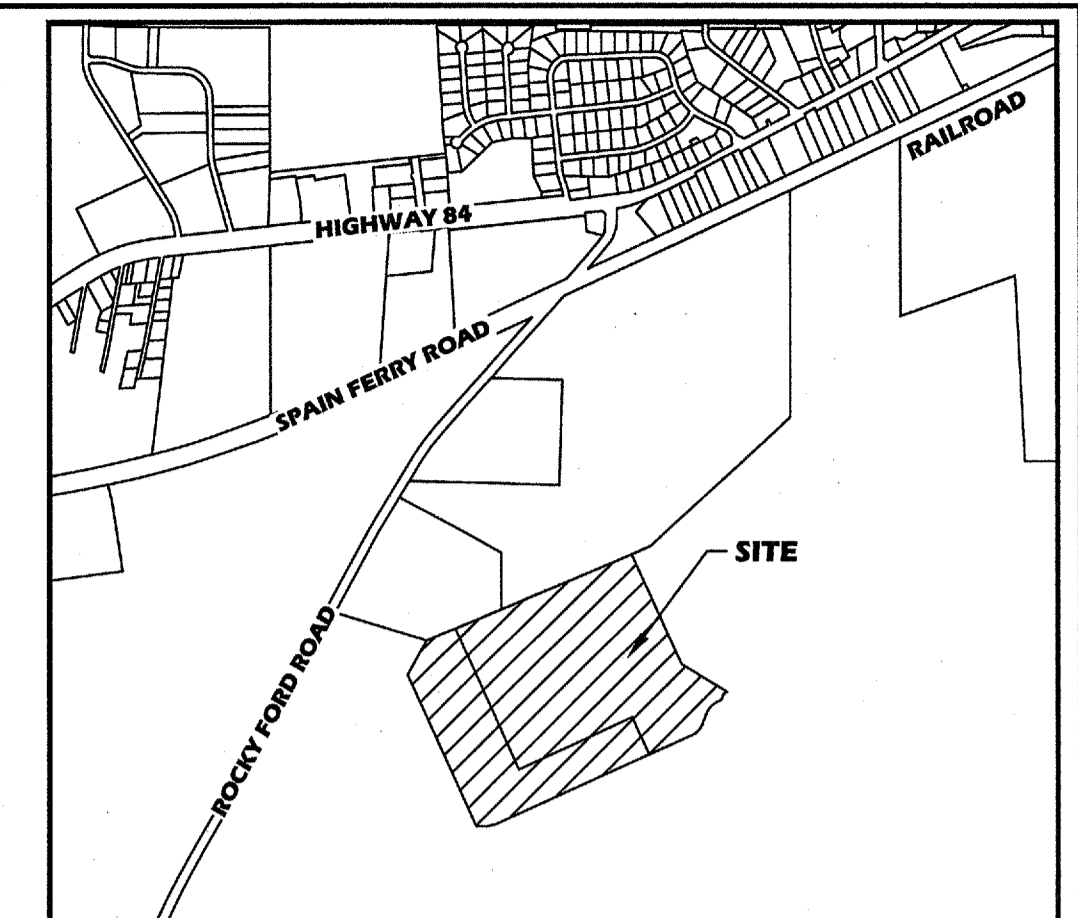
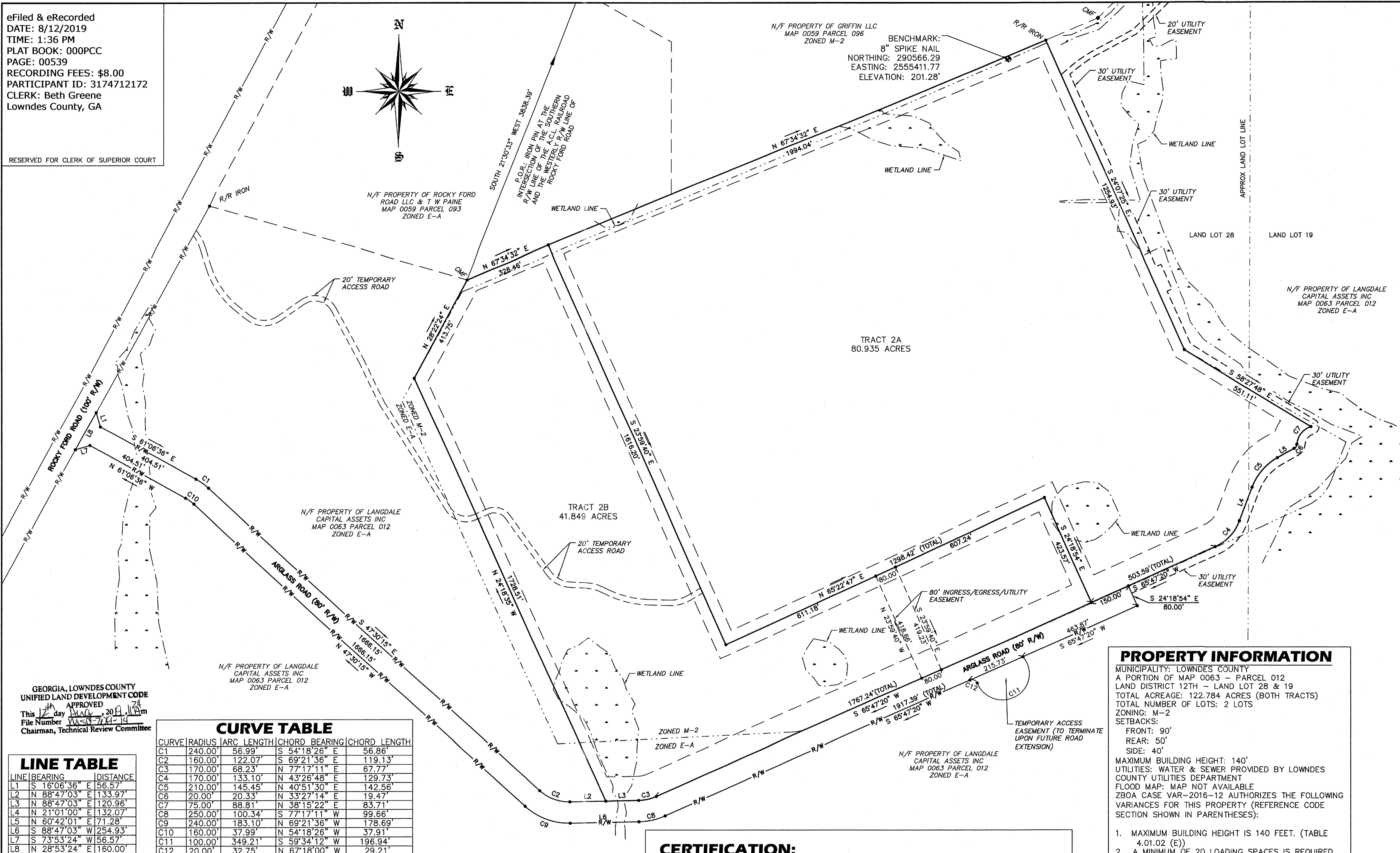


