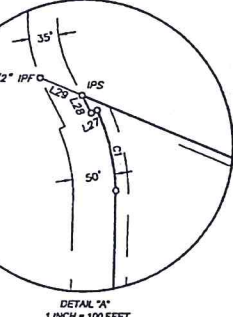


LOCATION MAP - NOT TO SCALE

GEORGIA, LOWNDES COUNTY  
UNIFIED LAND DEVELOPMENT CODE  
REVISION  
This 1<sup>st</sup> day of November, 2011, at 10:21 AM  
File Number: 1547  
Jason M. Davison  
Chairman, Technical Review Committee

- SURVEY REFERENCES**
- 1) SURVEY OF TRACTS A, B, C TOTALING 157,714 ACRES FOR THE CITY OF VALDOSTA, DATED 5-25-81, PREPARED BY HARRIS ENGINEERING & SURVEYING.
  - 2) SURVEY SKETCH FOR WETHERINGTON LAKE ELEVATED WATER TOWER, DATED 6-9-81, PREPARED BY LOWNDES COUNTY ENGINEERING DEPARTMENT AND RECORDED IN DEED BOOK 2701, PAGE 139.
  - 3) SURVEY OF (2 ACRE TRACT) WALLACE H. DELGADO SUBDIVISION, DATED 12-2-84, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK H, PAGE 134.
  - 4) SURVEY OF BLOCK "A", LOTS 1-3 OF RIVERSIDE SUBDIVISION, DATED 11-24-82, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK D, PAGE 135.
  - 5) SURVEY OF BLOCK "A", LOTS 5 & 6 OF RIVERSIDE SUBDIVISION, DATED 3-11-84, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK C, PAGE 124.
  - 6) SURVEY OF BLOCK "A", LOT 7 OF RIVERSIDE SUBDIVISION, DATED 7-9-84, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK D, PAGE 256.
  - 7) SURVEY OF BLOCK "A", LOTS 8-10 OF RIVERSIDE SUBDIVISION, DATED 5-2-85, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK E, PAGE 34.
  - 8) SURVEY OF BLOCK "A", LOT 11 OF RIVERSIDE SUBDIVISION, DATED 3-1-85, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK E, PAGE 123.
  - 9) SURVEY OF BLOCK "A", LOT 12 OF RIVERSIDE SUBDIVISION, DATED 3-11-85, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 128.
  - 10) SURVEY OF BLOCK "A", LOT 13 OF RIVERSIDE SUBDIVISION, DATED 11-9-85, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 105A.
  - 11) SURVEY FOR WALLACE H. DELGADO, DATED 8-22-88, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 1407.
  - 12) REVISION SURVEY OF LOTS 2-3 OF DOGWOOD HILLS SUBDIVISION, DATED 7-7-89, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 105A.
  - 13) SURVEY OF WEST ROCK BUSINESS PARK, DATED 9-28-89, PREPARED BY MILEOD SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 1494.
  - 14) SURVEY OF LOT 14, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK, DATED 9-6-89, PREPARED BY FOLSON SURVEYING AND RECORDED IN PLAT BOOK H, PAGE 195.
  - 15) SURVEY OF LOT 13, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK, DATED 7-27-89, PREPARED BY FOLSON SURVEYING AND RECORDED IN PLAT CABINET A, PAGE 273.
  - 16) SURVEY OF LOT 12, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK FOR RANDY M. HENDON & TONY S. HENDON, DATED 7-13-89, PREPARED BY DEVAINE ENGINEERS & SURVEYORS AND RECORDED IN PLAT BOOK H, PAGE 123.
  - 17) SURVEY OF LOT 11, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK FOR MILES SIGN COMPANY, DATED 2-14-97, PREPARED BY DEVAINE ENGINEERS & SURVEYORS AND RECORDED IN PLAT CABINET A, PAGE 143.
  - 18) SURVEY OF LOT 2, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK, DATED 7-15-94, PREPARED BY FOLSON SURVEYING AND RECORDED IN PLAT BOOK H, PAGE 101.
  - 19) SURVEY OF LOT 1, BLOCK "A" OF WETHERINGTON WEST COMMERCIAL PARK, DATED 11-29-91, PREPARED BY FOLSON SURVEYING AND RECORDED IN PLAT BOOK H, PAGE 113.
  - 20) SURVEY OF WESTWOOD ESTATES SUBDIVISION, SECTION ONE, DATED 9-17-73, PREPARED BY KENNETH DEVAINE AND RECORDED IN PLAT BOOK C, PAGE 11.
  - 21) SURVEY OF WESTWOOD ESTATES SUBDIVISION, SECTION TWO, DATED 8-18-73, PREPARED BY KENNETH DEVAINE AND RECORDED IN PLAT BOOK C, PAGE 38 & 38A.
  - 22) REVISION SURVEY OF WESTWOOD ESTATES SUBDIVISION, SECTION FOUR, REVISED 11-29-93, PREPARED BY FITZSIMONS & ASSOCIATED AND RECORDED IN PLAT BOOK C, PAGE 19 & 20 (ORIGINALLY RECORDED IN PLAT BOOK F, PAGE 7 & 8).
  - 23) SURVEY OF LOCH-WIN FARM SUBDIVISION, SECTION FOUR OF PHASE TWO, DATED 2-11-83, PREPARED BY NORRIS O'CONNOR AND RECORDED IN PLAT BOOK E, PAGE 34.
  - 24) SURVEY FOR BCI BM SERVICES, INC. DATED 6-25-91, PREPARED BY ALBERT E. SLOAN AND RECORDED IN PLAT BOOK 33, PAGE 225.
  - 25) SURVEY FOR GEORGE OF GEORGIA, DATED 7-7-91, PREPARED BY ALBERT E. SLOAN AND RECORDED IN PLAT BOOK 3A, PAGE 13.
  - 26) SURVEY FOR J. L. WETHERINGTON ESTATE, DATED NOVEMBER 1983, PREPARED BY HARRIS ENGINEERING & SURVEYING AND RECORDED IN PLAT BOOK 33, PAGE 86.
  - 27) SURVEY FOR CONNER THOMSON, JR., DATED 5-18-92, PREPARED BY HARRIS ENGINEERING & SURVEYING (4-8527).



