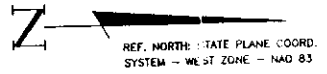


Owner's Certification
 State of Georgia, County of Peach, City of Byron.
 The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks.
 8-5-04 Keith Newton
 Date Owner's Name



THELMA W. PEAVY & CYNTHIA P. RHODES
 D.B. 38, PG. 674.

City of Byron
 Peach County
 LL 60
 Houston County
 LL 59

NEWTON DEVELOPMENT, L.L.C.
 D.B. 270, PG. 577-582.
 P.B. 22, PG. 77.

Curve Data Table

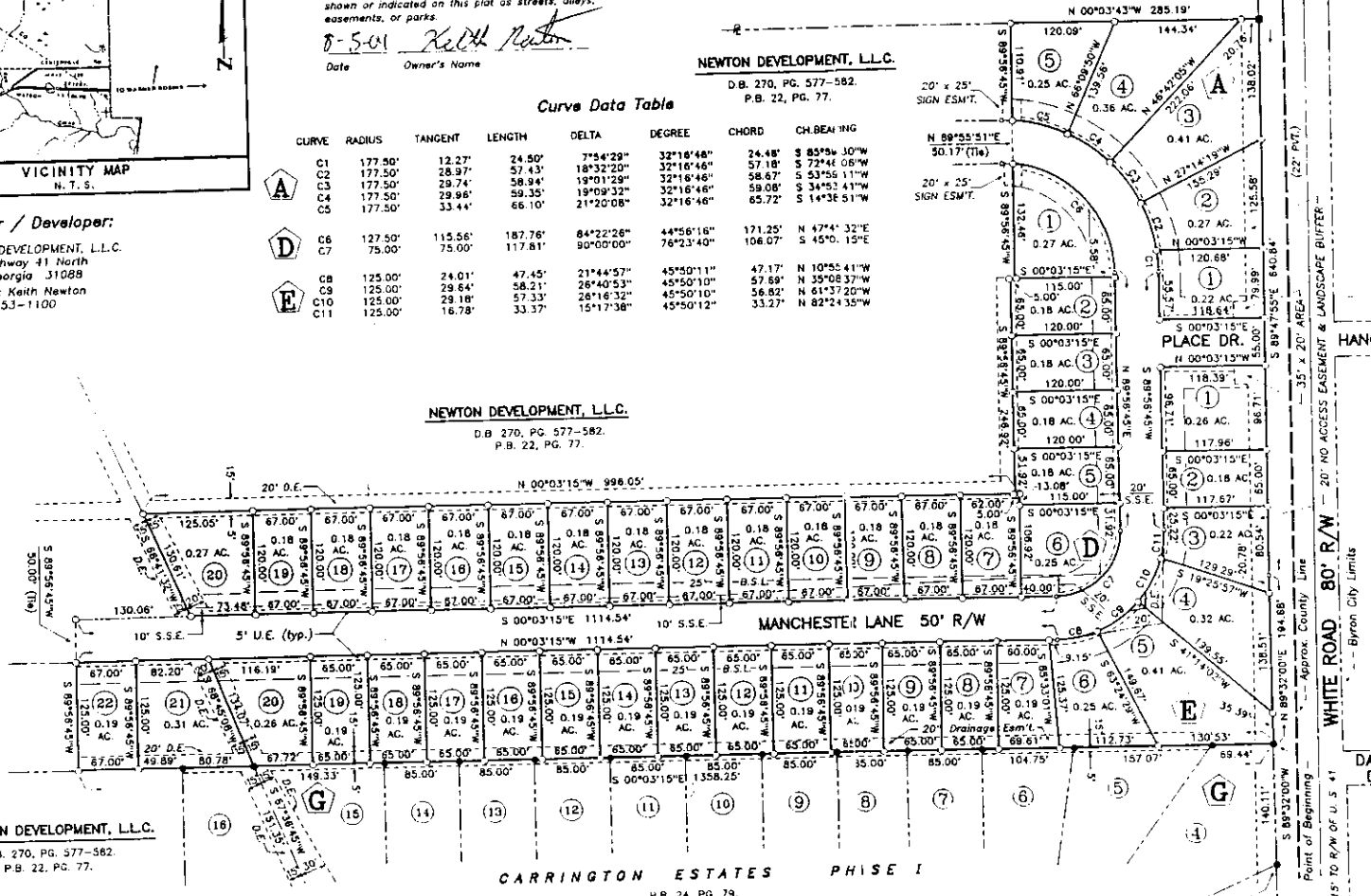
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
A	C1	177.50'	12.27'	24.50'	7°44'29"	32°18'48"	24.48' S 85°54'06"W
	C2	177.50'	28.97'	57.43'	18°32'20"	32°18'46"	57.18' S 72°44'06"W
	C3	177.50'	29.74'	58.94'	19°01'29"	32°18'46"	58.67' S 53°55'11"W
	C4	177.50'	29.98'	59.35'	19°09'32"	32°18'46"	59.08' S 34°52'41"W
	C5	177.50'	33.44'	66.10'	21°20'08"	32°18'46"	65.72' S 14°38'51"W
D	C6	127.50'	115.56'	187.76'	84°22'26"	171.25'	N 47°41'32"E
	C7	75.00'	75.00'	117.81'	90°00'00"	106.07'	S 45°0'15"E
E	C8	125.00'	24.01'	47.45'	21°44'57"	47.17'	N 10°55'41"W
	C9	125.00'	29.64'	58.21'	26°40'53"	57.89'	N 35°08'37"W
	C10	125.00'	29.18'	57.33'	26°16'32"	56.82'	N 61°57'20"W
	C11	125.00'	16.78'	33.37'	15°17'38"	33.27'	N 82°24'35"W

