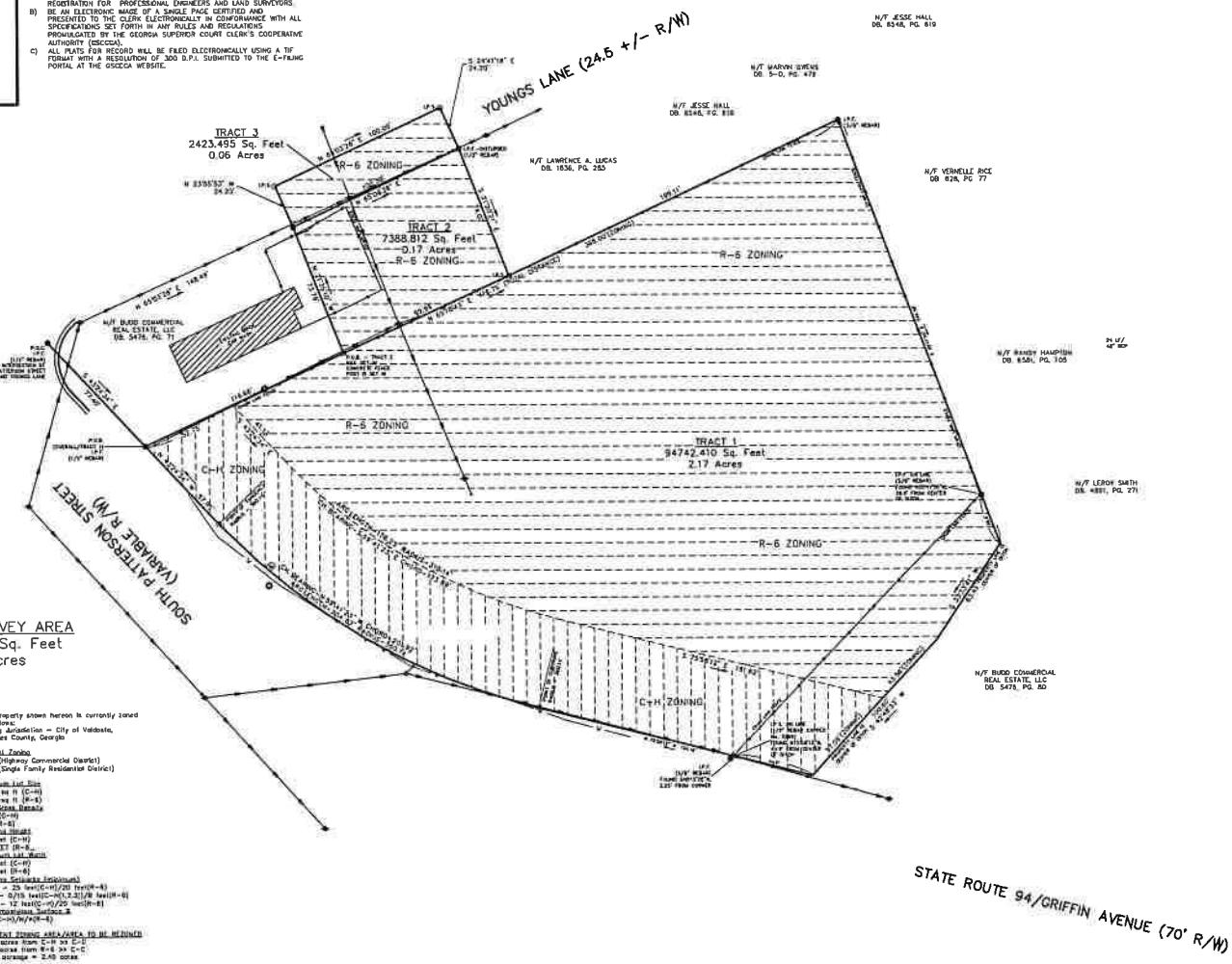
RECORDING NOTES
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.