LINE	BEARING	DISTANCE
L1	N 89°47'50" W	54.74'
L2	S 02°25'03" W	30.04'
L3	N 89°49'43" W	375.70'
L4	S 82°32'56" E	338.40'
L5	N 27°31'06" E	360.55'
L6	N 63°05'09" E	213.88'
L7	S 2°25'09" E	463.80'
L8	N 89°25'24" W	188.28'
L9	S 03°21'09" E	335.98'
L10	S 03°21'09" E	60.18'
L11	S 03°25'09" E	59.08'
L12	S 03°19'22" E	273.27'
L13	S 02°28'11" E	70.05'
L14	S 01°45'43" E	94.27'
L15	N 00°20'57" W	69.49'
L16	N 00°15'50" W	139.24'
L17	N 00°12'35" W	82.16'
L18	N 00°07'51" W	146.68'
L19	N 00°08'01" W	146.55'
L20	N 89°25'24" W	141.39'
L21	N 00°33'49" E	147.60'
L22	N 89°25'42" W	148.73'
L23	N 00°21'42" E	41.75'
L24	N 00°59'42" E	151.12'
L25	N 01°04'43" E	223.73'
L26	S 02°12'10" W	7.51'
L27	N 27°27'41" W	23.67'
L28	N 67°32'04" W	53.90'
L29	N 88°50'27" W	8.61'
L30	N 23°38'20" E	181.74'
L31	N 00°59'42" E	130.19'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 13°23'40" W	98.66'	253.00'	89.29'