Owner / Developer:
 NEWTON DEVELOPMENT, L.L.C.
 3528 Highway 41 North
 Byron, Georgia 31009
 Contact: Keith Newton
 478-953-1100

NEWTON DEVELOPMENT, L.L.C.
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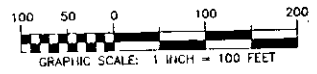


- Variances:**
- 25' Front Lot Setback
 - 20' Rear Lot Setback
 - 6' Side Lot Setback

- Notes:**
- Lot Summary:
 Block A - 5 Lots
 Block D - 20 Lots
 Block E - 22 Lots
 Total = 47 Lots
 - Total Area for Blocks A, D, & E = 10.36 AC.
 - Manchester Ln. R/W is 50'; Place Dr. R/W is 55'.
 - 5' Utility Easement along front of all lots.
 - All Easements are for drainage & utilities unless otherwise noted.
 - 25' Building Line on all lots, unless otherwise noted.

Certification of the Byron Planning & Zoning Commission
 I certify that all the requirements for final approval of this plat have been fulfilled in accordance with the regulations of the City of Byron, Georgia, and the requirements of the Byron Planning and Zoning Commission.
 8/14/04 [Signature]
 8/14/04 [Signature]
 Date Chairman, Planning and Zoning Commission

- Legend**
- = IRON PIN FOUND (#4 REBAR UNLESS OTHERWISE NOTED)
 - = IRON PIN SET (#4 REBAR UNLESS OTHERWISE NOTED)
 - = CONC. MONUMENT FOUND (UNLESS OTHERWISE NOTED)
 - = CALCULATED POINT (IRON PIN NOT SET)
 - - - = FENCE LINE
 - - - = NOT TO SCALE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT



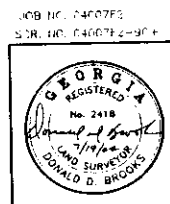
PEACH COUNTY TAX MAP 063; PARCEL 0

Surveyor's Certification
 In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law. The field data upon which this map or plat is based has a closure precision of one foot in 129,704 feet and an angular error of 0.3" per angle point, and was adjusted using the Compass Rule.
 This map or plat has been calculated for closure and is found to be accurate within one foot in 44,376 feet. The linear and angular measurements shown on this plat were obtained using a Topcon GTS-301.
 The date of field survey was February 20, 2004.
 8/14/04 [Signature]
 Donald D. Brooks Ga. Reg. Land Surveyor No. 2418

Certification of Performance Bond
 A Performance Bond has been approved and accepted by the Governing Body in sufficient amount to assure the completion of all required improvements in accord with the requirements of the subdivision regulations and other applicable regulations.
 8/14/04 [Signature]
 [Signature] Enforcement Officer

City Engineer Certification
 I certify that the Owner, or his Agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the regulations of the City of Byron, Georgia; has posted a performance bond or cashier's check in lieu thereof.
 8/14/04 [Signature]
 [Signature] City Engineer

Flood Plain Certification
 I certify that I have examined the FEMA Map No. 1302300200 relating to the property shown hereon and the same is not located in a FEMA designated Flood plain.
 7/9/04 [Signature]
 Date Georgia Registered Land Surveyor



SURVEY TYPE: SUBDIVISION SURVEY
 FOR: MANCHESTER PLACE PHASE I
 LOCATION: CITY OF BYRON LYING IN LAND LOT 60 5th LAND DISTRICT
 PEACH COUNTY, GA
 SCALE: 1" = 100'
 DATE: JULY 19, 2004
 BROOKS SURVEYS CO.
 111 SOUTH LAKEVIEW DR. GORDON, GEORGIA 31031 (478) 828

Recorded August 20, 2004 9:00 A.M. Thomas Baskin Deputy Clerk