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Notice of Public Hearing
Berrien County Planning Commission Meeting
Berrien County Commissioner's Board Room
201 N. Davis Street
Nashville, GA 31639

5:30 PM, August 21, 2025
Meeting is open to the public.

Planning Commission Board will be reviewing the following: Cole Livingston,
Subdividing M&P 061-14-000, 061-16-002 Muti-Lots off Old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga,
31645

NOTICE OF PUBLIC HEARING

Berrien County Commissioners
Berrien County Commissioner's Board Room
201 North Davis Street Nashville, GA 31639

6:00 September 2, 2025
Meeting is open to the public.

Berrien County Commission will hold a Public Hearing for the Following: Cole Livingston,
Subdividing M&P 061-14-000, 061-16-002 Muti-Lots off Old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga,
31645

Application(s): Cole Livingston,
Subdividing M&P 061-14-000, 061-16-002 Muti-Lots off Old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga,
31645

This advertisement shall advise the public pursuant to O.C.G.A. 36-67A-3 that any opponent of a proposed rezoning action who has made campaign contributions aggregating \$250.00 or more to a local government official of the local government which shall consider the application within two (2) years of the date of the application shall be required to file a disclosure with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom campaign contributions were made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the five (5) years immediately preceding the filing of the application for the proposed rezoning action and the date of each contribution. Such disclosure shall be required to be filed at least five (5) calendar days prior to the scheduled hearing.

For Additional Information please contact:
Teresa Willis (229)686-2149 Ext.2
Run: July 30. August 6th, 13th
P.O. # 82042

Notice of Public Hearing
Berrien County Planning Commission Meeting
Berrien County Commissioner's Board Room
201 N. Davis Street
Nashville, GA 31639

5:30 PM, July 17, 2025
Meeting is open to the public.

Planning Commission Board will be reviewing the following: Cole Livingston,
Subdivide Muti-Lots off Old Valdosta Hwy and Bradford Rd Nashville Ga, 31639
M&P 061-14-000, 061-16-002

NOTICE OF PUBLIC HEARING

Berrien County Commissioners
Berrien County Commissioner's Board Room
201 North Davis Street Nashville, GA 31639

6:00 PM August 5, 2025
Meeting is open to the public.

Berrien County Commission will hold a Public Hearing for the Following: Cole Livingston,
Subdivide Muti-Lots off Old Valdosta Hwy and Bradford Rd Nashville Ga, 31639
M&P 061-14-000, 061-16-002

Application(S): Cole Livingston,
Subdivide Muti-Lots off Old Valdosta Hwy and Bradford Rd Nashville Ga, 31639
M&P 061-14-000, 061-16-002

This advertisement shall advise the public pursuant to O.C.G.A. 36-67A-3 that any opponent of a proposed rezoning action who has made campaign contributions aggregating \$250.00 or more to a local government official of the local government which shall consider the application within two (2) years of the date of the application shall be required to file a disclosure with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom campaign contributions were made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the five (5) years immediately preceding the filing of the application for the proposed rezoning action and the date of each contribution. Such disclosure shall be required to be filed at least five (5) calendar days prior to the scheduled hearing.

For Additional Information please contact:
Teresa Willis (229)686-2149 Ext.2
Run: July 2,9,16
P.O. # 81910

Canceled

Public Hearing:

Cole Livingston, Subdividing multiple lots off the Old Valdosta Hwy, Bradford Rd and Strawder Rd
Ray City, Ga 31645

Time: 5:30 August 21, 2025 Planning Commission Meeting

6:00 pm September 2, 2025 County Commissioners Meeting

Public Hearing

Location: Planning Commission 201 N. Davis Street Nashville GA

**County Commissioner's Board Room 201 North Davis Street Nashville Ga
31639**

**Body: Berrien County Planning Commission &
County Commissioners**

**All questions on this application should be addressed to:
Code Enforcement Office (229)686-2149 extension 2**

Public Hearing:

Cole Livingston, Multi-Lot Subdivision off of Old Valdosta Hwy and Bradford Rd and Strawder Rd
Nashville Ga 31639, M&P 061-14-000, and split off of 061-16-002

Time: 5:30 July 17, 2025 Planning Commission Meeting

6:00 pm August 5, 2025 County Commissioners Meeting

Public Hearing

Location: Planning Commission 201 N. Davis Street Nashville GA
County Commissioner's Board Room 201 North Davis Street Nashville Ga
31639

