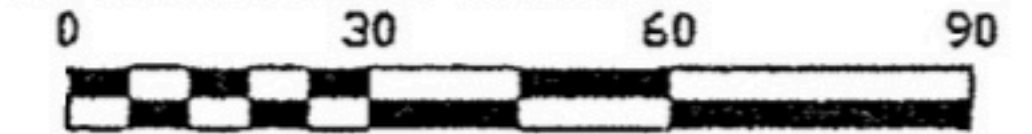
PLAT OF A BOUNDARY RETRACEMENT SURVEY,  
COMBINATION SURVEY AND PROPOSED LAND SWAP  
SURVEY FOR  
LORI BEMBRY INVESTMENTS, LLC and  
JACKSON STREET INVESTMENTS, LLC

115 NORTH LOVE STREET, 121 NORTH LOVE STREET,  
AND 337 E. JACKSON STREET  
CITY OF THOMASVILLE  
LAND LOT 54 - 13TH LAND DISTRICT  
THOMAS COUNTY, GA.

FIELD SURVEY: 08 JULY 2021, 30 MAY 2022  
16 SEPT 2022

PLAT DATE: 08 DECEMBER 2022 REVISED: 28 DEC 2022 TO ADDRESS  
CITY OF THOMASVILLE RIGHT OF WAY ENGINEER COMMENTS

SCALE: 1" = 30'



NOTE "A"

THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT "A" WITH WITH TAX PARCEL  
006 004006, 337 E. JACKSON STREET, PROPERTY OF JACKSON STREET  
INVESTMENTS, LLC.  
AND  
TO COMBINE LOT "B" WITH PARCEL 006 004004, 115 N. LOVE STREET, PROPERTY  
OF LORI BEMBRY INVESTMENTS, LLC.

THE RESULTANT TOTAL AREA OF PARCEL 006 004006, JACKSON STREET  
INVESTMENTS, LLC WILL BE 0.35 ACRES, 15,300 SQUARE FEET.

THE RESULTANT TOTAL AREA OF PARCEL 006 004004, 115 N. LOVE STREET,  
LORI BEMBRY INVESTMENTS, LLC WILL BE 0.20 ACRES, 8,534 SQUARE FEET.

LEGEND

	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	WOVEN WIRE FENCE
	WOOD RAIL FENCE
	CHAIN LINK FENCE
	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
	LL LAND LOT
	DOT DEPARTMENT OF TRANSPORTATION
	5/8" REBAR PLACED WITH CAP NO. 2284
	COMPUTED ANGLE POINT - NO MARKER
	AS NOTED ON SURVEY
	CONCRETE MARKER FOUND
	GA. DOT 5"X5" CONCRETE R/W MARKER

THIS SURVEY WAS MADE AT THE REQUEST OF LORI BEMBRY  
AND JACKSON STREET INVESTMENTS LLC.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-7, 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 15-6-9.

*Stan Folsom*  
APPROVED BY MOLLIE POWELL  
CITY OF THOMASVILLE ZONING ADMINISTRATOR

DATE

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

*Stan Folsom*  
STAN FOLSOM GA, RPLS 2284

28 DECEMBER 2022  
DATE



STAN FOLSOM RPLS 2284  
FOLSOM SURVEYING LLC  
COA LSF000218  
1309 EDGEWOOD DRIVE  
VALDOSTA, GA. 31601  
229-244-2920  
J3928-J4129  
CRD: J3671