

REZONING MAP FOR:
GARY ONEAL
 LYING AND BEING IN
 LAND LOT 18 OF THE 12TH LAND DISTRICT,
 LOWNDEN COUNTY, GEORGIA

DATE: AUGUST 05, 2022



ZONING NOTES:

- THE SUBJECT PROPERTY IS ZONED R-21 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
- THE PROPOSED ZONING IS C-H (HIGHWAY COMMERCIAL DISTRICT)
- MINIMUM BUILDING SETBACKS FOR C-H:
 FRONT - 100' FEET FROM CENTERLINE
 SIDE - 20' FEET
 REAR - 20' FEET

NOT TO BE RECORDED
 THIS IS NOT A PLAT OF SURVEY
 IT IS COMPILED FROM SURVEY
 MAPS, THEREFORE THIS MAP DOES
 NOT MEET THE GEORGIA PLAT ACT
 AND IS NOT TO BE RECORDED OR
 USED FOR CONVEYANCE OF TITLE.

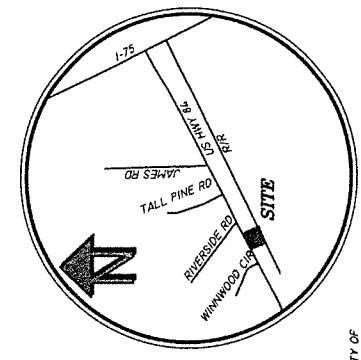
FLOOD CERTIFICATION

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 13185C0215E, DATED 9/26/2008.

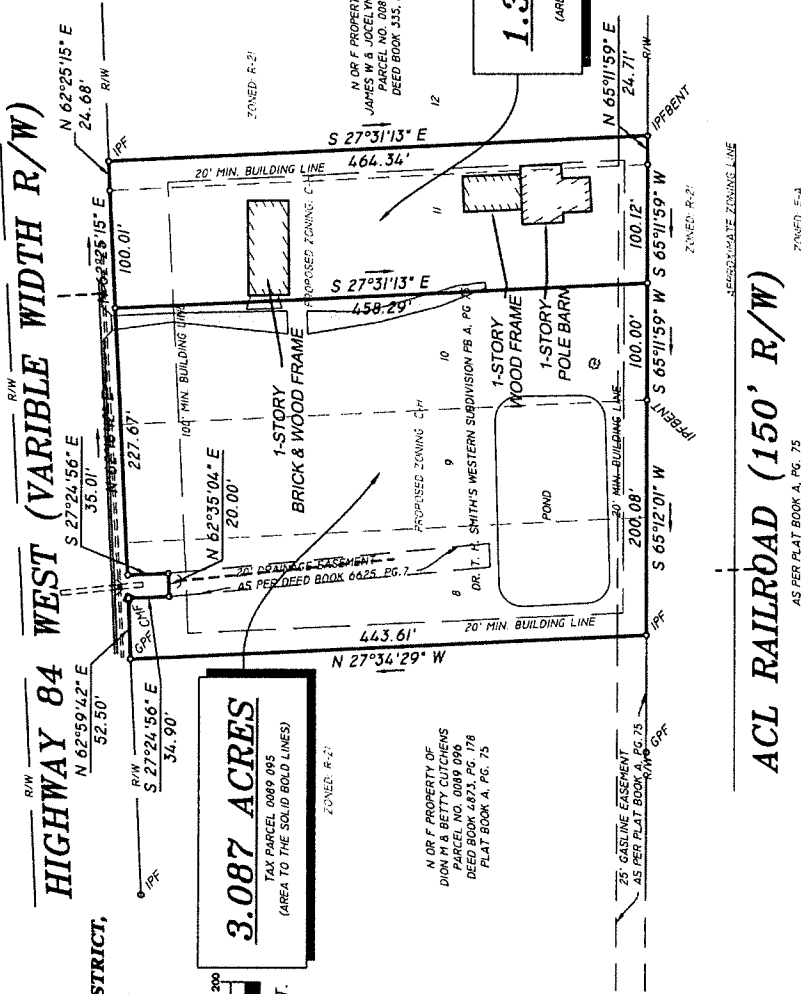
ASA ENGINEERING & SURVEYING, LLC.

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HIGHWAY 84 WEST (VARIABLE WIDTH R/W)



LOCATION MAP
 NOT TO SCALE



3.087 ACRES
 TAX PARCEL 0089 095
 (AREA TO THE SOLID BOLD LINES)

1.320 ACRES
 TAX PARCEL 0089 094
 (AREA TO THE SOLID BOLD LINES)

ACL RAILROAD (150' R/W)

SYMBOL LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY

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.

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DRAWN BY: JMP, MOC
 ONEAL ZONING.DWG