**Body: Berrien County Planning Commission &
County Commissioners**

**All questions on this application should be addressed to:
Code Enforcement Office (229)686-2149 extension 2**

DRAFT
DO NOT RECORD
7/8/25

RECORDING INFORMATION



LEGEND

- IPF IRON PIN FOUND
- IFP 5/8" IRON PIN SET WITH ID CAP
- L.L. LAND LOT CORNER
- L.L.C. LAND LOT CORNER
- M.C. MAGNETIC CURVE
- M.F. MAGNETIC NAIL FOUND
- N.F. NAIL FOUND
- N.O. NOW OR FORMERLY
- N/P. NOT PLACED
- OPF OPEN TOP PIPE FOUND
- OPR OPEN TOP PIPE SET WITH ID CAP
- P.L. PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W. RIGHT OF WAY
- S.P. STATE PLANE COORDINATES
- 5/8" IPF WITH HAND ID CAP
- MONUMENT FOUND
- CONCRETE MONUMENT SET AS NOTED
- CONCRETE MONUMENT
- CALCULATED POINT
- X—X—X— FENCE LINE
- LAND LOT LINE

SURVEY REFERENCES

- PLAT BOOK 1 PAGE 76
- PLAT BOOK 4 PAGE 372
- PLAT BOOK 5 PAGE 172
- PLAT BOOK 10 PAGE 172
- PLAT BOOK 11 SLIDE D-37 (STRANDERS)
- PLAT BOOK 11 SLIDE D-52 (SMITH)
- PLAT BOOK 11 SLIDE F-54E
- PLAT BOOK 2 SLIDE 6-69T
- PLAT BOOK 2 SLIDE H-60S
- PLAT BOOK 2 SLIDE H-69S
- PLAT BOOK 2 SLIDE H-99S

NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.07" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A CHAN 183 (BASE) & 180 (ROVER) DUAL FREQUENCY RECEIVER UTILIZING REAL TIME KINEMATIC OBSERVATIONS. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN XXXXXX.
- 2) THE BEARINGS ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983. GEORGIA WEST ZONE. ESTABLISHED USING THE JAVAD DATA PROCESSING SERVICE (DPS) PROVIDED BY JAVAD GNS. STATE PLANE COORDINATES PUBLISHED HEREON ARE FOR AIDING IN THE RETRACEMENT OF THIS SURVEY BUT SHOULD NOT BE USED IN LIEU OF ORIGINAL MONUMENTATION FOUND UNDISTURBED.
- 3) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. ENCUMBRANCES OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF THE ASSESSOR'S WEBSITE (OPUBLIC) AND NO TITLE SEARCH WAS PERFORMED TO CONFIRM CORRECTNESS OF SAID INFORMATION.
- 4) EXISTING STRUCTURES ARE NOT SHOWN.

HAND LAND
SURVEYING COMPANY

324 S. JEFFERSON STREET NASHVILLE, GA 37203
PH (615) 507-0031 FAX (615) 507-0031
GEORGIA REGISTERED LAND SURVEYOR NO. 2965
GEORGIA LAND SURVEY FIRM NO. 1230

PROJECT:

