

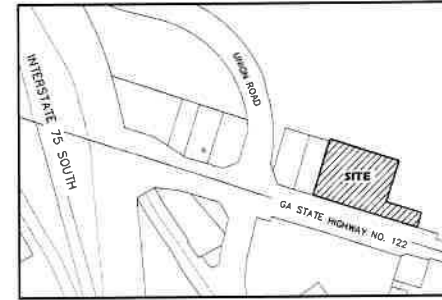
RESERVED FOR CLERK OF SUPERIOR COURT

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.

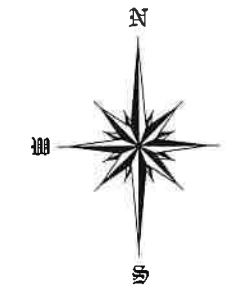
CITY OF HAHIRA PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

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" = 40 FEET
DATE OF PLAT: 12-06-22	(SEE FIGS)
DRAWN BY: HMW	
PROJECT NUMBER: 0547-06	

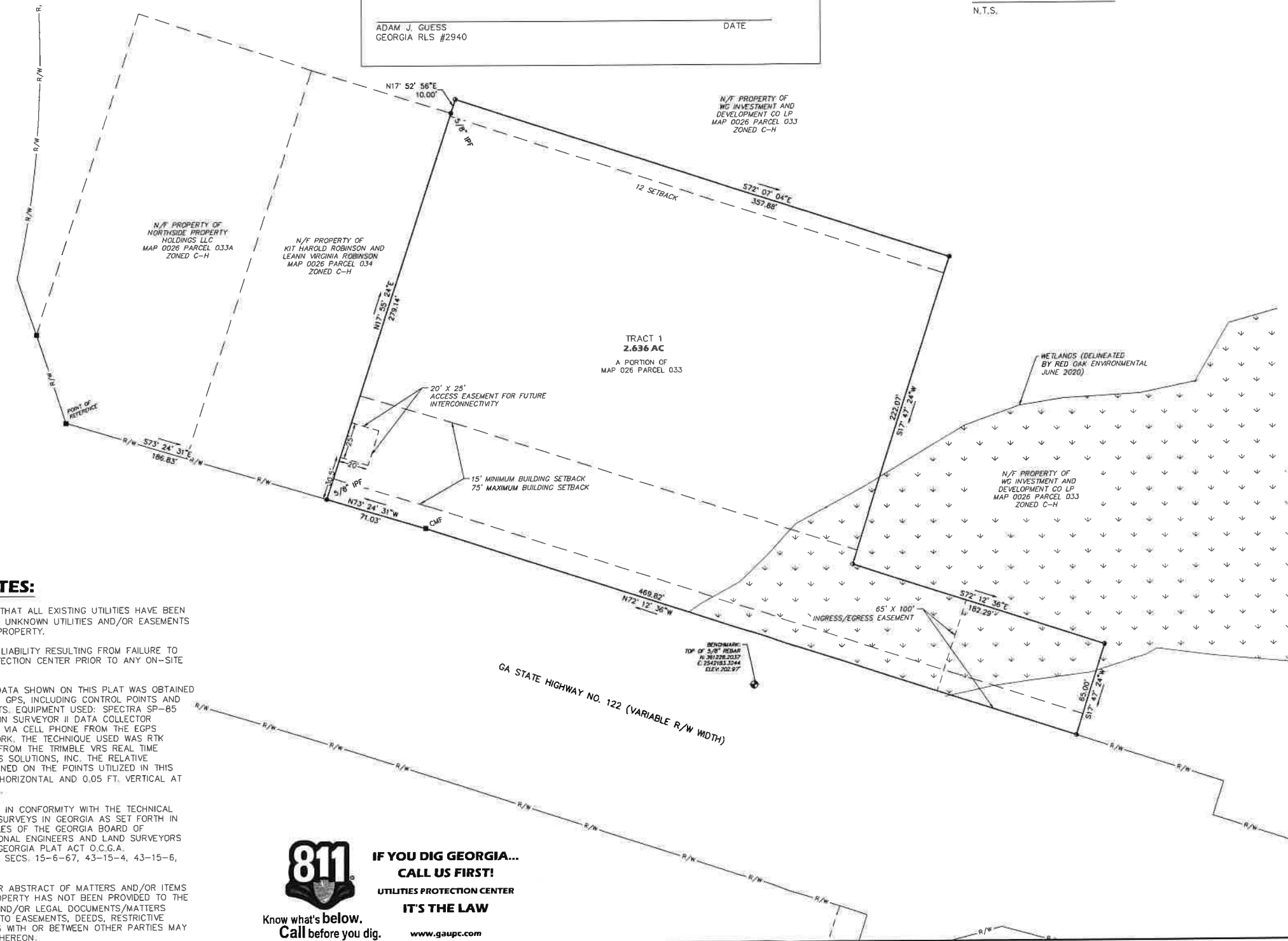


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P.O. Box 2860
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1553
E-mail: jguess@g-l-sm.com
GA COA: LSF000960



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

UNION ROAD (VARIABLE R/W WIDTH)



TRACT 1
2.636 AC
A PORTION OF
MAP 026 PARCEL 033

WETLANDS (DELINEATED
BY RED OAK ENVIRONMENTAL
JUNE 2020)

BENCHMARK
TOP OF 5/8" REBAR
N-361236-2037
E-354183-3244
ELEV. 202.97

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

www.gaupc.com