

Filed & Recorded
 DATE: 7/18/2023
 TIME: 11:36 AM
 PLAT BOOK: 0000PC
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 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2216784465
 CLIENT: Beth Greene
 Lowndes County, GA

RECEIVED FOR DEED OF SUPERIOR COURT

AREA "C"
 35.423 ACRES
 PORTION OF
 MAP 6120 PARCEL 002
 ZONED M-2 & L-8
 RELAINS
 DELINEATED BY TR
 11/2020

AREA "D"
 48.018 ACRES
 PORTION OF
 MAP 6120 PARCEL 002
 ZONED M-2 & L-8

TRACT 1
 19.878 ACRES
 PORTION OF
 MAP 6120 PARCEL 002
 ZONED M-2 & L-8

TRACT 2
 66.004 ACRES
 PORTION OF
 MAP 6120 PARCEL 002
 ZONED M-2 & L-8

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | S 89°24'31" E | 178.80 |
| 2 | S 89°13'17" E | 80.47 |
| 3 | S 27°15'07" E | 87.50 |
| 4 | S 10°32'41" E | 137.50 |
| 5 | N 20°02'00" E | 134.21 |
| 6 | N 89°24'31" E | 168.82 |
| 7 | N 89°24'31" E | 150.13 |
| 8 | N 89°24'31" E | 158.82 |
| 9 | N 78°15'48" E | 134.48 |
| 10 | N 89°24'31" E | 113.83 |
| 11 | N 86°10'37" E | 217.74 |
| 12 | N 17°14'17" E | 112.80 |
| 13 | N 10°24'24" E | 118.20 |
| 14 | N 27°22'29" E | 84.61 |
| 15 | N 89°24'31" E | 118.83 |

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 COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-85 & CARLSON SURVEYOR II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE GPS SOLUTIONS NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED BY 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 TECHNOLOGICAL 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. 15-8-67 AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.



LEGEND

SP3 @ - 3/8" PIN N.E.I. - 3/8" N.E.I. MARK WITH CAP #3040
 SP4 @ - 3/8" PIN T.D.M.
 SP5 @ - GALVANIZED PIPE FOUND
 @ - NOT MONUMENTED
 --- - RIGHT OF WAY
 --- - CENTERLINE
 --- - FENCE

EQUIPMENT USED: TOPCON POKER STATION 103
 ROBOTTIC TOTAL STATION
 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 OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.05 FEET FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARDS RULE 180-7-33)
 METHOD OF ADJUSTMENT: HOME PLAT COURSE (17/18) ADJUSTED
 BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN TRACT "C" AND "D", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-FLOOD HAZARD IDENTIFICATION NUMBER: 13060202E EFFECTIVE DATE 09-29-2020

PROPERTY INFORMATION

MUNICIPALITY: MAP 6120 PARCEL 002 (CITY OF VALDOSTA)
 MAP 6120 PARCEL 002 (CITY OF VALDOSTA)
 LAND DISTRICT 11, LAND LOT 72
 TOTAL ACRES: 176.286 ACRES
 SURVEY ZONING: M-2 & L-8
 FRONT: 307.50' FROM R/W
 DEED: 07/15/2020
 COUNTY: LOWNDES COUNTY N.E.I. AND S.E.N. & CITY OF VALDOSTA WATER, CITY SEWER FORCE MAIN EXTENDS TO AREA
 DEED REFERENCE TO TRACTS 1 & 2: DEED BOOK 6376 PG. 18
 SUBJECT PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT AND WITHIN A DRAINAGE/BASIN WATERSHED AREA, AND IS SUBJECT TO PERTINENT REGULATIONS.

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

OWNER/S: _____ DATE: _____
 AGENT: *Beth Greene* 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.

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: *B.L. Phipps* DATE: 7-18-2023
 PLANNING AND ZONING ADMINISTRATOR
 THE CITY ENGINEER, VALDOSTA, GA
 SIGNED: *[Signature]* DATE: 7-18-23
 CITY ENGINEER

CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-67, 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 INTEREST 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 15-8-67.

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

[Signature]
 ADAM W. GUSTAFSON
 GEORGIA P.L.S. #2910
 DATE: 7/18/23



**PLAT OF SUBDIVISION FOR:
 SOUTHERN GATEWAY, LLC**

LAND LOT 72 OF THE 117 LAND DISTRICT CITY OF VALDOSTA, LOWNDES COUNTY, GEORGIA

DATE OF SURVEY: 06-28-23
 DATE OF PLAT: 06-19-23
 DRAWN BY: AGJ
 PROJECT NUMBER: 0001-348

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 GA OCSA LPS000960



1" = 300 FEET