DIVISION SURVEY
LOCATED IN LAND LOT 510
OF THE 10TH LAND DISTRICT
BERRIEN COUNTY, GEORGIA

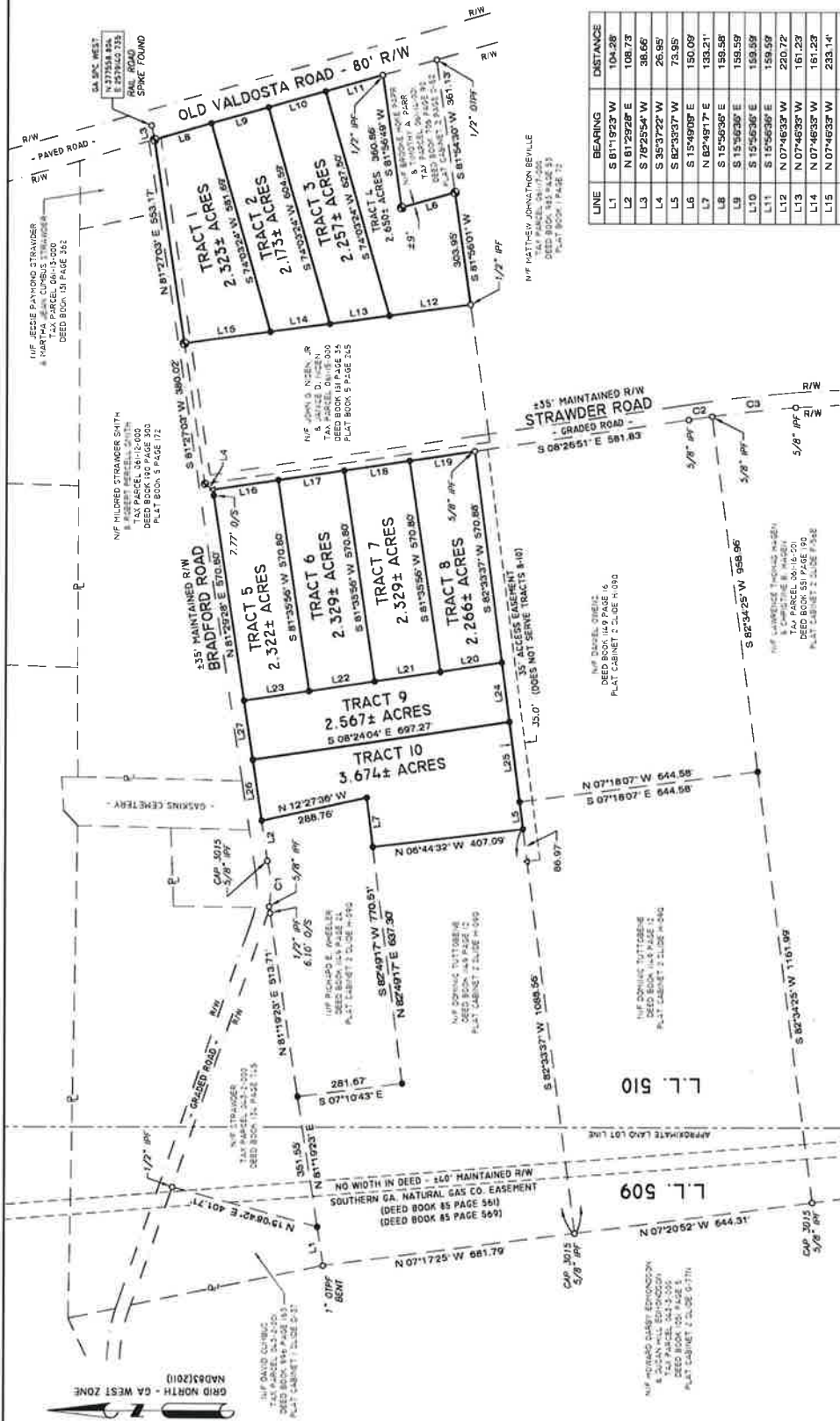
CLIENT:

COLE LIVINGSTON

1

OF

1



LINE	BEARING	DISTANCE
L1	S 81°19'25" W	104.26'
L2	N 81°29'28" E	108.73'
L3	S 78°25'54" W	38.66'
L4	S 35°37'22" W	26.95'
L5	S 82°33'37" W	73.95'
L6	S 15°49'09" E	150.09'
L7	N 80°48'17" E	133.21'
L8	S 15°56'30" E	159.59'
L9	S 15°56'30" E	159.59'
L10	S 15°56'30" E	159.59'
L11	S 15°56'30" E	159.59'
L12	N 07°46'33" W	220.72'
L13	N 07°46'33" W	161.23'
L14	N 07°46'33" W	161.23'
L15	N 07°46'33" W	233.14'
L16	S 08°24'04" E	177.73'
L17	S 08°24'04" E	177.73'
L18	S 08°24'04" E	177.73'
L19	S 08°24'04" E	177.73'
L20	N 08°24'04" W	168.15'
L21	N 08°24'04" W	177.73'
L22	N 08°24'04" W	177.73'
L23	N 08°24'04" W	177.73'
L24	S 82°33'37" W	160.02'
L25	S 82°33'37" W	215.47'
L26	N 81°29'28" E	164.84'
L27	N 81°29'28" E	160.00'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 87°33'44" E	122.11'	269.21'	123.04'
C2	S 08°10'39" E	407.82'	407.82'	63.07'
C3	S 08°07'54" E	407.82'	407.82'	227.71'

THIS PLAT MAY BE RECORDED IN THE PLAT RECORDS OF THE CLERK OF SUPERIOR COURT OF BERRIEN COUNTY, GEORGIA, DESCRIBING THE PROPERTY DEPICTED HEREIN. IT HAS BEEN REVIEWED BY

AND IS FOUND COMPLIANT WITH THE BERRIEN COUNTY LAND DEVELOPMENT ORDINANCE, AS THE BERRIEN COUNTY SUBDIVISION ORDINANCE, IT IS APPROVED FOR THE SIGNATURE OF BUILDING PERMITS.