OVERALL SURVEY AREA
102131.226 Sq. Feet
2.34 Acres

The property shown hereon is currently zoned as follows:
Zoning Jurisdiction - City of Valdosta, Lowndes County, Georgia

Current Zoning
C-H (Highway Commercial District)
R-6 (Single Family Residential District)

Minimum Lot Size
4000 sq ft (C-H)
5000 sq ft (R-6)
Max Gross Density
N/A (C-H)
7.2 (R-6)
Building Height
80 feet (C-H)
35 FEET (R-6)
Minimum Lot Width
65 feet (C-H)
60 feet (R-6)
Building Setbacks (minimum)
Front - 25 feet(C-H)/20 feet(R-6)
Side - 0/15 feet(C-H)/3.25/8 feet(R-6)
Rear - 12 feet(C-H)/20 feet(R-6)
Max impervious Surface %
75%(C-H)/N/A(R-6)

CURRENT ZONING AREA/AREA TO BE REZONED
0.47 acres from C-H to C-H
1.93 acres from R-6 to C-H
Total acreage = 2.40 acres

C-H ZONING

R-6 ZONING

CITY OF VALDOSTA CONTROL MONUMENT
BRONZE DISK IN CONCRETE "ASA #48"
TIE TO P.O.B. (TRACT 1) FROM "ASA #49"
N 45° 37'01" W, 432.83'
THIS TIE IS FOR GPS APPLICATIONS ONLY AS REQUIRED BY THE CITY OF VALDOSTA.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13185C0210E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 ALL OF THIS PROPERTY IS LOCATED IN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AND IS IN AN AREA DESIGNATED AS A ZONE "AE".

GRID NORTH
THE REFERENCE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), GEORGIA EAST ZONE, ESTABLISHED USING GPS.

○ - SET MONUMENTATION (1/2" rebar)
● - FOUND MONUMENTATION
I.P.S. - IRON PIN SET
I.P.F. - IRON PIN FOUND
C.M.F.- CONCRETE MONUMENT FOUND
O.C.P. - OPEN END PIPE FOUND
N.S. - NAIL SET (MAG NAIL unless noted otherwise)
R/W - RIGHT OF WAY
N/F - NOW OR FORMERLY
DB. - DEED BOOK
PB. - PLAT BOOK
-x-x-x- FENCE LINE

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
2. WIXTON SERVICES, LLC DOES NOT WARRANT THE EXISTENCE OF NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
3. THIS SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.03 FEET. A TRIMBLE R8-LS ROVER AND TRIMBLE 3 BASE STATION ALONG WITH A TRIMBLE S6 TOTAL STATION WAS USED TO COLLECT FIELD DATA.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS ESTABLISHED USING THE NORTH AMERICAN DATUM OF 1983 (NAD83). GROUND DISTANCES AND DECIMAL PARTS THEREOF ARE BASED ON A GROUND SCALE FACTOR OF 1.0000008831063 AT LATITUDE OF 30°49'15.15"N AND A LONGITUDE OF 83°18'33.39"W
6. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN: 114,742 FEET (OVERALL)
8. AT THE DATE OF THE SURVEY SHOWN HEREON, THE LAND SURVEYOR OF RECORD IS NOT AWARE OF ANY EXISTING OR PROPOSED PRIVATE COVENANTS OR DEED RESTRICTIONS.
9. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 78 (MAY 8, 2017). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. 15-6-67, THE REGISTERED LAND SURVEYOR HEREIN CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING APPROVAL IS NOT REQUIRED.

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

CITY OF VALDOSTA ZONING ADMINISTRATOR DATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A PROFESSIONAL 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 CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AND SPECIFICATIONS 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.

8/24/2022
CARY B. WETHERINGTON DATE
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2899

JOB NUMBER:	22050	SURVEY DATE:	AUGUST 18, 2022
DRAWN/CHECKED:	cbw/CBW	PLAT DATE:	AUGUST 24, 2022
SCALE:	1"=30'	REVISION DATE:	N/A
FIELD BOOK	FLD	FILE:	C:/_PROJECTS_2022/22050/DWG/22050_ZSMMC_8_24_22.dwg

A BOUNDARY SURVEY/ZONING SURVEY FOR:
TERAMORE DEVELOPMENT, LLC
SOUTH PATTERSON STREET AND YOUNGS LANE
CITY OF VALDOSTA, LOWNDES COUNTY, GEORGIA

WIXTON SERVICES, LLC
SURVEYING, MAPPING, & PLANNING
WIXTON SERVICES, LLC
106 NORTH MAIN STREET
BOSTON, GEORGIA 31626
229-383-6934
WIXTONSURVEYCOORD@GMAIL.COM

GRAPHIC SCALE
30' 15' 0' 30' 60'
(IN FEET)
1" = 30'

UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE GEORGIA LICENSED SURVEYOR THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL USE ONLY AND IS NOT VALID.

SHEET
1
OF 2