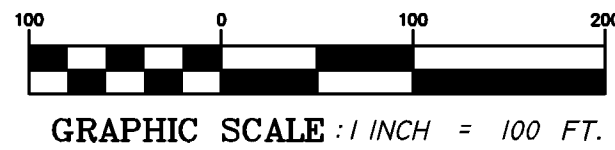


E-Filed By:  
Lowndes County Clerks Office  
Clerk of Courts Beth C Greene  
03/16/2026 03:39 PM  
Plat Book: 00PCD  
Page: 0225  
\$10.00 Recording fee

**EXEMPT PLAT OF SURVEY FOR:  
VALLOTTON FARMS, INC.  
LYING AND BEING IN  
LAND LOT 82 OF THE 11TH LAND DISTRICT,  
LOWNDES COUNTY, GEORGIA**

**SURVEYED: MARCH 9, 2026  
PLATTED: MARCH 16, 2026**



GENERAL NOTES:

- IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS, SEPTIC TANKS AND DRAINFIELDS FOR WASTE WATER DISPOSAL. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR A SITE EVALUATION.
- NO REGULATED ACTIVITY OR DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE PERMITTED OR GRANTED BY THE COUNTY ENGINEER WITHIN 25 FEET OF A WETLAND PROTECTION DISTRICT. ALL ACTIVITY SHALL REQUIRE A UNITED STATES ARMY CORPS OF ENGINEERS (USACE) DETERMINATION TO INCLUDE EA SECTION 4.04 PERMIT OR LETTER OF PERMISSION. (ULDC - CHAPTER 3.05.04 (A), 1, 2, 3).
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN (30) FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- THE SURVEY DATA SHOWN HEREON IS BASED ON NAVD 88 VERTICAL DATUM AND STATE PLANE COORDINATES (GA. WEST ZONE).

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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.

GEORGIA, LOWNDES COUNTY  
UNIFIED LAND DEVELOPMENT CODE  
APPROVED  
This 16th day of March, 2026, 3:25pm  
File Number: **EXE-2026-08**  
Chairman, Technical Review Committee

N OR F PROPERTY OF  
VALLOTTON FARMS, INC.  
PART OF PARCEL NO. 0108 173  
DEED BOOK 245, PG. 494

MICHAEL O. COOPER RLS #2913 DATE 03/16/26



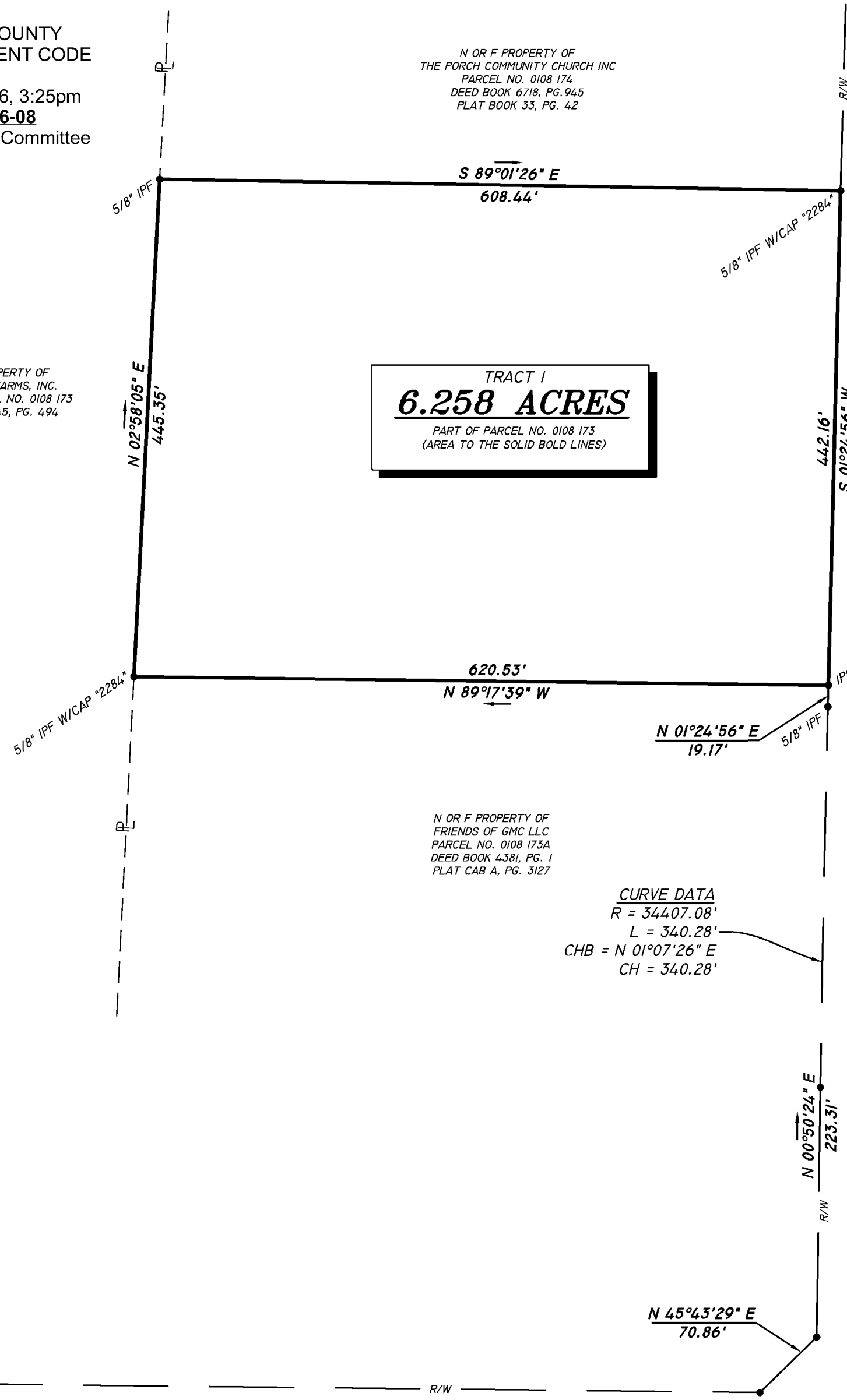
THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

