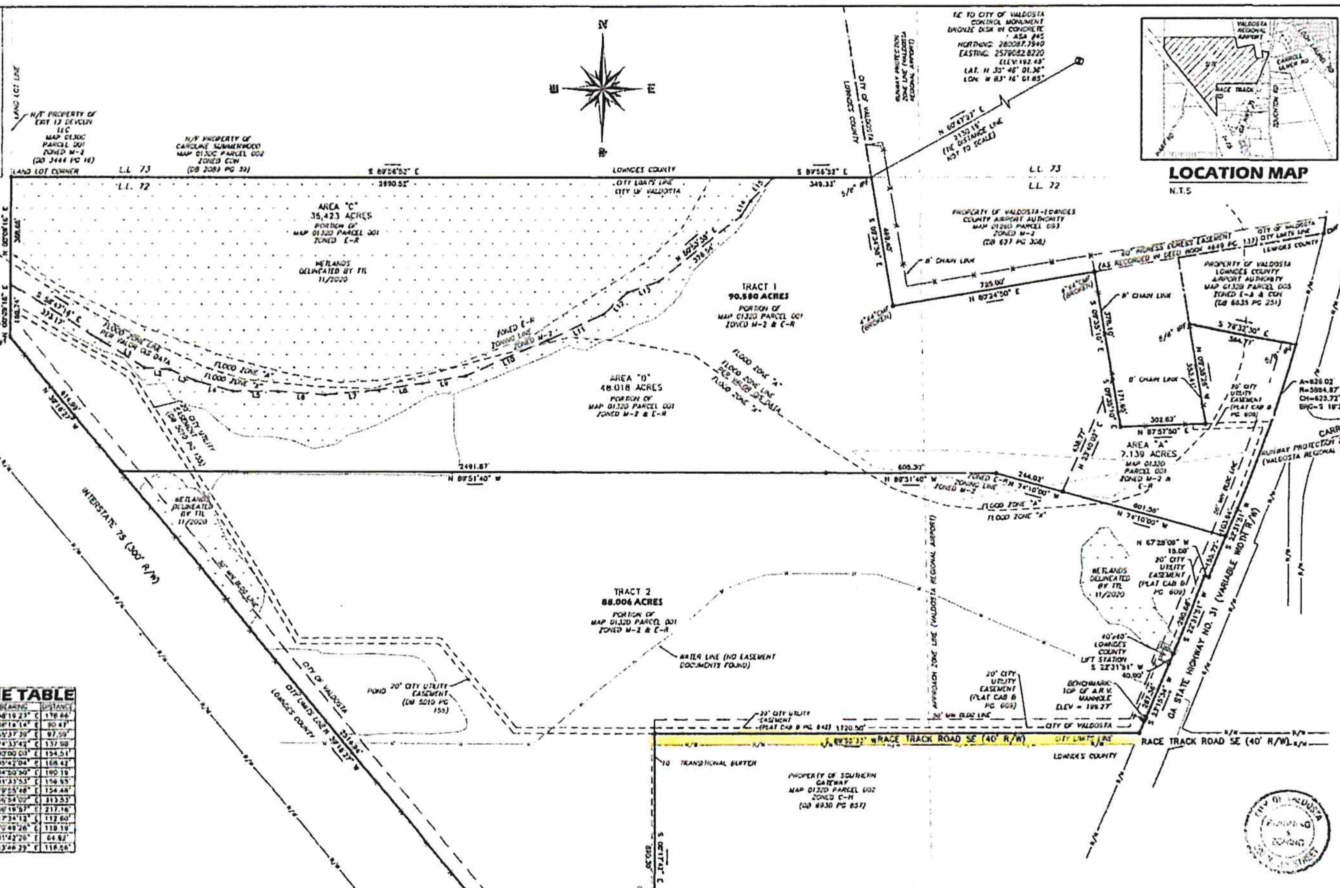
eFiled & eRecorded
DATE: 7/18/2023
TIME: 3:36 PM
PLAT BOOK: 000PCC
PAGE: 01575
RECORDING FEES: $10.00
PARTICIPANT ID: 2216784465
CLERK: Beth Greene
Lowndes County, GA

