

BOUNDARY SURVEY FOR:
DOUGLAS - COFFEE COUNTY
INDUSTRIAL AUTHORITY
SATILLA PARK GRAD CERIFICATION
TRACT 1 OF 4
LOCATED IN IN THE CITY OF DOUGLAS
LAND LOT 195, 6TH LAND DISTRICT
COFFEE COUNTY, GEORGIA
SCALE: 1"=150'
DATE: 6/25/26

N:538349.28
E:446115.60
STATE PLANE 1983
GA. EAST

RESERVE FOR CLERKS RECORDING INFORMATION

PINECREST DR.

60' R/W
(PAVED)

BRANTLEY BULD. 80' R/W (PAVED)

ROAD A: 100' R/W (PAVED)

ROAD B: 80' R/W (PAVED)

TRACT 1
12.14 AC.

BUILDING
SETBACK
LINE

40' UTILITY
ESMT

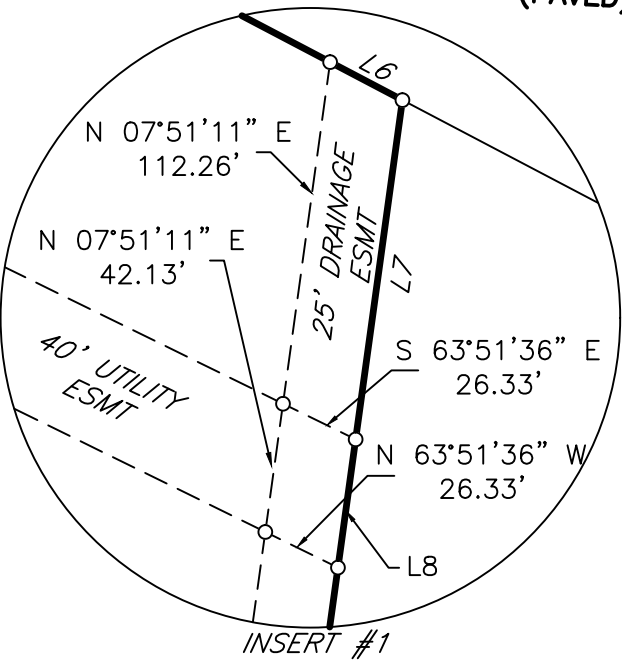
EXISTING
117,600 SF
BUILDING PAD

SEWER
MANHOLE

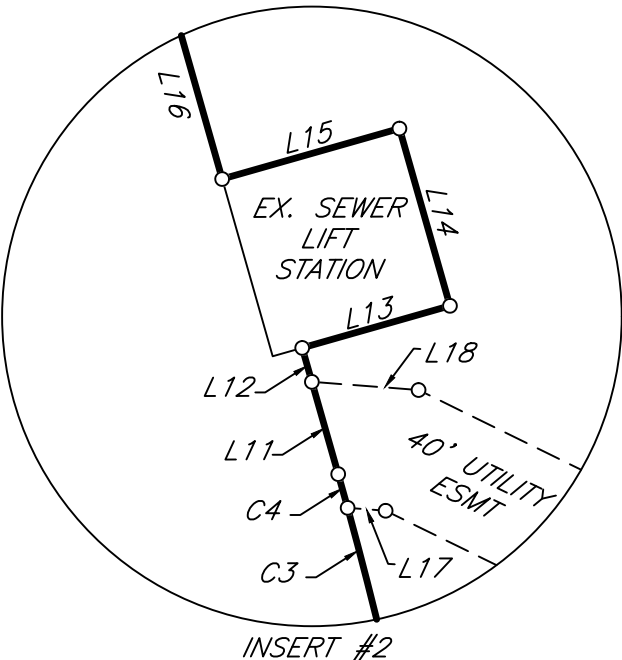
BUILDING
SETBACK
LINE

FIRE
HYDRANT

EX.
PAVEMENT



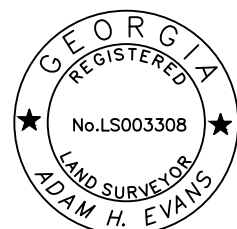
INSERT #1



INSERT #2

STATEWIDE LAND SURVEYORS LLC
521 ETHEL STREET
DOUGLAS, GEORGIA 31533
912-383-2192
912-218-2941

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.