eFiled & eRecorded  
 DATE: 8/12/2019  
 TIME: 1:36 PM  
 PLAT BOOK: 000PCC  
 PAGE: 00539  
 RECORDING FEES: \$8.00  
 PARTICIPANT ID: 3174712172  
 CLERK: Beth Greene  
 Lowndes County, GA

RESERVED FOR CLERK OF SUPERIOR COURT



**LOCATION MAP**

N.T.S.

**LEGEND**

- IPS - IRON PIN SET - 5/8\"
- IPF - IRON PIN FOUND
- GPF - GALVANIZED PIPE FOUND
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- X - X - FENCE
- X - X - EQUIPMENT USED: TOPCON POWER STATION 103
- ROBOTIC \"TOTAL STATION\"
- FIELD CLOSURE: 1\"/15,000+
- ANGLE ERROR: 2\"/PT
- METHOD OF ADJUSTMENT: NONE
- PLAT CLOSURE: 1\"/776,200'
- BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

WE, THE UNDERSIGNED OWNER(S) OF THE 122.784 ACRE TRACTS DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS Deppi Day DATE 8-8-19  
 OWNERS William J. Guss Sr. DATE 8-9-19  
 OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA  
 SIGNED [Signature] DATE 8-12-19  
 BOARD OF HEALTH REPRESENTATIVE

APPROVED BY THE COUNTY ENGINEER  
 SIGNED [Signature] DATE 8-12-19  
 COUNTY ENGINEER

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE (1) FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 2\"