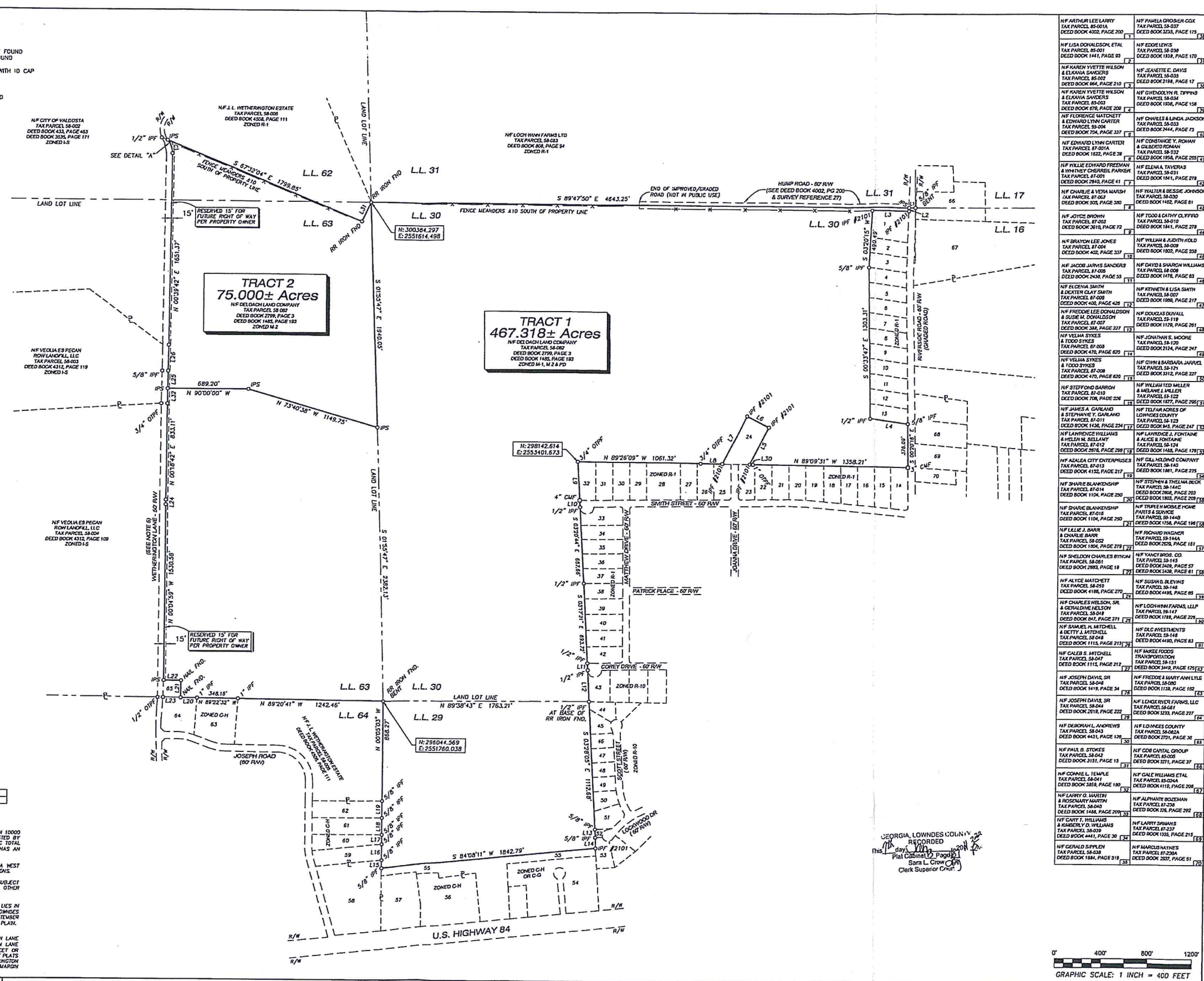
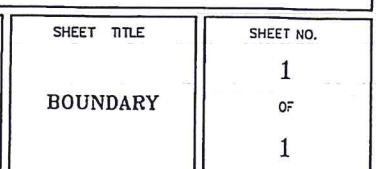
- NOTES**
- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. THE FIELD DATA WAS COLLECTED USING A TRIMBLE S8 ROBOTIC TOTAL STATION/TOTAL STATION RECEIVER WITH A 10002 DATA COLLECTOR. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 100,000.
  - 2) THE BEARINGS ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983. GEORGIA WEST ZONE, ESTABLISHED USING THE REAL TIME GPS NETWORK PROVIDED BY EPOS SOLUTIONS.
  - 3) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.
  - 4) BASED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 138800000E FOR LOWNDES COUNTY, GA. COMMUNITY PANEL NUMBER 130469, WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2006. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
  - 5) DEED BOOK 303, PAGES 359-336A DEPICTS THE CENTERLINE OF WETHERINGTON LAKE (50' R/W) RUNNING ALONG THE SAME BEARING FOR 4709.27 FEET. WETHERINGTON LAKE MEANDERS BASED ON THE CONSTRUCTION OF THE ROAD AND WIDTHS OF 60 FEET OR MORE WOULD OCCUR WITH THE WEST RIGHT OF WAY AS SHOWN ON VARIOUS SURVEY PLATS OF RECORD FOR THOSE PROPERTIES FRONTING ON THE WEST MARGIN OF WETHERINGTON LAKE. I CONSTRUCTED THE RIGHT OF WAY ON THE EAST SIDE BY OFFSETTING WEST MARGIN BASED ON SAID PLATS OF RECORD 50 FEET TO THE EAST.