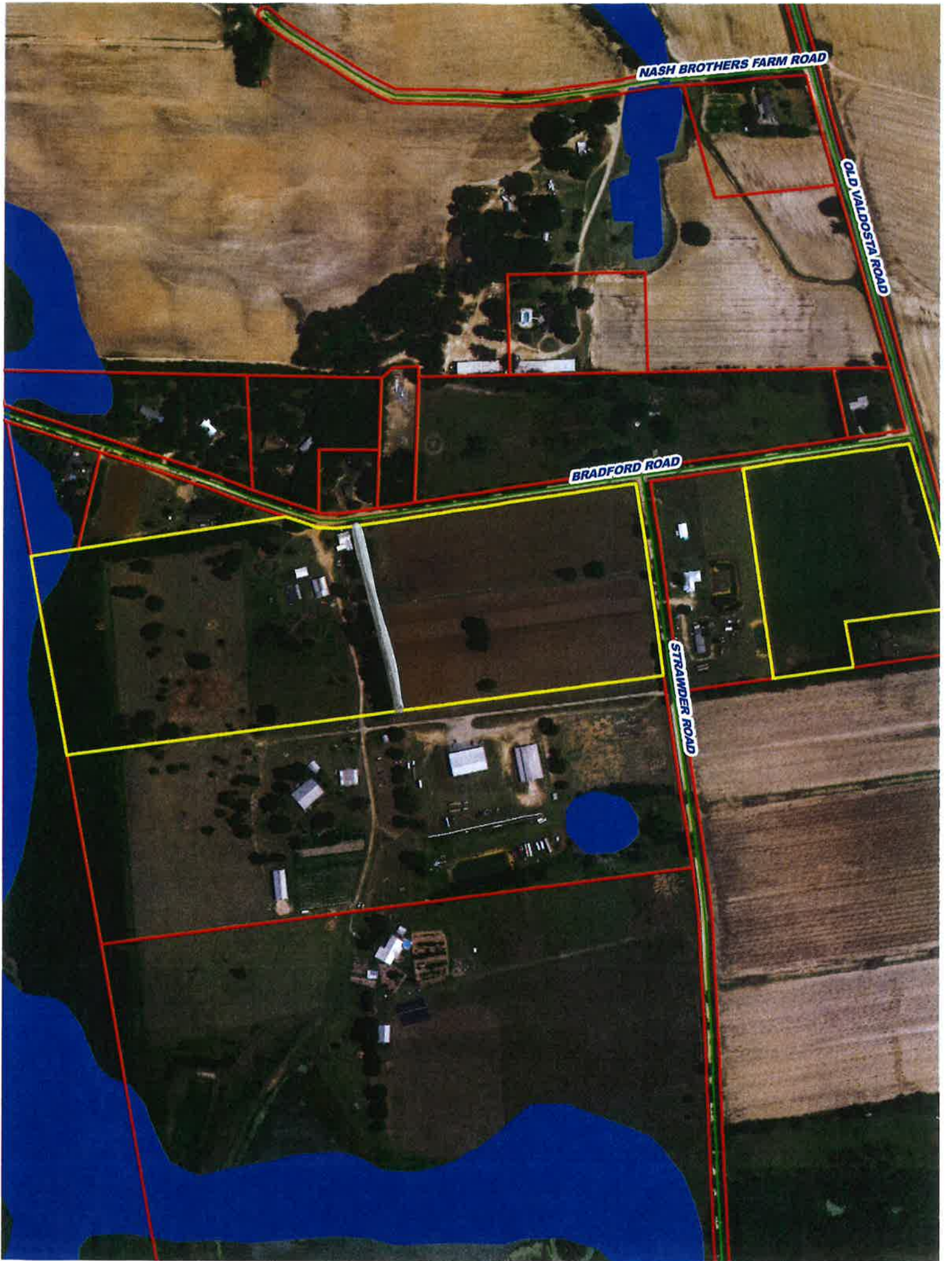
SURVEYOR CERTIFICATION:
As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by an applicable local government official. The surveyor certifies that the plat contains all the information required by law and that the plat is a true and correct representation of the survey. The surveyor further certifies that the plat is a true and correct representation of the survey and that the plat is a true and correct representation of the survey.

WESTON JAMES HAND
GEORGIA REGISTRATION NO. 2965
HAND LAND SURVEYING COMPANY
GEORGIA LAND SURVEY FIRM NO. 1230



PROPERTY INFORMATION & SOURCE OF TITLE
- TRACTS 1-4 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACTS 1, 2 & 3 ON A SURVEY RECORDED IN PLAT BOOK 2 SLIDE H-99Q.
- TRACT 5 IS A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACT 4 ON A SURVEY RECORDED IN PLAT BOOK 2 SLIDE H-99Q.





NASH BROTHERS FARM ROAD

OLD VALPOSTA ROAD

BRADFORD ROAD

STAWDER ROAD

