

Plat Doc: PLAT
Recorded 03/02/2026 05:15PM

NANCY PITTMAN
Clerk Superior Court, TOOMBS
County, Ga.
Bk 00035 Pg 0215
Penalty: \$0.00
Interest: \$0.00

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

ADMINISTRATOR
DATE: 2/27/2028

GRID NORTH
GA. EASTERN ZONE

PLAT OF MAGNOLIA RIDGE SUBDIVISION
LOCATED IN THE CITY OF VIDALIA,
G.M.D. 1823, TOOMBS COUNTY, GEORGIA.
SURVEY DATE: JANUARY 20, 2026
PLAT DATE: JANUARY 22, 2026
SURVEYED FOR:
BRALY INVESTMENT PROPERTIES, LLC

LINE TABLE		
Course	Bearing	Distance
L1	N 67°57'36" E	25.13'
L2	N 82°35'35" E	1.51'
L3	N 65°03'41" E	3.36'
L4	N 68°13'33" E	7.13'
L5	N 68°13'33" E	67.73'
L6	N 68°32'58" E	37.30'
L7	N 68°32'58" E	23.28'
L8	N 69°01'10" E	81.73'
L9	N 68°50'01" E	58.13'
L11	N 68°57'39" E	46.88'
L12	N 66°36'40" E	1.90'
L13	S 70°17'20" W	36.61'
L14	S 21°25'43" E	10.61'
L15	S 19°31'09" E	76.52'
L16	S 73°29'01" W	63.80'
L17	N 19°30'01" W	90.15'
L18	N 19°33'08" W	98.95'
L19	N 70°17'12" E	65.21'

BUILDING SETBACKS:

FRONT BUILDING SETBACK - 40' FROM BACK OF CURB

SIDE SETBACK - 10'

SIDE SETBACK (CORNER LOTS) - 40' FROM BACK OF CURB

REAR SETBACK - 15'

LOTS 34 & 35 SHALL BE CONSIDERED CORNER LOTS FOR THE PURPOSE OF SETBACK CONFORMANCE.

10' X 15' SIGN
EASEMENT

CENTER ROAD - GA HWY 15 - 100' R/W

RUN TABLE		
Course	Bearing	Distance
R1	N 26°42'47" W	29.77'
R2	N 27°50'21" E	43.50'
R3	N 00°21'32" E	37.84'
R4	N 43°46'10" W	54.36'
R5	N 22°13'51" E	55.12'
R6	N 06°13'15" E	56.98'
R7	N 81°05'33" E	34.10'
R8	N 53°01'34" E	28.40'
R9	N 16°14'08" W	46.69'
R10	N 47°33'43" W	35.14'

CURVE TABLE			
Curve	Radius	Length	Chord
C1	107.08'	85.35'	83.11'
C2	107.08'	85.35'	80.47'
C3	109.19'	28.80'	28.72'
C4	109.19'	105.61'	101.54'
C5	109.19'	37.38'	37.20'
C6	49.19'	77.40'	69.66'
C7	47.08'	73.80'	66.47'

DONALDSON SURVEYS

616 West Moring St. - P.O. Box 1138
Swainsboro, GA 30401
478-237-7339
email: wdsurvey@pineland.net

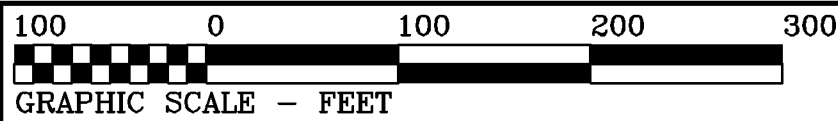
SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

- THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

NOTES

- A 5' EASEMENT IS RESERVED ON EACH SIDE OF ALL LOT LOTLINES AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.
- ANY COMMON AREAS AND/OR PRIVATE EASEMENTS SHALL BE DEEDED TO AND/OR MAINTENANCE ASSIGNED TO THE PROPERTY OWNER'S ASSOCIATION UPON ESTABLISHMENT OF THE SAID PROPERTY OWNER'S ASSOCIATION.



LEGEND

CMF CONC. MARKER FOUND
CMS CONC. MARKER SET
RBS REBAR FOUND
RFB REBAR SET
IPF IRON PIPE OR PIN FOUND
AS NOTED IN DRAWING
POWER POLE OR LIGHT POLE
FENCE LINE
POWER LINE

O/S OFFSET
BRK BROKEN
FND FOUND
R/W RIGHT OF WAY
C/L CENTER LINE
P/L PROPERTY LINE
P/C POINT OF CURVATURE
S SANITARY SEWER MANHOLE

FIELD EQUIPMENT

TOPCON GMS5 WITH
FC6000 DATA COLLECTOR
TOPCON HIPER VR DUAL
FREQUENCY BASE AND ROVER.

PRECISION DATA

THIS SURVEY WAS COMPLETED USING
A TOPCON HIPER VR DUAL FREQUENCY GPS
BASE AND ROVER. ALL POINTS COLLECTED
WITH GPS HAD A POSITIONAL TOLERANCE
OF LESS THAN 0.03 RESIDUAL WITH 95%
CONFIDENCE LEVEL. PLAT E.O.C. 1:227285

FLOOD ZONE STATEMENT

THIS PROPERTY IS PARTIALLY LOCATED IN
FEDERALLY DESIGNATED FLOOD ZONE AE.
FLOOD PANEL: 13279C0083C
EFFECTIVE DATE: 8/19/2010

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. 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

GEORGE WILLIAM DONALDSON, II
GA. REG. LAND SURVEYOR # 3534
DATE: JANUARY 22, 2026

