

BK 27  
Pg 168

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 REGULATIONS OF THE CITY OF BYRON, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.

9/25/13 N/A  
DATE CITY ENGINEER

OWNER'S CERTIFICATION

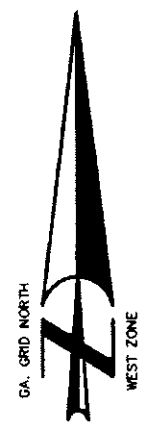
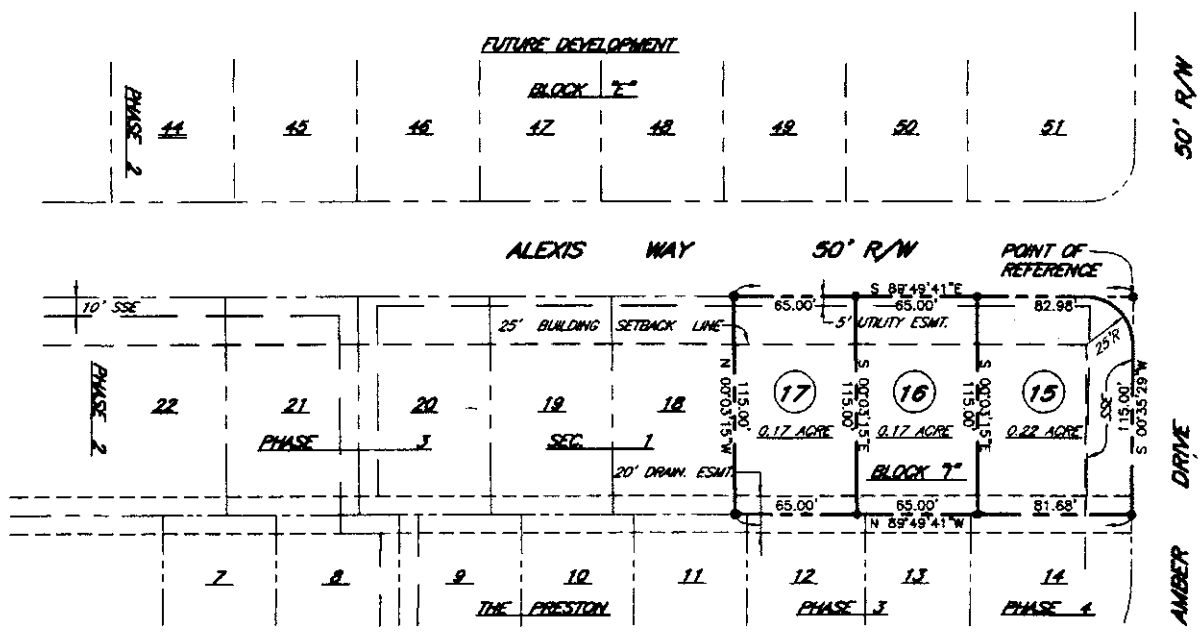
STATE OF GEORGIA, COUNTY OF PEACH, CITY OF BYRON. THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THE PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THE PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.

8-19-13 [Signature]  
DATE OWNER'S NAME

BYRON PLANNING & ZONING COMMISSION

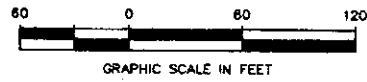
I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF BYRON, GEORGIA, AND THE REGULATIONS OF THE BYRON PLANNING AND ZONING COMMISSION.

9/25/13 [Signature]  
DATE ZONING ENFORCEMENT OFFICER  
9/24/13 [Signature]  
DATE CHAIRMAN, PLANNING AND ZONING COMMISSION



LEGEND

IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN SET (1/2" REBAR)	○
COMPUTED POINT (NOT SET)	△
CONCRETE MONUMENT FOUND	■
PROPERTY LINE	---



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,450 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,881 FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON G.T.S. 304 TOTAL STATION.



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SUBDIVISION	
<b>MANCHESTER PLACE</b>	
PHASE 3 SEC 2	
LANDLOT 80	5TH LAND DISTRICT
BYRON, PEACH COUNTY, GEORGIA	
SCALE: 1"=80'	AUGUST 14, 2013
<b>COLLINS &amp; COMPANY</b>	
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS	
128 LAMAR STREET MACHON, GEORGIA 31204 (478) 742-3862	

Recorded January 17, 2014 9:00 A.M. Phyllis L Ballaw Deputy Clerk