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 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2659548420
 CLERK: Lynn G. Purvis
 Colquitt County, GA

FOR CLERK OF COURT'S USE

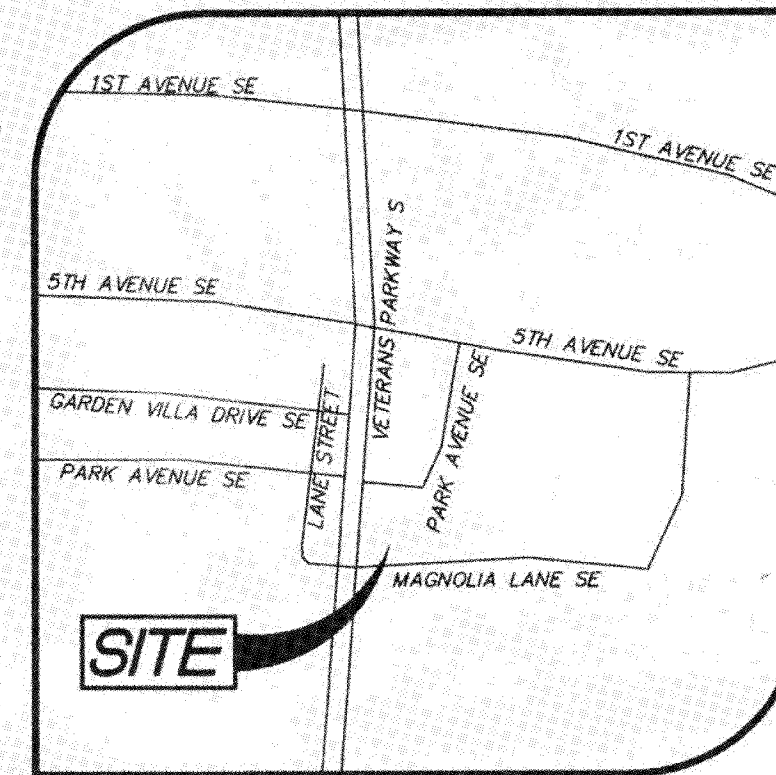
OWNER'S ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

BY: *John S. Blanton*
 BLACKSTOCK PROPERTIES, LLC

DATE: 2/26/21

John S. Blanton 3-12 .2021
 ZONING OFFICER, MOULTRIE CITY PLANNING DEPARTMENT DATE



VICINITY MAP

N/F
 FW129, LLC.
 (WALMART)
 D.B-933, PG-315

N/F
 FW129, LLC.
 (WALMART)
 D.B-933, PG-315

TRACT 1
WAFFLE HOUSE
 D.B.-1337, PG-107
 0.652 ACRES
 28,392 SQUARE FEET

TRACT 2
 N/F
 (TRACTS A & B, PB-43 PG-34)
 D.B.-1337, PG-107
 0.792 ACRES
 34,517 SQUARE FEET

N: 425500.9179
 E: 2423751.1154

N: 425499.6996
 E: 2423411.1669

MAGNOLIA LANE SE
 (VARIABLE WIDTH RIGHT OF WAY)
 PUBLICLY DEDICATED

**CITY OF MOULTRIE, UTILITY
 EASEMENT LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF MOULTRIE, COLQUITT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MAGNOLIA LANE SE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF VETERANS PARKWAY SOUTH (AKA EAST MOULTRIE BYPASS), (AKA U.S. HIGHWAY #319), (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE CONTINUING ALONG SAID RIGHT OF WAY OF VETERANS PARKWAY SOUTH, NORTH 00 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 199.90 FEET TO A 2" SCRIBED IN CONCRETE FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST A DISTANCE OF 10.80 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST A DISTANCE OF 229.08 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 44 DEGREES 40 MINUTES 38 SECONDS EAST A DISTANCE OF 30.45 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 39 SECONDS WEST A DISTANCE OF 238.36 FEET TO A POINT; THENCE NORTH 29 DEGREES 12 MINUTES 59 SECONDS WEST A DISTANCE OF 24.85 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.117 ACRES (5,079 SQUARE FEET).

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "CPUD" (COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT). ZONING INFORMATION PER ZONING LETTER PREPARED BY THE CITY OF MOULTRIE DATED DECEMBER 26, 2019.

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE TAX PARCEL M049A 012 INTO TWO TRACTS.