JOB NO:	480
SURVEY DATE:	12/8/10
PLAT DATE:	12/10/10
CRD FILE:	400.CRD
SCALE:	1" = 400'
DWG. NAME:	400RND.DWG
DRAWN BY:	WH
FIELD WORK:	WH & JC
CHECKED BY:	WH

CLIENT	THE LANGDALE COMPANY
PROJECT	SURVEY OF TRACTS 1 & 2 TOTALING 542.318± ACRES LOCATED IN LAND LOTS 29, 30, 62, & 63 OF THE 12TH LAND DISTRICT LOWNDES COUNTY, GEORGIA

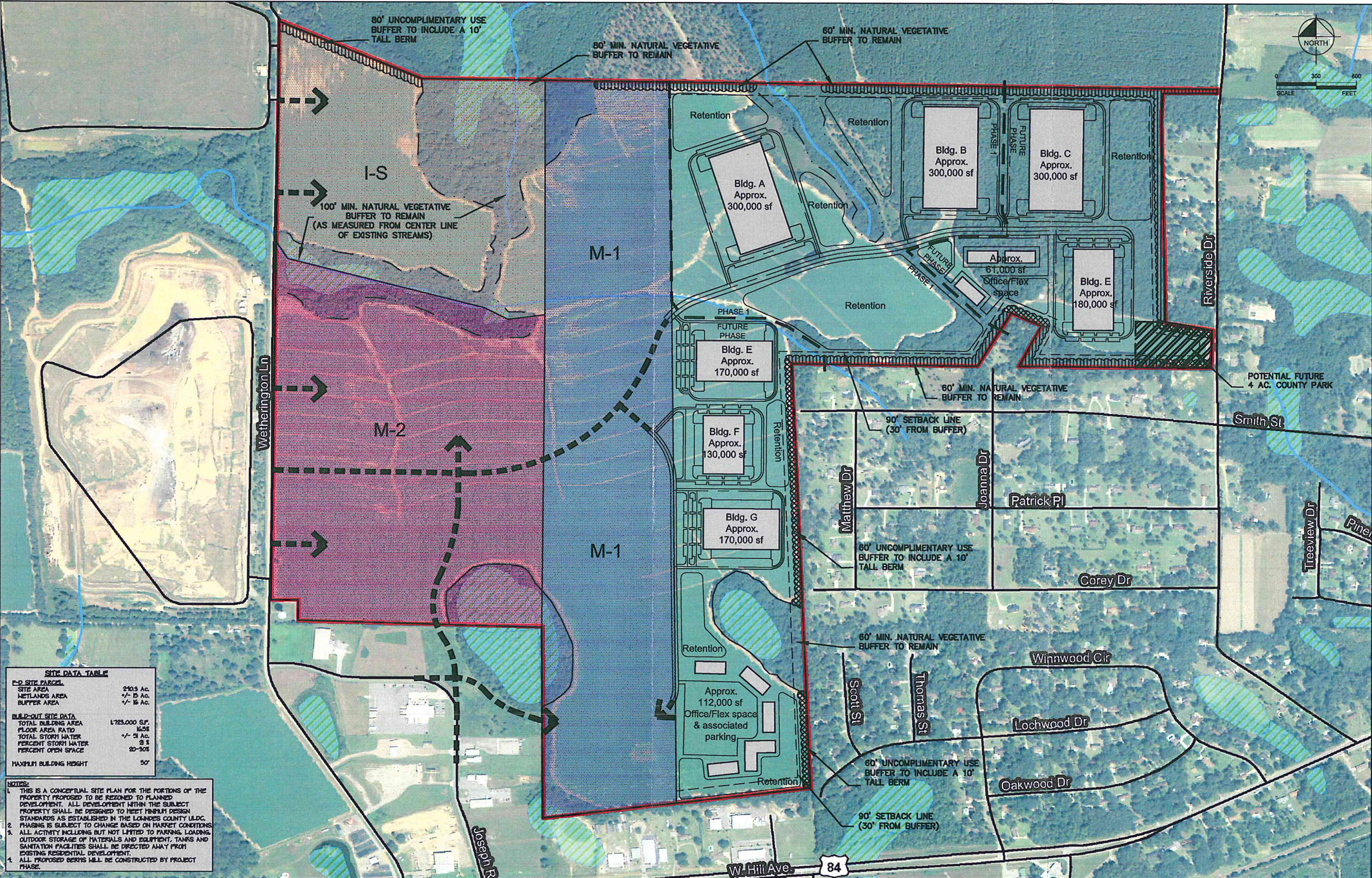
SHEET TITLE	BOUNDARY
SHEET NO.	1 OF 1



NF ARTHUR LEE LARRY TAX PARCEL 85-001A DEED BOOK 4022, PAGE 200	NF PAMELA GROSSER COX TAX PARCEL 58-037 DEED BOOK 3253, PAGE 175
NF LISA DONALDSON, ETAL TAX PARCEL 85-001 DEED BOOK 1443, PAGE 30	NF EDGEE LEWIS TAX PARCEL 58-028 DEED BOOK 1834, PAGE 170
NF KAREN YVETTE WILSON & ELKANNA SANDERS TAX PARCEL 85-002 DEED BOOK 864, PAGE 210	NF JEANETTE E. DAVIS TAX PARCEL 58-033 DEED BOOK 2198, PAGE 17
NF KAREN YVETTE WILSON & ELKANNA SANDERS TAX PARCEL 85-003 DEED BOOK 878, PAGE 200	NF GHEOGLYN R. TIPPINS TAX PARCEL 58-034 DEED BOOK 1834, PAGE 156
NF FLORENCE MATCHETT & EDWARD LYNN CARTER TAX PARCEL 55-004 DEED BOOK 704, PAGE 337	NF CHESTER V. ROMAN & GILBERTO ROMAN TAX PARCEL 58-032 DEED BOOK 2444, PAGE 73
NF EDWARD LYNN CARTER TAX PARCEL 87-001A DEED BOOK 1822, PAGE 28	NF CONSTANCE Y. ROMAN TAX PARCEL 58-032 DEED BOOK 1954, PAGE 205
NF WILLIE EDWARD FREEMAN & WHITNEY CORDELL PARKER TAX PARCEL 87-001 DEED BOOK 2843, PAGE 41	NF ELENA TAYLORS TAX PARCEL 58-031 DEED BOOK 1841, PAGE 278
NF CHARLIE & VERA MARSH TAX PARCEL 87-002 DEED BOOK 303, PAGE 300	NF WALLER & BESSIE JOHNSON TAX PARCEL 58-030 DEED BOOK 1462, PAGE 81
NF JOYCE BROWN TAX PARCEL 87-003 DEED BOOK 3018, PAGE 72	NF TODD & CATHY CLIFFORD TAX PARCEL 58-010 DEED BOOK 1841, PAGE 278
