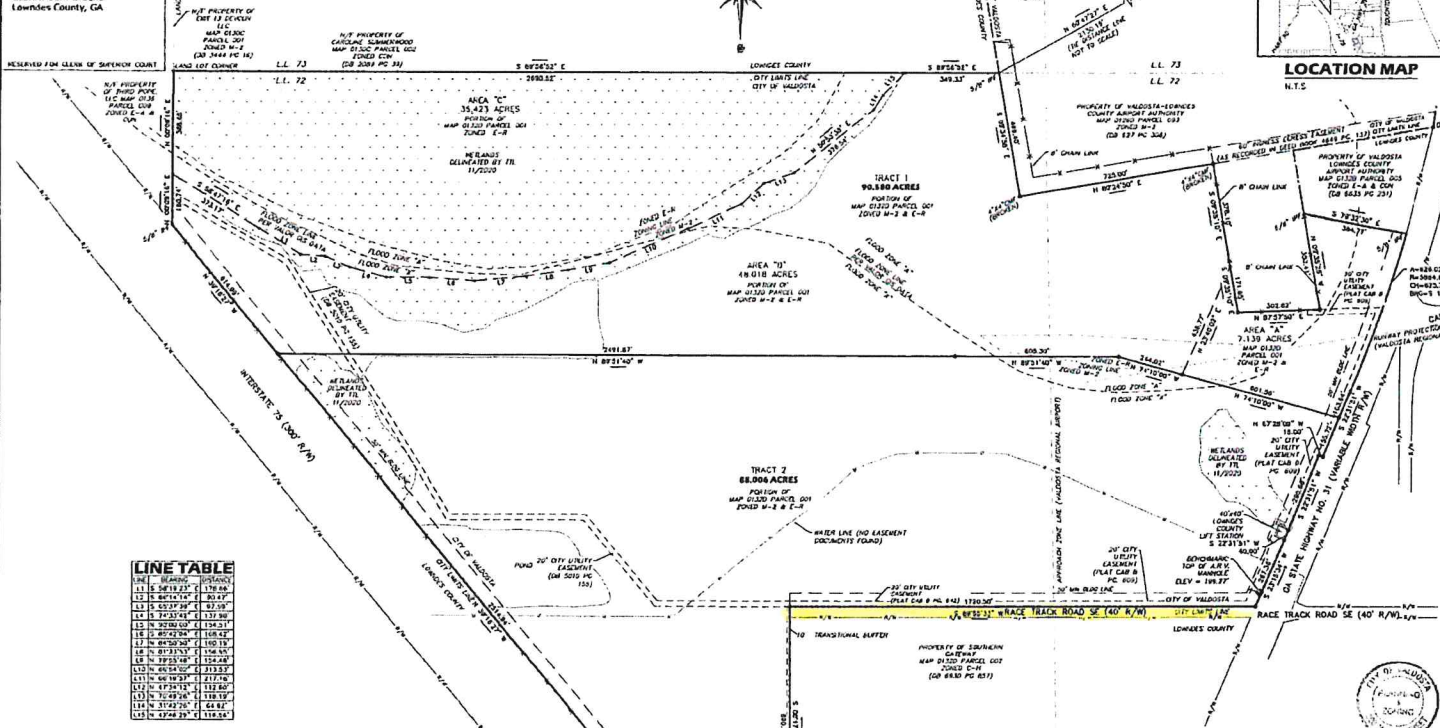


filed & recorded
DATE: 7/18/2023
TIME: 3:36 PM
PLAT BOOK: 030PPC
PAGE: 01575
RECORDING FEES: \$10.00
PARTICIPANT ID: 2216784465
CLERK: Beth Greene
Lowndes County, GA



LEGEND
R/S 0 - IRON PIN SET - 5/8" NEAR WITH CAP 2540
R/S 0 - IRON PIN FOUND
DT 0 - 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. MONUMENT MEASUREMENTS MADE TO
CONTROL POINTS AND PROPERTY CORNER
MARKERS, BASED UPON THE NEADMONUT
MEASUREMENTS THE POSITIONAL TOLERANCE OF THE
PLAT CITY CORNERS WITH RESPECT TO EACH OTHER
WITHIN THE SURVEY IS NOT GREATER THAN 0.15' FOR
SUTHERN POWER'S INTERIOR BLOCKS (BOARD
RULE 180-7-02)
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1/71,078.263
BLANDINGS SHOWN WERE CALCULATED FROM GRID NORTH,
WEST LONG.