Adam H. Evans
GA. RLS 3308
DATE 6/25/26

LINE	BEARING	DISTANCE
L1	S 77°29'15" E	54.05'
L2	S 68°46'48" E	101.87'
L3	S 63°18'52" E	203.16'
L4	S 62°02'34" E	227.71'
L5	S 62°16'17" E	101.99'
L6	N 62°16'17" W	26.58'
L7	S 07°51'11" W	111.48'
L8	S 07°51'11" W	42.13'
L9	N 88°26'13" W	160.45'
L10	S 43°26'13" E	70.71'
L11	S 15°54'12" E	31.23'
L12	S 15°54'12" E	11.49'
L13	N 74°05'48" E	50.00'
L14	S 15°54'12" E	60.00'
L15	N 74°05'48" E	60.00'
L16	N 15°54'12" W	85.65'
L17	N 85°37'04" W	12.40'
L18	S 85°37'04" E	34.82'

BLD. SETBACKS
FRONT=50'
SIDE=30'
SIDE CORNER=50'
REAR=40'

- NOTES:
- THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
 - THERE ARE NO STRUCTURES, WATER BOUNDARIES, OR EVIDENCE OF CEMETERIES ON THE PROPERTY.

ERROR OF CLOSURE; RADIAL
ANGULAR ERROR: RADIAL
ADJUSTED CLOSURE: 1' = 100,000'
COMPASS RULE ADJUSTMENT
FIELD SURVEYOR: HUNTER FINKLEA
EQUIP. USED: SOKIA CX105- CARLSON BRX7 GPS
PLAT BY: STANLEY EVANS
COMP. FILE: 08-2536-1\BNDY SURVEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1080.00'	25.07'	25.07'	S 77°54'08" E	1°19'48"
C2	1080.00'	186.04'	185.81'	N 83°30'08" W	9°52'11"
C3	1323.24'	391.98'	390.55'	N 06°55'24" W	16°58'22"
C4	1323.24'	11.40'	11.40'	S 15°39'23" E	0°29'37"

BOUNDARY SURVEY FOR:
**DOUGLAS - COFFEE COUNTY
INDUSTRIAL AUTHORITY**
SATILLA PARK GRAD CERIFICATION
TRACTS 2 & 3 OF 4
LOCATED IN IN THE CITY OF DOUGLAS
LAND LOTS 195 & 220, 6TH LAND DISTRICT
COFFEE COUNTY, GEORGIA
SCALE: 1"=100'
DATE: 6/25/26