NF BRAYTON LEE JONES TAX PARCEL 87-004 DEED BOOK 435, PAGE 337	NF WILLIAM & JUDITH GOLD TAX PARCEL 58-029 DEED BOOK 1888, PAGE 358
NF JACOB JARVIS SANDERS TAX PARCEL 87-005 DEED BOOK 248, PAGE 35	NF DAVID S. SHARON WILLIAMS TAX PARCEL 58-028 DEED BOOK 1878, PAGE 83
NF ELICENA SMITH & DEBBIE CLAY SMITH TAX PARCEL 87-006 DEED BOOK 400, PAGE 428	NF KENNETH & LISA SMITH TAX PARCEL 58-027 DEED BOOK 1988, PAGE 217
NF FREDIE LEE DONALDSON & SUSIE M. DONALDSON TAX PARCEL 87-007 DEED BOOK 334, PAGE 237	NF DOUGLAS DUNNALL TAX PARCEL 58-026 DEED BOOK 312, PAGE 281
NF VELMA STYLES & TODD STYLES TAX PARCEL 87-008 DEED BOOK 476, PAGE 620	NF JONATHAN S. MOORE TAX PARCEL 58-025 DEED BOOK 214, PAGE 247
NF VELMA STYLES & TODD STYLES TAX PARCEL 87-009 DEED BOOK 475, PAGE 620	NF OWEN & BARBARA JARVIS TAX PARCEL 58-024 DEED BOOK 312, PAGE 281
NF STEPHEN BARRON & MELBA MULLER TAX PARCEL 87-010 DEED BOOK 708, PAGE 206	NF WILLIAM WILSON TAX PARCEL 58-023 DEED BOOK 1875, PAGE 205
NF JAMES A. GARLAND & STEPHANIE Y. GARLAND TAX PARCEL 87-011 DEED BOOK 1436, PAGE 234	NF TERRY ACRES OF LOWNDES COUNTY TAX PARCEL 58-022 DEED BOOK 845, PAGE 227
NF LAWRENCE WILLIAMS & DEBRA M. BELLAMY TAX PARCEL 87-012 DEED BOOK 3878, PAGE 290	NF LAWRENCE J. FONTANA TAX PARCEL 58-021 DEED BOOK 1488, PAGE 179
NF AZALEA CITY ENTERPRISES TAX PARCEL 87-013 DEED BOOK 1104, PAGE 290	NF GILL HOLDING COMPANY TAX PARCEL 58-020 DEED BOOK 1803, PAGE 298
NF SHARIE BLANKENSHIP TAX PARCEL 87-014 DEED BOOK 1104, PAGE 290	NF STEPHEN & THELMA DECK TAX PARCEL 58-019 DEED BOOK 2063, PAGE 203
NF SHARIE BLANKENSHIP TAX PARCEL 87-015 DEED BOOK 1104, PAGE 290	NF TRISH E. MOORE HOWE TAX PARCEL 58-018 DEED BOOK 1594, PAGE 188
NF LITTLE J. BARR & CHARLES BARR TAX PARCEL 58-017 DEED BOOK 1800, PAGE 278	NF RICHARD WAGNER TAX PARCEL 58-016 DEED BOOK 2008, PAGE 181
