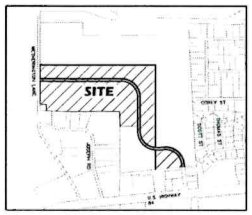
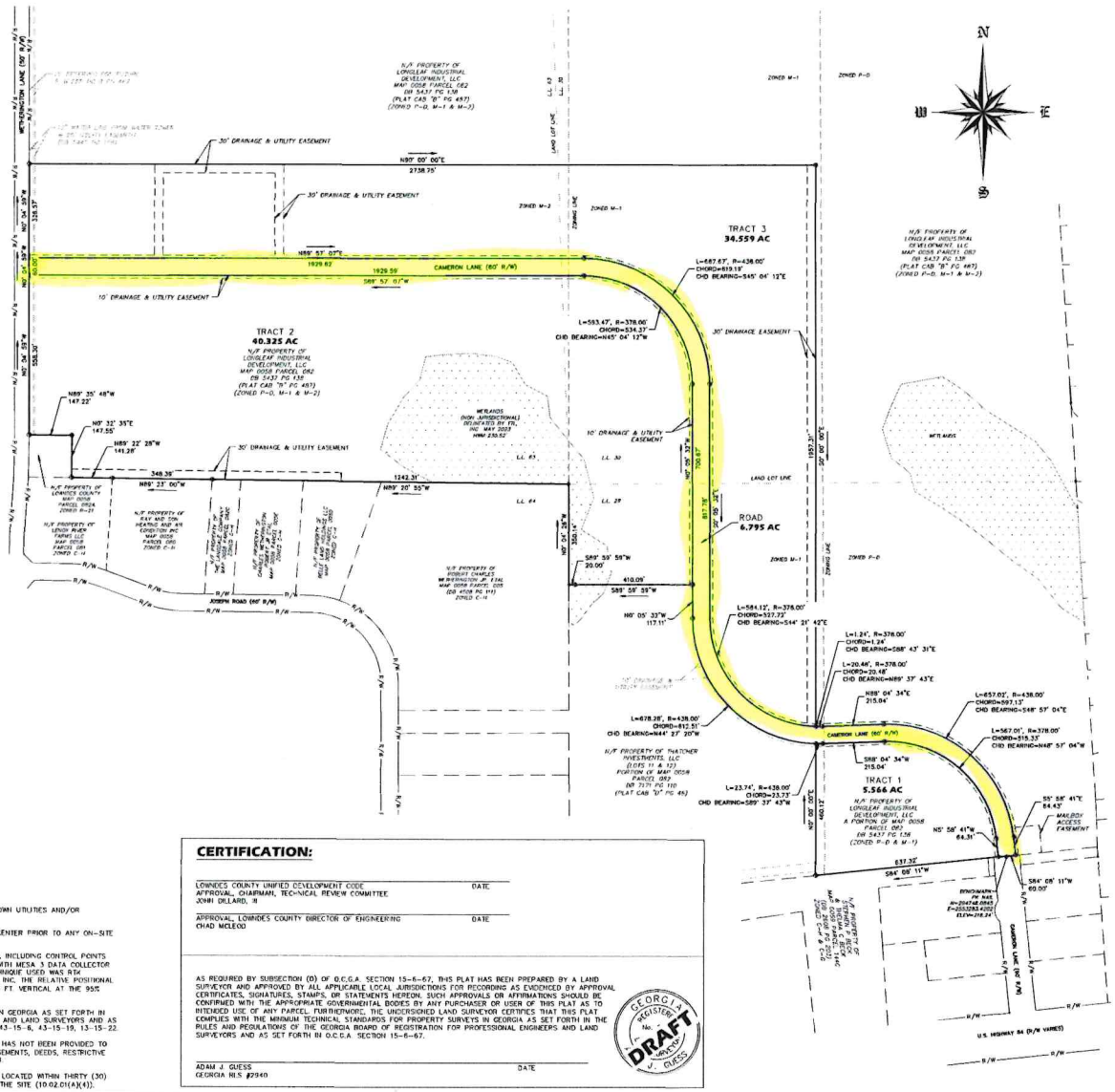
RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP

N.T.S.