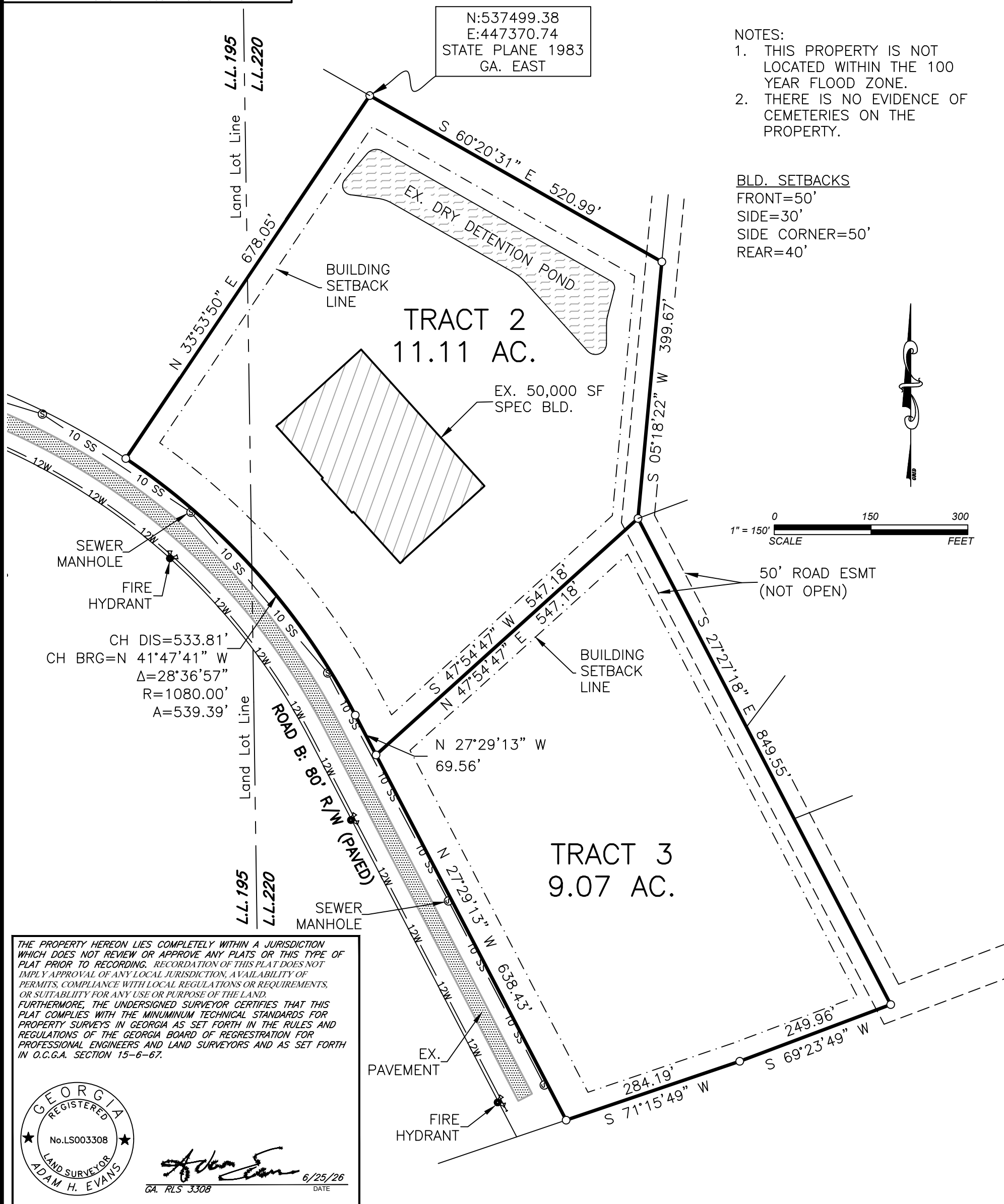
RESERVE FOR CLERKS RECORDING INFORMATION

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
2. THERE IS NO EVIDENCE OF CEMETERIES ON THE PROPERTY.

BLD. SETBACKS

FRONT=50'
SIDE=30'
SIDE CORNER=50'
REAR=40'



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.



GA. RLS 3308
DATE 6/25/26

ERROR OF CLOSURE: RADIAL
ANGULAR ERROR: RADIAL
ADJUSTED CLOSURE: 1' = 100,000'
COMPASS RULE ADJUSTMENT
FIELD SURVEYOR: HUNTER FINKLEA
EQUIP. USED: SOKIA CX105- CARLSON BRX7 GPS
PLAT BY: STANLEY EVANS
COMP. FILE: 08-2536-1\BNDY SURVEY

STATEWIDE LAND SURVEYORS LLC
521 ETHEL STREET
DOUGLAS, GEORGIA 31533
912-383-2192
912-218-2941

BOUNDARY SURVEY FOR:
DOUGLAS - COFFEE COUNTY
INDUSTRIAL AUTHORITY
SATILLA PARK GRAD CERIFICATION
TRACT 4 OF 4
(SHEET 1 OF 2)
LOCATED IN IN THE CITY OF DOUGLAS
LAND LOTS 195 & 220, 6TH LAND DISTRICT
COFFEE COUNTY, GEORGIA
SCALE: 1"=200'
DATE: 6/25/26

RESERVE FOR CLERKS RECORDING INFORMATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.