NF SHELTON CHARLES RYAN TAX PARCEL 58-018 DEED BOOK 2885, PAGE 18	NF VANCY BRODS CO. TAX PARCEL 58-015 DEED BOOK 449, PAGE 57
NF ALYCE MATCHETT TAX PARCEL 58-016 DEED BOOK 418, PAGE 275	NF SUSAN B. BLYNNS TAX PARCEL 58-014 DEED BOOK 448, PAGE 85
NF CHARLES NELSON, SR. TAX PARCEL 58-017 DEED BOOK 847, PAGE 271	NF LOCH-WIN FARM, LLP TAX PARCEL 58-013 DEED BOOK 118, PAGE 270
NF SAMUEL H. MITCHELL & BETTY MITCHELL TAX PARCEL 58-018 DEED BOOK 1115, PAGE 213	NF CFC INVESTMENTS TAX PARCEL 58-012 DEED BOOK 490, PAGE 81
NF CALEB B. MITCHELL TAX PARCEL 58-017 DEED BOOK 1115, PAGE 213	NF MARK ROODS TRANSPORTATION TAX PARCEL 58-011 DEED BOOK 349, PAGE 125
NF JOSEPH DAVIS, SR. TAX PARCEL 58-018 DEED BOOK 1818, PAGE 34	NF FREDIE & MARY ANN LITTLE TAX PARCEL 58-080 DEED BOOK 1818, PAGE 182
NF JOSEPH DAVIS, SR. TAX PARCEL 58-014 DEED BOOK 2618, PAGE 222	NF LENORE RIVER FARMS, LLC TAX PARCEL 58-016 DEED BOOK 333, PAGE 217
NF DEBORAH L. ANDREWS TAX PARCEL 58-043 DEED BOOK 443, PAGE 135	NF LOWNDES COUNTY TAX PARCEL 58-028A DEED BOOK 271, PAGE 37
NF PAUL B. STOKES TAX PARCEL 58-042 DEED BOOK 315, PAGE 13	NF COB CAPITAL GROUP TAX PARCEL 58-027 DEED BOOK 271, PAGE 37
NF GONNIE L. TEMPLE TAX PARCEL 58-041 DEED BOOK 389, PAGE 185	NF CALE WILLIAMS ETAL TAX PARCEL 85-028A DEED BOOK 1110, PAGE 208
NF LARRY G. WATKINS & ROSAMARY WATKINS TAX PARCEL 58-040 DEED BOOK 1488, PAGE 209	NF ALPHABET BOEYMAN TAX PARCEL 87-228 DEED BOOK 258, PAGE 292
NF CARY T. WILLIAMS & SHAROLYN WILLIAMS TAX PARCEL 58-039 DEED BOOK 441, PAGE 30	NF LARRY SHAWNS TAX PARCEL 87-237 DEED BOOK 1055, PAGE 215
NF GERALD SUPPLEN TAX PARCEL 58-038 DEED BOOK 1884, PAGE 318	NF MARGIE WATKINS TAX PARCEL 87-238A DEED BOOK 207, PAGE 51