TOTAL AREA=1.444 ACRES

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 2 2019.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 57,298' WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 518,214'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13071C0192D, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 25, 2009, FOR COMMUNITY NUMBER 130199, IN THE CITY OF MOULTRIE, IN COLQUITT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C., UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 1337, PAGE 107, COLQUITT COUNTY RECORDS.

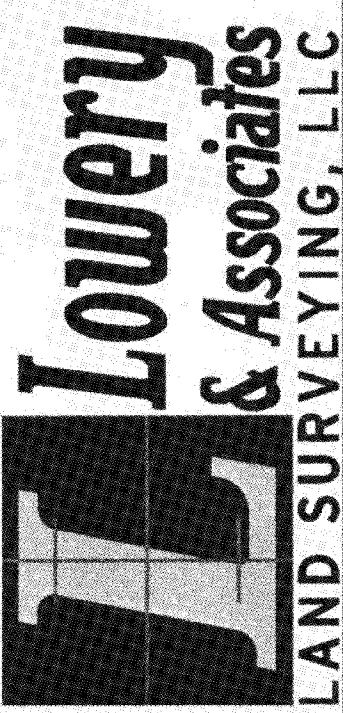
LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30121
 770-334-8186
 WWW.LOWERYLANDSURVEYS.COM
 INFO@LOWERYLANDSURVEYS.COM
 GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
 WAFFLE HOUSE, LLC.

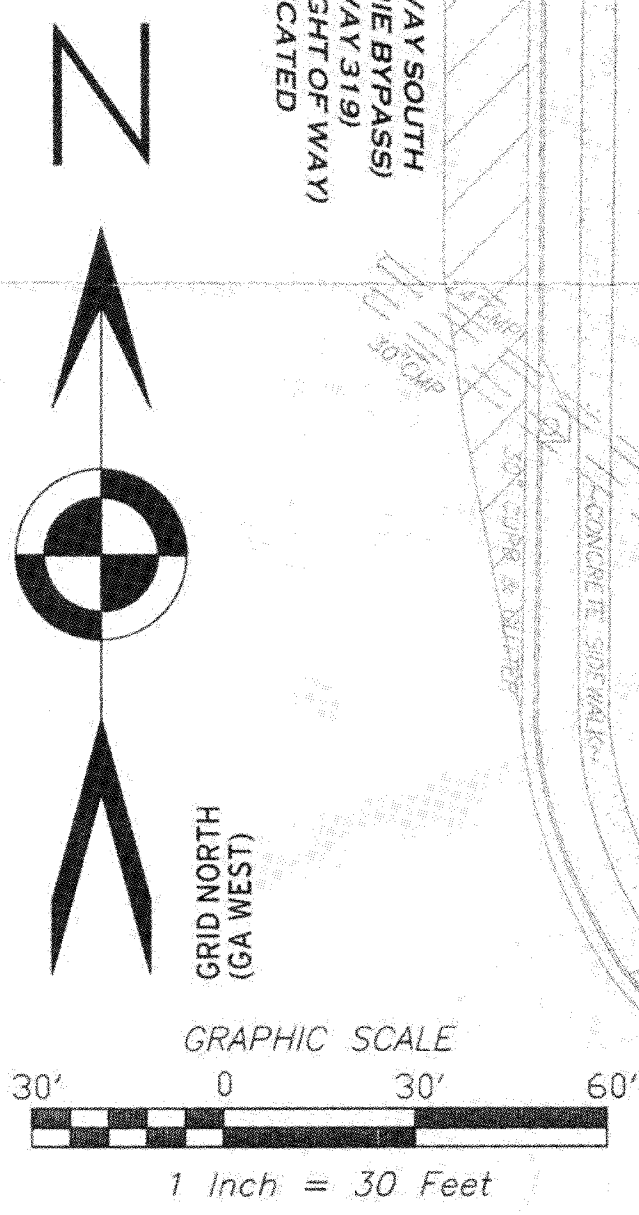
SUBDIVISION PLAT OF:
 645 VETERANS PARKWAY SOUTH
 MOULTRIE, GEORGIA 31788
 (TAX PARCEL M049A 015)

STATE: GEORGIA
 COUNTY: COLQUITT
 CITY: MOULTRIE

REVISIONS
 DATE: DESCRIPTION



DATE: FEBRUARY 4, 2020
 JOB #: 192771
 SCALE: 1"=30'
 SHEET 1 OF 1



SURVEYOR'S 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.

Mitchell Lowery
 MITCHELL LOWERY
 GEORGIA REGISTERED
 No. 3109
 REGISTERED
 LAND SURVEYOR
 MITCHELL LOWERY