Adam Evans
GA. RLS 3308
6/25/26
DATE

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
2. THERE ARE NO STRUCTURES OR EVIDENCE OF CEMETERIES ON THE PROPERTY.

A271.65'
R2188.01'
D7°06'48"
BN 05°07'11" E
CH271.47'

EX. PAVEMENT

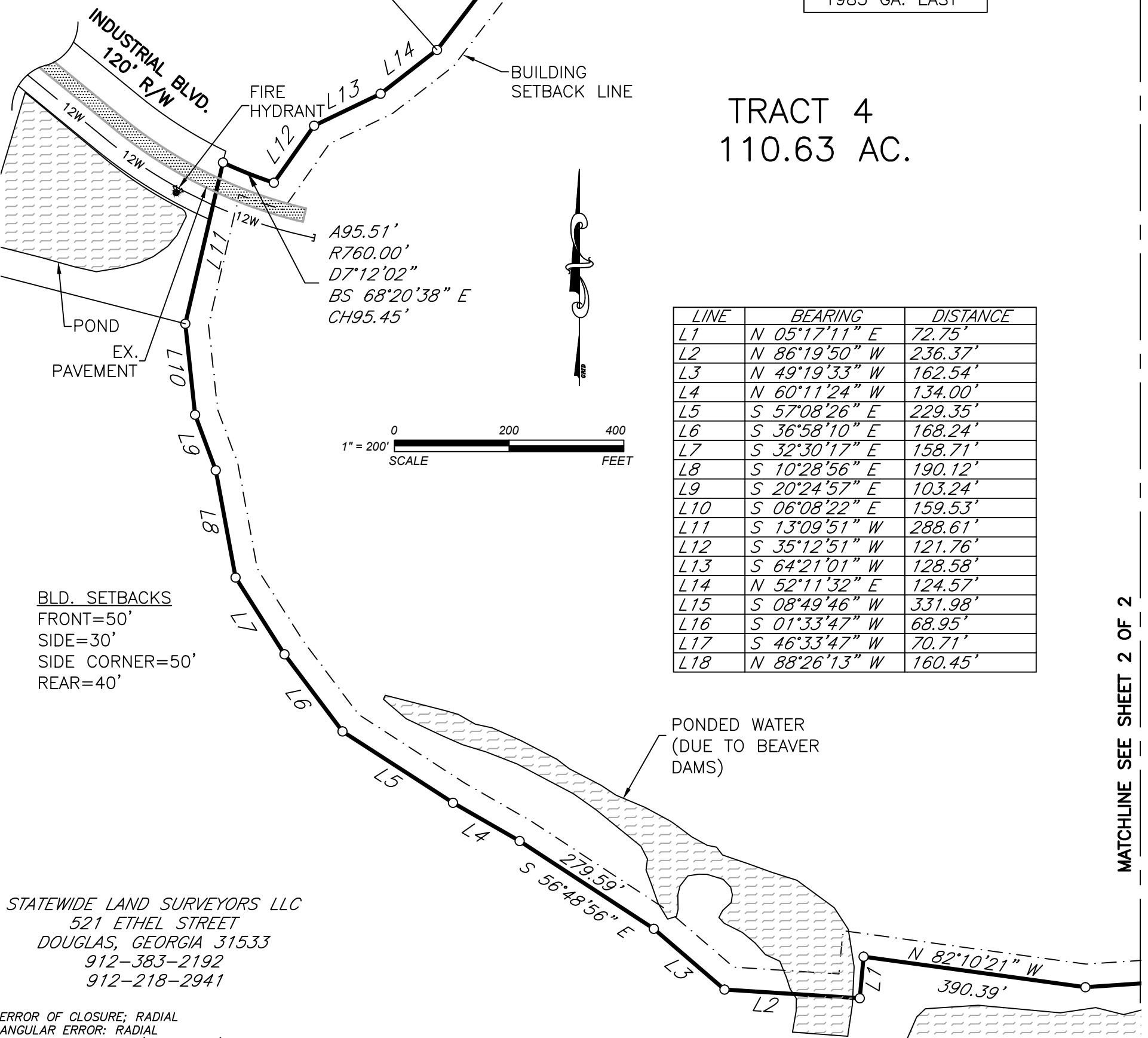
N:536328.14
E:446128.74
STATE PLANE
1983 GA. EAST

TRACT 4
110.63 AC.