Drawing name: K:\JAX\_Civil\Longdon Development\CADD\CIVIL\CONCEPT\BASE\_Phased P-D 2010-11-22.dwg PH 3 Nov 23, 2010 3:30pm by: notham,lidd  
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE DATA TABLE**

<b>P-D SITE PARCEL</b>	
SITE AREA	2103 Ac.
WETLANDS AREA	~ 15 Ac.
BUFFER AREA	~ 15 Ac.
<b>BUILD-OUT SITE DATA</b>	
TOTAL BUILDING AREA	1,725,000 S.F.
FLOOR AREA RATIO	16.5%
TOTAL STORM WATER	~ 5 Ac.
PERCENT STORM WATER	0.5%
PERCENT OPEN SPACE	20-30%
MAXIMUM BUILDING HEIGHT	50'

**NOTES:**  
 1. THIS IS A CONCEPTUAL SITE PLAN FOR THE PORTIONS OF THE PROPERTY PROPOSED TO BE REZONED TO PLANNED DEVELOPMENT. ALL DEVELOPMENT WITHIN THE SUBJECT PROPERTY SHALL BE DESIGNED TO MEET MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THE LOUDON COUNTY ULDC. PHASING IS SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.  
 2. ALL ACTIVITY INCLUDING BUT NOT LIMITED TO PARKING, LOADING, OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT, TANES AND SANITATION FACILITIES SHALL BE DIRECTED AWAY FROM EXISTING RESIDENTIAL DEVELOPMENT.  
 3. ALL PROPOSED BERMS WILL BE CONSTRUCTED BY PROJECT PHASE.

SCALE	AS NOTED
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	11/23/2010
PROJECT NO.	142241000

**Kimley-Horn and Associates, Inc.**  
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 8657 BAYPINE ROAD, SUITE 300, JACKSONVILLE, FL 32256  
 PHONE: 904-828-3900 FAX: 904-367-1692  
 WWW.KIMLEY-HORN.COM CA 0000696

DELOACH LAND COMPANY, LLC  
 FLORIDA

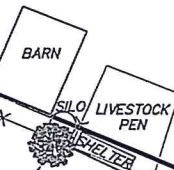
DESIGN ENGINEER:  
 FLORIDA REGISTRATION NUMBER:  
 DATE:

CONCEPTUAL  
 PLANNED DEVELOPMENT MAP

SHEET NUMBER  
 1



1/2" IPF  
IPS



N/F PROPERTY OF  
DOROTHY SUZETTE MARTIN  
TAX PARCEL 0058-005A  
ZONED R-1

TRIPLE LIVE OAKS  
32", 36", & 48"

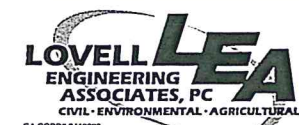
FENCE MEANDERS ±10  
SOUTH OF PROPERTY LINE

APPROXIMATE TREE LINE

WETHERINGTON LANE  
(50 R/W)

N/F PROPERTY OF  
CITY OF VALDOSTA  
TAX PARCEL 0058-082B  
ZONED M-2

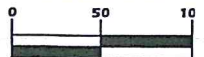
### EXHIBIT 1



GA CORP # 0419099  
FL CORP # F0400002135  
P.O. Box 2830 • 3998 Inner Perimeter Road • Valdosta, GA 31604  
Telephone: 229-253-0900 • Fax: 229-253-1842 • E-mail: lea@lea-pc.com



GRAPHIC SCALE



1 INCH = 100 FEET