

27/184

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.

DATE N/A
CITY ENGINEER

OWNER'S CERTIFICATION

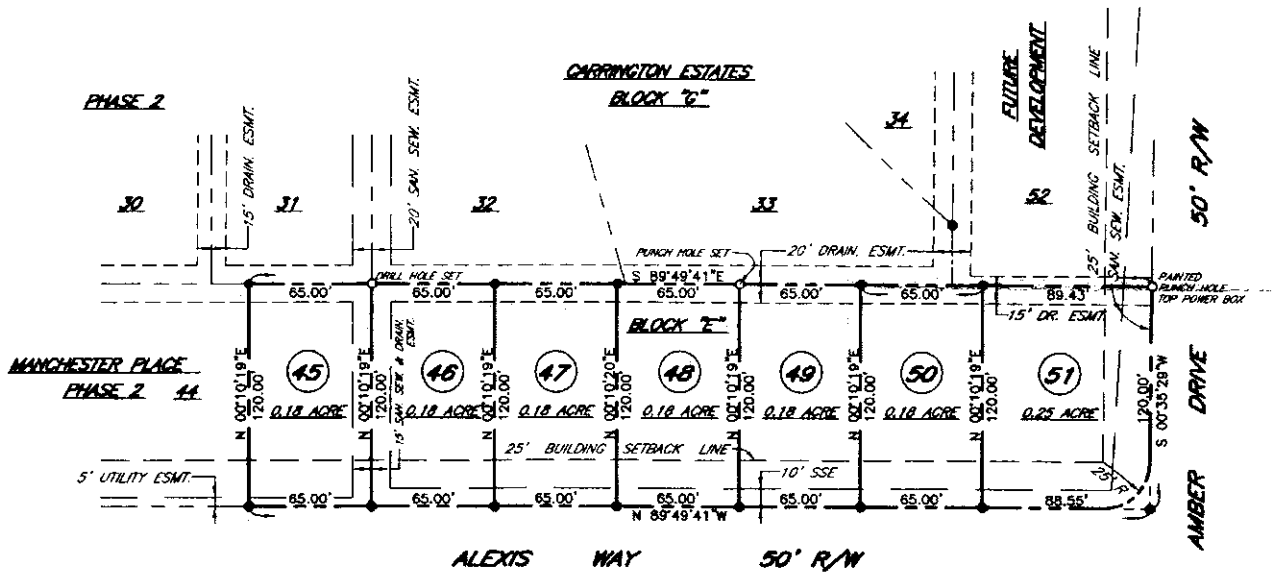
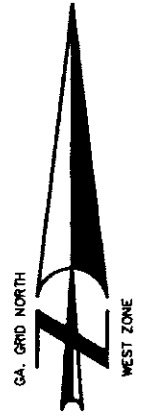
STATE OF GEORGIA, COUNTY OF PEACH, CITY OF BYRON. THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THE PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THE PLAT AS STREETS, ALLEYS, EASEMENTS,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

DATE 10-30-13
OWNER'S NAME [Signature]

BYRON PLANNING & ZONING COMMISSION

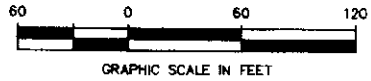
I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF BYRON, GEORGIA, AND THE REGULATIONS OF THE BYRON PLANNING AND ZONING COMMISSION.

DATE 1-27-14
DATE 1-23-14
CHAIRMAN, PLANNING AND ZONING COMMISSION



NOTES

1. ALL EASEMENTS/UTILITIES WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
2. 25' RADIUS ON ALL STREET CORNERS.
3. CORNER LOT DIMENSIONS ARE GIVEN TO INTERSECTION OF EXTENDED STREET RIGHT-OF-WAY LINES.
4. LOT DIMENSIONS OF CURVILINEAR LOTS ARE CHORD DIMENSIONS (CH).
5. ALL BOUNDARY AND LOT CORNERS, P.C.'S & P.T.'S ARE TO BE MARKED WITH 1/2" REBAR.
6. REQUIRED SETBACKS:
FRONT = 25'
REAR = 20'
SIDE = 6'
7. ORIGINAL FIELD WORK: JUNE, 2007.



REFERENCES

- PLAT BOOK 27, PAGE 112
- PLAT BOOK 59, PAGE 13
- PLAT BOOK 25, PAGE 229
- PLAT BOOK 67, PAGE 37

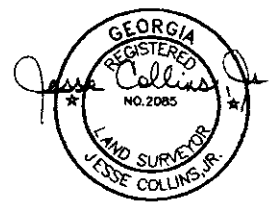
LEGEND

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) ●
- IRON PIN SET (1/2" REBAR) ○
- 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 117,442 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

MANCHESTER PLACE

PHASE 3, SEC. 3

LANDLOT 60 5TH LAND DISTRICT
BYRON, PEACH COUNTY, GEORGIA
SCALE: 1"=60' AUGUST 22, 2013

COLLINS & COMPANY
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
128 LAMAR STREET MACON, GEORGIA 31204 (478) 742-3842

Recorded May 12, 2014 9:00 A.M. Philis L Ballaw Deputy Clerk