CHAIR, TECHNICAL REVIEW COMMITTEE DATE 03/16/2026  
LOWNDES COUNTY

DIRECTOR OF ENGINEERING DATE 03/16/2026  
LOWNDES COUNTY, GA

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**ASA ENGINEERING & SURVEYING, LLC.**  
103A S. PATTERSON ST. - VALDOSTA, GA 31601  
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

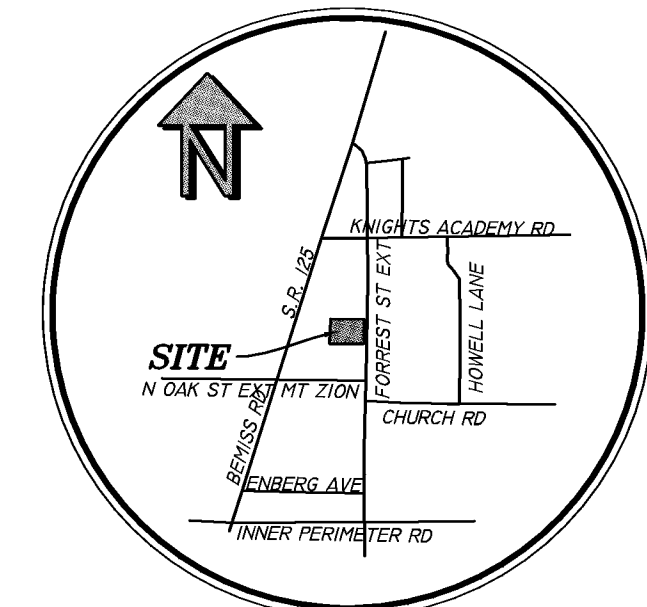


TRACT I  
**6.258 ACRES**  
PART OF PARCEL NO. 0108 173  
(AREA TO THE SOLID BOLD LINES)

CURVE DATA  
R = 344.07.08'  
L = 34.0.28'  
CHB = N 01°07'26" E  
CH = 34.0.28'

**FORREST STREET EXT. (80' R/W)**  
(R/W AS PER PLAT CAB. A, PG. 3127)

**MT ZION CHURCH ROAD (60' R/W)**  
(R/W AS PER PLAT CAB. A, PG. 3127)



**LOCATION MAP**  
NOT TO SCALE

**SYMBOL LEGEND**

	IRON PIN FOUND
	5/8" IRON PIN SET W/ASA CAP
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY

**SURVEY NOTES**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.10' AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A GEOMAX CRX2 ROBOTIC TOTAL STATION AND CARLSON BRX7 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1'243.274'.

THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 (GEORGIA STATE PLANE WEST) AND WERE ESTABLISHED VIA THE EGPS REAL TIME GPS NETWORK.

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.

NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

**FLOOD CERTIFICATION**  
THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 13185C0120E, DATED 9/26/2008.

SURVEY NOTES:

TOTAL ACRES: 66.89± AC.  
PARCEL NUMBER: 0108 173

TRACT I: 6.258 AC.

ZONING NOTES:

THE SUBJECT PROPERTY IS ZONED R-A (RESIDENTIAL AGRICULTURAL DISTRICT)

MINIMUM BUILDING SETBACKS FOR R-A:

FRONT - 80' FEET FROM THE CENTERLINE OF ROAD (PLUS HALF OF ANY AMOUNT OVER 80' FOR A COLLECTOR)  
SIDE - 20' FEET  
REAR - 40' FEET

J:\126-6659 IDP: FORREST ST EXT. VALDOSTA.GA\DWG\Surv\6659 SubP PLAT.DWG 3/16/2026 3:05:38 PM