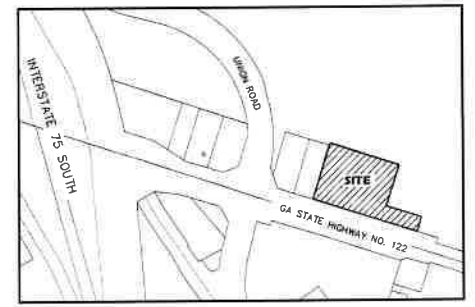


RESERVED FOR CLERK OF SUPERIOR COURT

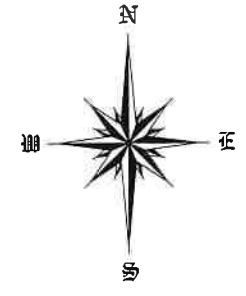
### CERTIFICATION:

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.

CITY OF HAHIRA PLANNING AND ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
ADAM J. GUESS \_\_\_\_\_ DATE \_\_\_\_\_  
GEORGIA RLS #2940



**LOCATION MAP**  
N.T.S.



### LEGEND

- IPS ● - IRON PIN SET - 5/8" REBAR WITH CAP #2940
- IPF ● - IRON PIN FOUND
- GPF ● - GALVANIZED PIPE FOUND
- CMF ■ - 5"x5" CONCRETE R/W MARKER
- R/W - RIGHT OF WAY
- - - CENTERLINE
- 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: 1/129,219'  
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

### FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0082E  
EFFECTIVE DATE 09-26-2008

### PROPERTY INFORMATION

MUNICIPALITY: CITY OF HAHIRA, GA  
A PORTION OF MAP 0026 - PARCEL 033  
LAND DISTRICT 12 - LAND LOT 96  
TOTAL ACREAGE: 2.636 ACRES  
TOTAL NUMBER OF LOTS: 1 TRACT  
CURRENT ZONING: C-H  
PROPERTY IS PART OF THE GATEWAY CORRIDOR OVERLAY DISTRICT  
SETBACKS:  
FRONT: MIN 15' - MAX 75'  
REAR: 12'  
SIDE: 0'  
UTILITIES: WATER AND SEWER SERVED BY CITY OF HAHIRA UTILITIES DEPARTMENT  
SUBJECT PROPERTY DEED REFERENCE: DB 4771 PG 249  
UPC DIG TICKET #220720-001185

WE, THE UNDERSIGNED OWNER(S) OF THE 2.635 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS \_\_\_\_\_ DATE \_\_\_\_\_  
OWNERS \_\_\_\_\_ DATE \_\_\_\_\_  
OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DEPT. OF PUBLIC HEALTH, LOWNDEN COUNTY, GEORGIA  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
HEALTH DEPARTMENT REPRESENTATIVE

APPROVED BY THE CITY ENGINEER, HAHIRA, GEORGIA  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
HAHIRA CITY ENGINEER

APPROVED BY THE GREATER LOWNDEN COUNTY PLANNING COMMISSION  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

### PLAT OF SUBDIVISION FOR: WG INVESTMENT AND DEVELOPMENT CO LP

(REVISION 1)  
LAND LOT 96 OF THE 12TH LAND DISTRICT CITY OF HAHIRA - LOWNDEN COUNTY

DATE OF SURVEY:	08-10-22	SCALE 1 INCH = 40 FEET (SEE FIG. 1)
DATE OF PLAT:	12-06-22	
DRAWN BY:	HMW	3996 Inner Perimeter Road P.O. Box 2860 Valdosta, GA 31604 Telephone: 229-247-1552 Fax: 229-247-1553 E-mail: jguess@gf-sm.com GA COA: LSF000960
PROJECT NUMBER:	0547-06	

**G&L SURVEYING & MAPPING**

3996 Inner Perimeter Road  
P.O. Box 2860  
Valdosta, GA 31604  
Telephone: 229-247-1552  
Fax: 229-247-1553  
E-mail: jguess@gf-sm.com  
GA COA: LSF000960

GEORGIA REGISTERED LAND SURVEYOR  
ADAM J. GUESS  
No. 2940

THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION AND CREDIT.  
- GA 202

### SURVEYOR'S NOTES:

- 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.
- FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
- 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 SP-85 GNSS RECEIVER WITH 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).
- 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.
- A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AND/OR ITEMS AFFECTING THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR ENCUMBRANCES AND/OR LEGAL DOCUMENTS/MATTERS INCLUDING BUT NOT LIMITED TO EASEMENTS, DEEDS, RESTRICTIVE COVENANTS, OR AGREEMENTS WITH OR BETWEEN OTHER PARTIES MAY EXIST BUT ARE NOT SHOWN HEREON.



Know what's below.  
Call before you dig.

**IF YOU DIG GEORGIA...  
CALL US FIRST!**  
UTILITIES PROTECTION CENTER  
**IT'S THE LAW**

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