

Filed & recorded
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PARTICIPANT ID: 2216784465
CLERK: Beth Greene
Lowndes County, GA

RESERVED FOR USE OF SUBSECTION COURT

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

N/4 PROPERTY OF
M/4 C
CASCINE W/400000
MAP 0120
ZONED C-1
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
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(S/4 344 PC 14)

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MAP 0120
ZONED M-2
(S/4 344 PC 14)

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)

LINE	BEARING	DISTANCE	AREA
1	N 89° 12' 30" W	118.24	13.21
2	S 89° 12' 30" E	118.24	13.21
3	N 89° 12' 30" W	118.24	13.21
4	S 89° 12' 30" E	118.24	13.21
5	N 89° 12' 30" W	118.24	13.21
6	S 89° 12' 30" E	118.24	13.21
7	N 89° 12' 30" W	118.24	13.21
8	S 89° 12' 30" E	118.24	13.21
9	N 89° 12' 30" W	118.24	13.21
10	S 89° 12' 30" E	118.24	13.21
11	N 89° 12' 30" W	118.24	13.21
12	S 89° 12' 30" E	118.24	13.21
13	N 89° 12' 30" W	118.24	13.21
14	S 89° 12' 30" E	118.24	13.21
15	N 89° 12' 30" W	118.24	13.21
16	S 89° 12' 30" E	118.24	13.21
17	N 89° 12' 30" W	118.24	13.21
18	S 89° 12' 30" E	118.24	13.21
19	N 89° 12' 30" W	118.24	13.21
20	S 89° 12' 30" E	118.24	13.21
21	N 89° 12' 30" W	118.24	13.21
22	S 89° 12' 30" E	118.24	13.21
23	N 89° 12' 30" W	118.24	13.21
24	S 89° 12' 30" E	118.24	13.21
25	N 89° 12' 30" W	118.24	13.21
26	S 89° 12' 30" E	118.24	13.21
27	N 89° 12' 30" W	118.24	13.21
28	S 89° 12' 30" E	118.24	13.21
29	N 89° 12' 30" W	118.24	13.21
30	S 89° 12' 30" E	118.24	13.21
31	N 89° 12' 30" W	118.24	13.21
32	S 89° 12' 30" E	118.24	13.21
33	N 89° 12' 30" W	118.24	13.21
34	S 89° 12' 30" E	118.24	13.21
35	N 89° 12' 30" W	118.24	13.21
36	S 89° 12' 30" E	118.24	13.21
37	N 89° 12' 30" W	118.24	13.21
38	S 89° 12' 30" E	118.24	13.21
39	N 89° 12' 30" W	118.24	13.21
40	S 89° 12' 30" E	118.24	13.21
41	N 89° 12' 30" W	118.24	13.21
42	S 89° 12' 30" E	118.24	13.21
43	N 89° 12' 30" W	118.24	13.21
44	S 89° 12' 30" E	118.24	13.21
45	N 89° 12' 30" W	118.24	13.21
46	S 89° 12' 30" E	118.24	13.21
47	N 89° 12' 30" W	118.24	13.21
48	S 89° 12' 30" E	118.24	13.21
49	N 89° 12' 30" W	118.24	13.21
50	S 89° 12' 30" E	118.24	13.21

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EXISTENCES DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER FROM TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS INCLUDING CONTROL POINTS AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-43 & GARMIN SINKER II DATA COLLECTOR RECEIVING RINX CORRECTIONS VIA CELL PHONE FROM THE G&L'S SATELLITE REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VIO REAL TIME NETWORK OPERATED BY G&L'S SURVEYING, 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.
4. 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. 18-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.

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 HEREOF. 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.

M. L. [Signature]
CITY OF VALDOSTA PLANNING & ZONING ADMINISTRATOR
DATE: 7-18-2023

Adam G. Guffis
ADAM G. GUFFIS
GEORGIA PLS 2910
DATE: 7/18/23

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "A" AND "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS. COMMUNITY PANEL NUMBER IS 18027-031. METHOD OF ADJUSTMENT: NONE. PLAT DATE: 1/1/2010. BEARINGS SHOWN WERE CALCULATED FROM OLD HIGHWAY WEST DATA.

PROPERTY INFORMATION

MUNICIPALITY: MAP 0120 PARCEL 001 (CITY OF VALDOSTA)
LAND DISTRICT: H-1 AND LOT 21
TOTAL ACRES: 19.288 ACRES
SUBJECT ZONING: M-2 & C-1
SE TRACTS:
TRACT 1: 90.180 ACRES
TRACT 2: 68.004 ACRES
CONSERVATION:
SOUTHERN LOWNDES COUNTY WATER AND SEWER DISTRICT, LOWNDES COUNTY WATER CITY SEWER FORCE MAIN EXTENDS TO AREA A.
SUBJECT PROPERTY FOR TRACTS 1 & 2: REED BOOK 8779 PG 248.
SUBJECT PROPERTY IS IN THE ADJACENT OVERLAY DISTRICT AND WITHIN A GROUNDWATER RECHARGE AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

LEGEND

SP3 @ - 80% P&H SET - 5/8" REBAR WITH CAP 82540
SP4 @ - 80% P&H FOUND
DIT @ - GALVANIZED PIPE FOUND
O - NOT MONUMENTED
--- @ --- - RIGHT OF WAY
--- @ --- - CENTERLINE
--- @ --- - 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. MEASUREMENT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS CORNER MARKERS, BASED UPON THE NEAREST MEASUREMENTS, THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25 FT FOR SUBSTANTIAL SURVEYS AND INTERIOR BECKONS (BOARD RULE 180-7-03).
METHOD OF ADJUSTMENT: NONE
PLAT DATE: 1/1/2010
BEARINGS SHOWN WERE CALCULATED FROM OLD HIGHWAY WEST DATA.

LOCATION MAP

N.T.S.

FLOOD CERTIFICATION

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THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A GREAT AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

GIVEN/S: _____ DATE: _____
AGENT: *Adam G. Guffis* DATE: 7/18/23

IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND BEING DESIGNATED AS BEING DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED TO THE CITY OF VALDOSTA, GEORGIA, FOR PUBLIC USE.

GIVEN/S: *Adam G. Guffis* DATE: 7/18/23

PURSUANT TO TITLE 3 OF THE CITY OF VALDOSTA LAND DEVELOPMENT REGULATIONS, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY:

THE PLANNING AND ZONING ADMINISTRATOR
SIGNED: *Michelle Phipps* DATE: 7-18-2023
PLANNING AND ZONING ADMINISTRATOR
THE CITY ENGINEER, VALDOSTA, GA
SIGNED: *Adam G. Guffis* DATE: 7-18-23
CITY ENGINEER

PLAT OF SUBDIVISION FOR:

SOUTHERN GATEWAY, LLC

LANDLORD #2 OF THE 11TH LAND DISTRICT CITY OF VALDOSTA, LOWNDES COUNTY, GEORGIA

DATE OF SURVEY: 06-10-23
DATE OF PLAT: 06-10-23
DRAWN BY: AJG
PROJECT NUMBER: 0001-1463

SCALE: 1" = 300 FEET
3969 Kross Parkway Road
P.O. Box 2800
Valdosta, GA 31608
Telephone: 229-240-1532
Fax: 229-240-1533
Email: jguffis@g&l-surveying.com
G&L SURVEYING & MAPPING

GEORGIA SURVEYING & MAPPING BOARD