LINE	BEARING	DISTANCE
L1	N 05°17'11" E	72.75'
L2	N 86°19'50" W	236.37'
L3	N 49°19'33" W	162.54'
L4	N 60°11'24" W	134.00'
L5	S 57°08'26" E	229.35'
L6	S 36°58'10" E	168.24'
L7	S 32°30'17" E	158.71'
L8	S 10°28'56" E	190.12'
L9	S 20°24'57" E	103.24'
L10	S 06°08'22" E	159.53'
L11	S 13°09'51" W	288.61'
L12	S 35°12'51" W	121.76'
L13	S 64°21'01" W	128.58'
L14	N 52°11'32" E	124.57'
L15	S 08°49'46" W	331.98'
L16	S 01°33'47" W	68.95'
L17	S 46°33'47" W	70.71'
L18	N 88°26'13" W	160.45'

BLD. SETBACKS
FRONT=50'
SIDE=30'
SIDE CORNER=50'
REAR=40'

0 200 400
1" = 200'
SCALE FEET



STATEWIDE LAND SURVEYORS LLC
521 ETHEL STREET
DOUGLAS, GEORGIA 31533
912-383-2192
912-218-2941

ERROR OF CLOSURE; RADIAL
ANGULAR ERROR: RADIAL
ADJUSTED CLOSURE: 1' = 100,000'
COMPASS RULE ADJUSTMENT
FIELD SURVEYOR: HUNTER FINKLEA
EQUIP. USED: SOKIA CX105- CARLSON BRX7 GPS
PLAT BY: STANLEY EVANS
COMP. FILE: 08-2536-1\BNDY SURVEY

MATCHLINE SEE SHEET 2 OF 2

MATCHLINE SEE SHEET 2 OF 2

BOUNDARY SURVEY FOR:
DOUGLAS - COFFEE COUNTY
INDUSTRIAL AUTHORITY
SATILLA PARK GRAD CERIFICATION
TRACT 4 OF 4
(SHEET 2 OF 2)
LOCATED IN IN THE CITY OF DOUGLAS
LAND LOTS 195 & 220, 6TH LAND DISTRICT
COFFEE COUNTY, GEORGIA
SCALE: 1"=200'
DATE: 6/25/26

RESERVE FOR CLERKS RECORDING INFORMATION

STATEWIDE LAND SURVEYORS LLC
521 ETHEL STREET
DOUGLAS, GEORGIA 31533
912-383-2192
912-218-2941

- NOTES:
1. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
 2. THERE ARE NO STRUCTURES OR EVIDENCE OF CEMETERIES ON THE PROPERTY.

BLD. SETBACKS
FRONT=50'
SIDE=30'
SIDE CORNER=50'
REAR=40'

MATCHLINE SEE SHEET 1 OF 2

MATCHLINE SEE SHEET 1 OF 2

TRACT 4
110.63 AC.

BUILDING
SETBACK
LINE

POND

N 80°55'44" W
128.20'

POND
L20

N 15°48'33" E
555.86'

L.L.195
L.L.220

N 00°44'29" W
698.08'

N 79°53'03" W
137.25'

0 200 400
1" = 200'
SCALE FEET

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.



Adam Evans
GA. RLS 3308 6/25/26
DATE

LINE	BEARING	DISTANCE
L19	S 13°52'56" W	158.29'
L20	N 86°08'15" E	431.12'

ERROR OF CLOSURE; RADIAL
ANGULAR ERROR: RADIAL
ADJUSTED CLOSURE: 1' = 100,000'
COMPASS RULE ADJUSTMENT
FIELD SURVEYOR: HUNTER FINKLEA
EQUIP. USED: SOKIA CX105- CARLSON BRX7 GPS
PLAT BY: STANLEY EVANS
COMP. FILE: 08-2536-1\BNDY SURVEY