


Terminus of R/W of Hyta Mederer Drive, per Deed 4379-91 COLC. (R/W is excepted from Lands in L.L. 11 District 11 only)

HYTA MEDERER DRIVE

80' Public R/W (Ref: DB 4379-91)

Site Benchmark Nail Set EL: 124.09'

- POINTS OF BEGINNING: 
1. PREMISES
 2. ACCESS & UTILITY EASEMENT
 3. EQUIPMENT AREA



LINE	BEARING	DISTANCE
L1	N 87°43'05" W	100.00'
L2	N 02°16'55" E	100.00'
L3	S 87°43'05" E	100.00'
L4	S 02°16'55" W	100.00'
L5	N 87°43'05" W	34.97'
L6	N 00°53'05" E	145.98'
L7	N 70°17'12" E	31.70'
L8	S 00°53'05" E	60.80'
L9	N 65°50'48" E	11.49'
L10	S 02°16'55" W	102.04'
L11	N 62°28'12" W	48.65'
L12	N 87°43'05" W	29.00'
L13	N 02°16'55" E	21.00'
L14	S 87°43'05" E	29.00'
L15	S 02°16'55" W	21.00'

THE LAND CONSULTANTS LLC
 2820 15TH AVE SW
 HUNTSVILLE, AL 35805
 423-304-6722
 GEORGIA CDA No. LSF001190

PREPARED FOR

verticalbridge
 THE TOWERS, LLC
 22 West Atlantic Avenue, Suite 310
 Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not Intended for fee simple Land Transfer)

SPECIFIC PURPOSE SURVEY

BERMUDA RUN

Site Number: 503768
 Hyta Mederer Drive, Valdosta, GA 31602
 Land Lot 11, 11th District
 Lowndes County, Georgia

SITE SURVEY

DWG#: US-GA-5831
 ISSUE #: 0
 ISSUE DATE: 03-02-2026
 SEE SHEET #1

SHEET **3** OF 5

THE TOWERS LLC
 30' ACCESS & UTILITY EASEMENT
 5,321 Sq. Ft. - 0.12± Ac
 See Title Item 16

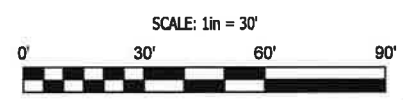
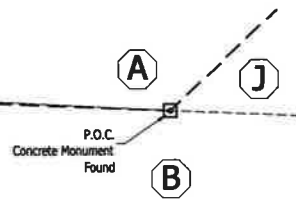
THE TOWERS LLC PREMISES
 10,000 Sq. Ft.
 0.23± Ac
 See Title Item 16

VERIZON WIRELESS EQUIPMENT AREA
 609 Sq. Ft. - 0.01± Ac

NOTE: Surveyed Area shown is entirely within the FLOODWAY ZONE per current FEMA Maps.

NOTE: Distances shown from Proposed Tower Center to certain lines (requested by Client) are not intended to represent the Jurisdiction's assessment of how Zoning regulations might apply to the site. Consult Jurisdiction for any matter relating to Zoning. See Sheet #2 for approximate distances to lines (client-requested) outside survey area.

NOT TO SCALE



Land Lot and District Line is also the line between two separately described portions of land which were simultaneously conveyed to present owner in Deed 4379-91. This survey does not address how the Jurisdiction might treat such lines internal to contiguously owned property in relation to Zoning.