LEGEND

IPS ◑ – IRON PIN SET – 5/8" REBAR WITH CAP #2940
IPF ● – IRON PIN FOUND
GPF ● – GALVANIZED PIPE FOUND
C – NOT MONUMENTED
—R/W— – RIGHT OF WAY
– CENTERLINE
—X—X— – FENCE

EQUIPMENT USED: EGPS 201L PRO GPS/GNSS RECEIVER & BASE WITH MESA 3 DATA COLLECTOR
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS CORNER MARKERS. BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03).
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1'/XXXXXXXXXXXX'
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBER 13185C0215E
EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
MAP 0058 – PARCELS 082 (PORTION OF) & 082C
LAND DISTRICT 12 – LAND LOT 29, 30, & 63
TOTAL ACREAGE: 87.245 ACRES (TRACTS 1-3 AND ROAD)
TOTAL NUMBER OF LOTS: 4 LOTS
CURRENT ZONING: M-1, M-2 & P-D
SETBACKS:
PER LOWNDES COUNTY ULDC
UTILITIES: SERVED BY LOWNDES COUNTY WATER & SEWER
SUBJECT PROPERTY DEED REFERENCE:
DB 5437 PG 138 & DB 4826 PG 292
WETLANDS DELINEATED AND DEPICTED ON SITE ARE NON-JURISDICTIONAL PER APPROVED JURISDICTIONAL DETERMINATION PERMIT SAS-2011-00327, DATED MAY 11, 2023.

WE, THE UNDERSIGNED OWNER(S) OF THE 87.245 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE AND RIGHT-OF-WAY, THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS _____ DATE _____

OWNERS _____ DATE _____

OWNERS _____ DATE _____

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA

SIGNED_____ DATE_____
BOARD OF HEALTH REPRESENTATIVE
KYLE COPPAGE

APPROVED BY THE COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA

SIGNED_____ DATE_____
COUNTY ENGINEER
MIKE FLETCHER

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR 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 FOUND AND COMPUTED POINTS. EQUIPMENT USED: EGPS 201L PRO GPS/GNSS BASE AND RECEIVER WITH MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK (CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, 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. 15-6-67.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AND/OR ITEMS AFFECTING THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR ENCUMBRANCES AND/OR LEGAL DOCUMENTS/MATTERS INCLUDING BUT NOT LIMITED TO EASEMENTS, DEEDS, RESTRICTIVE COVENANTS, OR AGREEMENTS WITH OR BETWEEN OTHER PARTIES MAY EXIST BUT ARE NOT SHOWN HEREON.
6. THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(1)).

CERTIFICATION:

LOWNDES COUNTY UNIFIED DEVELOPMENT CODE _____ DATE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE
JOHN DILLARD, III

APPROVAL, LOWNDES COUNTY DIRECTOR OF ENGINEERING _____ DATE
CHAD MCLEOD

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.

ADAM J. GUESS _____ DATE
GEORGIA RLS #2940

GEORGIA REGISTERED No. 2940 LAND SURVEYOR J. GUESS
DRAFT

PLAT OF SUBDIVISION FOR:
LONGLEAF SOUTH COMMERCIAL PARK

LAND LOT 29, 30, & 63 OF THE 12TH LAND DISTRICT
LOWNDES COUNTY - STATE OF GEORGIA

DATE OF SURVEY:	05/16/25
DATE OF PLAT:	09/25/25
DRAWN BY:	DEA
PROJECT NUMBER:	0549-27

SCALE
1 INCH = 200 FEET
0 100 200
(METERS)

G&L
SURVEYING • MAPPING
3998 Inner Perimeter Road
P.O. Box 2880
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1553
E-mail: jguess@gl-sm.com
GA CCA: LSF000960

THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED IN REVISED WHOLE OR PARTS WITHOUT WRITTEN PERMISSION