RESERVED FOR CLERK OF SUPERIOR COURT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°19'23" E	178.66'
L2	N 68°16'14" E	90.47'
L3	S 65°37'39" E	97.59'
L4	S 74°33'42" E	137.90'
L5	N 90°00'00" E	154.51'
L6	S 85°42'04" E	168.42'
L7	N 84°50'50" E	190.19'
L8	N 81°33'53" E	156.93'
L9	N 79°55'48" E	154.48'
L10	N 66°54'02" E	313.55'
L11	N 60°18'57" E	217.16'
L12	N 47°34'12" E	112.60'
L13	N 70°49'26" E	110.19'
L14	N 31°42'26" E	64.92'
L15	N 43°46'29" E	116.56'

LEGEND

IPS ⊙ - IRON PIN SET - 5/8" REBAR WITH CAP #2940
IFF ● - IRON PIN FOUND
GPF ● - GALVANIZED PIPE FOUND
○ - NOT MONUMENTED
—R/W— - RIGHT OF WAY
- - - - CENTERLINE
—x—x— - FENCE

EQUIPMENT USED: TOPCON POWER STATION 103 ROBOTIC "TOTAL STATION"
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS 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)
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/1,078,265
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X" AND "A", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0220E EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: MAP 0132D PARCEL 001 (CITY OF VALDOSTA)
MAP 0132D PARCEL 007 (CITY OF VALDOSTA)
LAND DISTRICT 11 - LAND LOT 72
TOTAL ACREAGE: 178.586 ACRES
CURRENT ZONING: M-2 & E-R
SETBACKS:
FRONT: 50' FROM R/W
REAR: 50'
SIDE: 0'/25'/30'/50'
CORNER: 50'
UTILITIES: LOWNDES COUNTY WATER AND SEWER & CITY OF VALDOSTA WATER. CITY SEWER FORCE MAIN EXTENDS TO AREA A.
DEED REFERENCE FOR TRACTS 1 & 2: DEED BOOK 6779 PG 749.
SUBJECT PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT, AND WITHIN A GROUNDWATER RECHARGE AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER/S ____________ DATE ________
AGENT [signature] DATE 7/18/23

IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND BEING DESIGNATED AS BEING DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED TO THE CITY OF VALDOSTA, GEORGIA, FOR PUBLIC USE.

OWNER/S [signature], attorney for owner DATE 7/18/23

PURSUANT TO TITLE 3 OF THE CITY OF VALDOSTA LAND DEVELOPMENT REGULATIONS, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY:

THE PLANNING AND ZONING ADMINISTRATOR

SIGNED M. L. Martin DATE 7-18-2023
PLANNING AND ZONING ADMINISTRATOR

THE CITY ENGINEER, VALDOSTA, GA

SIGNED [signature] DATE 7-18-23
CITY ENGINEER

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-85 & CARLSON SURVEYOR II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (- 0.04 FT HORIZONTAL AND 0.05 FT VERTICAL AT THE 95% CONFIDENCE LEVEL)
4. THIS SURVEY WAS 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.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.

CERTIFICATION:

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. L. Martin — 7-18-2023
CITY OF VALDOSTA PLANNING & ZONING ADMINISTRATOR — DATE

[signature] — 7/18/23
ADAM J. GUESS — DATE
GEORGIA RLS #2940

GEORGIA REGISTERED No. 2940 LAND SURVEYOR ADAM J. GUESS

PLAT OF SUBDIVISION FOR:

SOUTHERN GATEWAY, LLC

LAND LOT 72 OF THE 11TH LAND DISTRICT — CITY OF VALDOSTA · LOWNDES COUNTY · GEORGIA

DATE OF SURVEY:	06-08-23
DATE OF PLAT:	06-10-23
DRAWN BY:	AJG
PROJECT NUMBER:	0001-369

SCALE
1 INCH = 200 FEET
0 100 200 (IN FEET)

G&L SURVEYING & MAPPING
3990 Inner Perimeter Road
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Valdosta, GA 31604
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E-mail: jguess@gl-em.com
GA COA: LSF000960