

LESSEE'S PREMISES

All that tract or parcel of land situate, lying and being in Lot of Land No. 11 in the 11th Land District of Lowndes County, Georgia, being a portion of the property of Valdosta-Lowndes County Parks and Recreation Authority, of record in Deed Book 4379, Page 91, Office of the Clerk of Superior Court of Lowndes County, Georgia, and being more particularly described as follows:

COMMENCE at a Concrete Monument found in the South Line of aforesaid Land Lot 11, at a Southeastern corner of the aforesaid property; Thence along a Chord Tie Line having a Bearing of N 87°08'32" W, a distance of 563.42 feet to the POINT OF BEGINNING;

Thence N 87°43'05" W, a distance of 100.00 feet;
Thence N 02°16'33" E, a distance of 100.00 feet;
Thence S 87°43'05" E, a distance of 100.00 feet;
Thence S 02°16'33" W, a distance of 100.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.23 Acres (10,009 Square Feet), more or less.

LESSEE'S 30' ACCESS & UTILITY/FIBER EASEMENT

Lowndes County, Georgia, being a portion of the property of Valdosta-Lowndes County Parks and Recreation Authority, of record in Deed Book 4379, Page 91, Office of the Clerk of Superior Court of Lowndes County, Georgia, and being more particularly described as follows:

COMMENCE at a Concrete Monument found in the South Line of aforesaid Land Lot 11, at a Southeastern corner of the aforesaid property; Thence along a Chord Tie Line having a Bearing of N 87°08'32" W, a distance of 563.42 feet;
Thence N 87°43'05" W, a distance of 100.00 feet to the POINT OF BEGINNING;

Thence N 87°43'05" W, a distance of 34.97 feet;
Thence N 00°53'05" W, a distance of 145.98 feet;
Thence N 79°17'12" E, a distance of 31.70 feet to a point on the Western Terminus of the Right-of-Way of Hyta Mederer Drive;
Thence S 00°53'05" E, along said Terminus, a distance of 60.80 feet;
Thence N 65°50'48" E, along the Southern Line of aforesaid Right-of-Way, a distance of 11.49 feet;
Thence S 02°16'33" W, leaving said Right-of-Way Line, a distance of 102.04 feet, to the POINT OF BEGINNING.

Said Easement contains 0.12 Acres (5,321 Square Feet), more or less.



THE LAND CONSULTANTS LLC
5449 Highway #41
Jasper, TN 37347
(923) 334-6722
Georgia C.O.A. No. LS-F021193

PREPARED FOR
verizon
VERIZON WIRELESS

SPECIFIC PURPOSE SURVEY
BERMUDA RUN
Location Code: 503768
Hyta Mederer Drive, Valdosta, GA 31602
Land Lot 11, 11th District
Lowndes County, Georgia

DESCRIPTIONS

DWG#: 2204
ISSUE #: 1
ISSUE DATE: 05-15-2022
SEE SHEET # 1

SHEET
4
OF
5