FLOOD CERTIFICATION
THIS PROPERTY IS LOCATED IN ZONE "X"
AND "A", ACCORDING TO THE FEDERAL
FLOOD INSURANCE RATE MAPS.
LOCAL NEARBY FLOOD HAZARD
COMMUNITY-PANEL NUMBER IS 13000303
EFFECTIVE DATE 06-24-2008

PROPERTY INFORMATION
MUNICIPALITY: MAP 01320 PARCEL 001 (CITY OF VALDOSTA)
MAP 01320 PARCEL 001 (CITY OF VALDOSTA)
LAND DISTRICT 11 - LAND USE 32
TOTAL AREA: 178.548 ACRES
CURRENT ZONING: M-2 & C-4
FRONT 50' FROM R/W
NEAR: 87'29' / 107'00'
CORNERS: 50'
UTILITIES: LOWNDES COUNTY WATER AND SEWER &
CITY OF VALDOSTA WATER, CITY SEWER FORCE MAIN
EXTEND TO AREA 7B TRACT 1 & 2. DEED BOOK
8779 PG 249.
SUBJECT PARCEL IS IN THE SHADDER GOLF & COUNTRY
DISTRICT AND WITHIN A COULDAWATER RECHARGE
AREA AND IS SUBJECT TO PERTAINING REGULATIONS

LINE NO.	BEARING	DISTANCE	AREA
1	S 80° 42' 31" W	178.241	13.60
2	S 80° 42' 31" W	178.241	13.60
3	S 80° 42' 31" W	178.241	13.60
4	S 80° 42' 31" W	178.241	13.60
5	S 80° 42' 31" W	178.241	13.60
6	S 80° 42' 31" W	178.241	13.60
7	S 80° 42' 31" W	178.241	13.60
8	S 80° 42' 31" W	178.241	13.60
9	S 80° 42' 31" W	178.241	13.60
10	S 80° 42' 31" W	178.241	13.60
11	S 80° 42' 31" W	178.241	13.60
12	S 80° 42' 31" W	178.241	13.60
13	S 80° 42' 31" W	178.241	13.60
14	S 80° 42' 31" W	178.241	13.60
15	S 80° 42' 31" W	178.241	13.60
16	S 80° 42' 31" W	178.241	13.60
17	S 80° 42' 31" W	178.241	13.60
18	S 80° 42' 31" W	178.241	13.60
19	S 80° 42' 31" W	178.241	13.60
20	S 80° 42' 31" W	178.241	13.60
21	S 80° 42' 31" W	178.241	13.60
22	S 80° 42' 31" W	178.241	13.60
23	S 80° 42' 31" W	178.241	13.60
24	S 80° 42' 31" W	178.241	13.60
25	S 80° 42' 31" W	178.241	13.60
26	S 80° 42' 31" W	178.241	13.60
27	S 80° 42' 31" W	178.241	13.60
28	S 80° 42' 31" W	178.241	13.60
29	S 80° 42' 31" W	178.241	13.60
30	S 80° 42' 31" W	178.241	13.60
31	S 80° 42' 31" W	178.241	13.60
32	S 80° 42' 31" W	178.241	13.60
33	S 80° 42' 31" W	178.241	13.60
34	S 80° 42' 31" W	178.241	13.60
35	S 80° 42' 31" W	178.241	13.60
36	S 80° 42' 31" W	178.241	13.60
37	S 80° 42' 31" W	178.241	13.60
38	S 80° 42' 31" W	178.241	13.60
39	S 80° 42' 31" W	178.241	13.60
40	S 80° 42' 31" W	178.241	13.60

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 SIGHTING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED BY WIRELESS GNSS UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: SPECIQA PRECISION SP-45 & CAROLSON SONARION II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIANGLE WIS NEAR. THE 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 USER CONFIDENCE LEVEL.)
4. THIS SURVEY WAS PREPARED IN CONFORMANCE 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. 18-6-67, 43-15-4, 43-15-6, 43-15-16, 43-15-19, 13-15-22.

CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 18-6-67, 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 CERTIFICATIONS SHOULD BE COMPLETED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY PARCEL FURNISHING THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 18-6-67.
M. J. [Signature] DATE 7-18-2023
CITY OF VALDOSTA PLANNING & ZONING ADMINISTRATOR
Adam S. Gales DATE 7/18/23
ADAM S. GALES
CITY ENGINEER
GEORGIA PLS 2010



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DELEGATED AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
OWNER/S: [Signature] DATE 7/11/23
AGENT: [Signature] DATE 7/11/23
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.
OWNER/S: [Signature] DATE 7/11/23
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: [Signature] DATE 7-18-2023
PLANNING AND ZONING ADMINISTRATOR
THE CITY ENGINEER, VALDOSTA, GA
SIGNED: [Signature] DATE 7-18-23
CITY ENGINEER

PLAT OF SUBDIVISION FOR:
SOUTHERN GATEWAY, LLC

LAWSY 88 OF THE 11TH LAND DISTRICT	CITY OF VALDOSTA - LOWNDES COUNTY, GEORGIA
DATE OF SURVEY:	06-28-23
DATE OF PLAT:	08-19-23
DRAWN BY:	AJG
PROJECT NUMBER:	0001-243

SCALE 1" INCH = 200 FEET

3805 Iron Promenade Road
P.O. Box 2862
Valdosta, GA 31060
Telephone 229-247-1532
Fax 229-247-1653
E-mail jgarland@gandl.com
GA COL 15700060

G&L SURVEYING & MAPPING