SIGNED: [Signature]  
 SURVEYOR, GEORGIA REGISTRATION NO. 2940.  
 DATE: 8/08/19

**PROPERTY INFORMATION**

MUNICIPALITY: LOWNDES COUNTY  
 A PORTION OF MAP 0063 - PARCEL 012  
 LAND DISTRICT 12TH - LAND LOT 28 & 19  
 TOTAL ACREAGE: 122.784 ACRES (BOTH TRACTS)  
 TOTAL NUMBER OF LOTS: 2 LOTS  
 ZONING: M-2  
 SETBACKS:  
 FRONT: 90'  
 REAR: 50'  
 SIDE: 40'  
 MAXIMUM BUILDING HEIGHT: 140'  
 UTILITIES: WATER & SEWER PROVIDED BY LOWNDES COUNTY UTILITIES DEPARTMENT  
 FLOOD MAP: MAP NOT AVAILABLE  
 ZBOA CASE VAR-2016-12 AUTHORIZES THE FOLLOWING VARIANCES FOR THIS PROPERTY (REFERENCE CODE SECTION SHOWN IN PARENTHESES):

1. MAXIMUM BUILDING HEIGHT IS 140 FEET. (TABLE 4.01.02 (E))
2. A MINIMUM OF 20 LOADING SPACES IS REQUIRED. (6.01-03 (E.1.C))
3. THE REQUIREMENT FOR LOADING DOCKS TO BE LOCATED ON THE SIDE OR REAR OF THE PROPERTY IS WAIVED. (TABLE 4.03.20 (B))

**NOTE:**

1. 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)(4)).

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	240.00'	56.99'	S 54°18'26\"	56.86'
C2	160.00'	122.07'	S 69°21'36\"	119.13'
C3	170.00'	68.23'	N 77°17'11\"	67.71'
C4	170.00'	133.10'	N 43°26'48\"	129.73'
C5	210.00'	145.45'	N 40°51'30\"	142.56'
C6	20.00'	20.33'	N 33°27'14\"	19.47'
C7	75.00'	88.81'	N 38°15'22\"	83.71'
C8	250.00'	100.34'	S 77°17'11\"	99.66'
C9	240.00'	183.10'	N 69°21'36\"	178.69'
C10	160.00'	37.99'	N 54°18'26\"	37.91'
C11	100.00'	349.21'	S 59°34'12\"	196.94'
C12	20.00'	32.75'	N 67°18'00\"	29.21'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 16°06'36\"	E 56.57'
L2	N 88°47'03\"	E 133.97'
L3	N 88°47'03\"	E 120.96'
L4	N 21°01'00\"	E 132.07'
L5	N 60°42'01\"	E 71.28'
L6	S 88°47'03\"	W 254.93'
L7	S 73°53'24\"	W 56.57'
L8	N 28°53'24\"	E 160.00'

**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: TRIMBLE 5800 GPS RECEIVER AND TRIMBLE TSC2 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.

**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 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.

[Signature] 8-12-19  
 DATE  
 LOWNDES COUNTY UNIFIED DEVELOPMENT CODE  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

[Signature] 8/08/19  
 DATE  
 ADAM J. GUSS  
 GEORGIA RLS #2940



Know what's below.  
 Call before you dig.

**IF YOU DIG GEORGIA...  
 CALL US FIRST!**  
 UTILITIES PROTECTION CENTER  
**IT'S THE LAW**

www.gaupc.com

**SUBDIVISION PLAT FOR:  
 VALDOSTA-LOWNDES COUNTY DEVELOPMENT  
 AUTHORITY AND  
 ARGLESS SOUTHEAST, LLC**

LAND LOT 28 & 19 OF THE 12TH LAND DISTRICT LOWNDES COUNTY - STATE OF GEORGIA

DATE OF SURVEY:	01-04-18
DATE OF PLAT:	08-08-19
DRAWN BY:	AJG
PROJECT NUMBER:	0001-264

SCALE 1 INCH = 200 FEET

3998 Inner Perimeter Road  
 P.O. Box 2860  
 Valdosta, GA 31604  
 Telephone: 229-247-1552  
 Fax: 229-247-1553  
 E-mail: jguss@gj-sm.com

**G&L SURVEYING - MAPPING**

GEORGIA REGISTERED LAND SURVEYOR  
 No. 2940  
 ADAM J. GUSS

THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED OR REUSED WITHOUT PERMISSION AND NOTICE  
 © G&L 2019