



LOCATION MAP

N.T.S.

N/F PROPERTY OF SOUTHERN GATEWAY LLC
MAP 01320 PARCEL 001
DEED BOOK 6779 PG 749
ZONED M-2

N89° 55' 33"E
1720.50'

RACE TRACK ROAD SE (40' R/W)
(PLAT CABINET B PAGE 642)

CITY OF VALDOSTA
CITY LIMITS LINE
LOWNDES COUNTY

S05° 08' 27"W
62.37'

R/W R/W
R/W R/W
RACE TRACK ROAD SE



N/F PROPERTY OF SOUTHERN GATEWAY LLC
MAP 01320 PARCEL 001
DEED BOOK 6779 PG 749
ZONED M-2

TRACT 1
1.591 ACRES
(R/W OF RACE TRACK ROAD)
NOTE: AREA ABANDONED BY THE LOWNDES COUNTY BOARD OF COMMISSIONERS AT APRIL 29, 2024 REGULAR SESSION MEETING. ALL RIGHTS THERETO HAVE BEEN VESTED IN ADJACENT PROPERTY OWNER, SOUTHERN GATEWAY, LLC.

TRACT 2
35.792 ACRES
MAP 01320 PARCEL 002 & MAP 01320 PARCEL 007
DEED BOOK 6779 PG 749
PLAT CAB "C" PG 1304
ZONED C-H & P-D

TRACT 3
3.736 ACRES
MAP 01320 PARCEL 006
DEED BOOK 7041 PG 792
ZONED C-H, E-A & P-D

FLOOD CERTIFICATION

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

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
MAP 01320 PARCELS 002, 006, 007 AND R/W OF RACE TRACK ROAD AS DEPICTED HEREON.
LAND DISTRICT 11 - LAND LOT 72
TOTAL ACREAGE: 41.119
TOTAL NUMBER OF TRACTS: 3.
CURRENT ZONING: TRACT 1: N/A
TRACTS 2-3: C-H, E-A & P-D.
SUBJECT PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT, AND WITHIN A GROUNDWATER RECHARGE AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

ANNEXATION MAP FOR:
SOUTHERN GATEWAY, LLC
DATE: 06-17-24

G&L
SURVEYING • MAPPING

0 100 200
1 INCH = 200 FEET
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CITY OF VALDOSTA
CITY LIMITS LINE
LOWNDES COUNTY
INTERSTATE 75 (300' R/W)

LOWNDES COUNTY
CITY LIMITS LINE
CITY OF VALDOSTA

N/F PROPERTY OF PFJ SOUTHEAST, LLC
MAP 0134 PARCEL 081A
DEED BOOK 6076 PG 285
ZONED C-H

N/F PROPERTY OF VJAYKUMAR PATEL & HEMLATABEN V PATEL
MAP 01320 PARCEL 021
DEED BOOK 6501 PG 223
ZONED C-H

CARROLL ROAD

GA STATE HIGHWAY NO. 31 (VARIABLE WIDTH R/W)