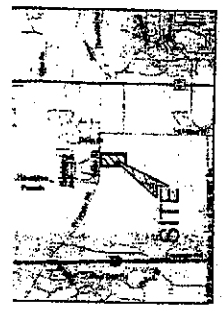


BK 26
pg 130



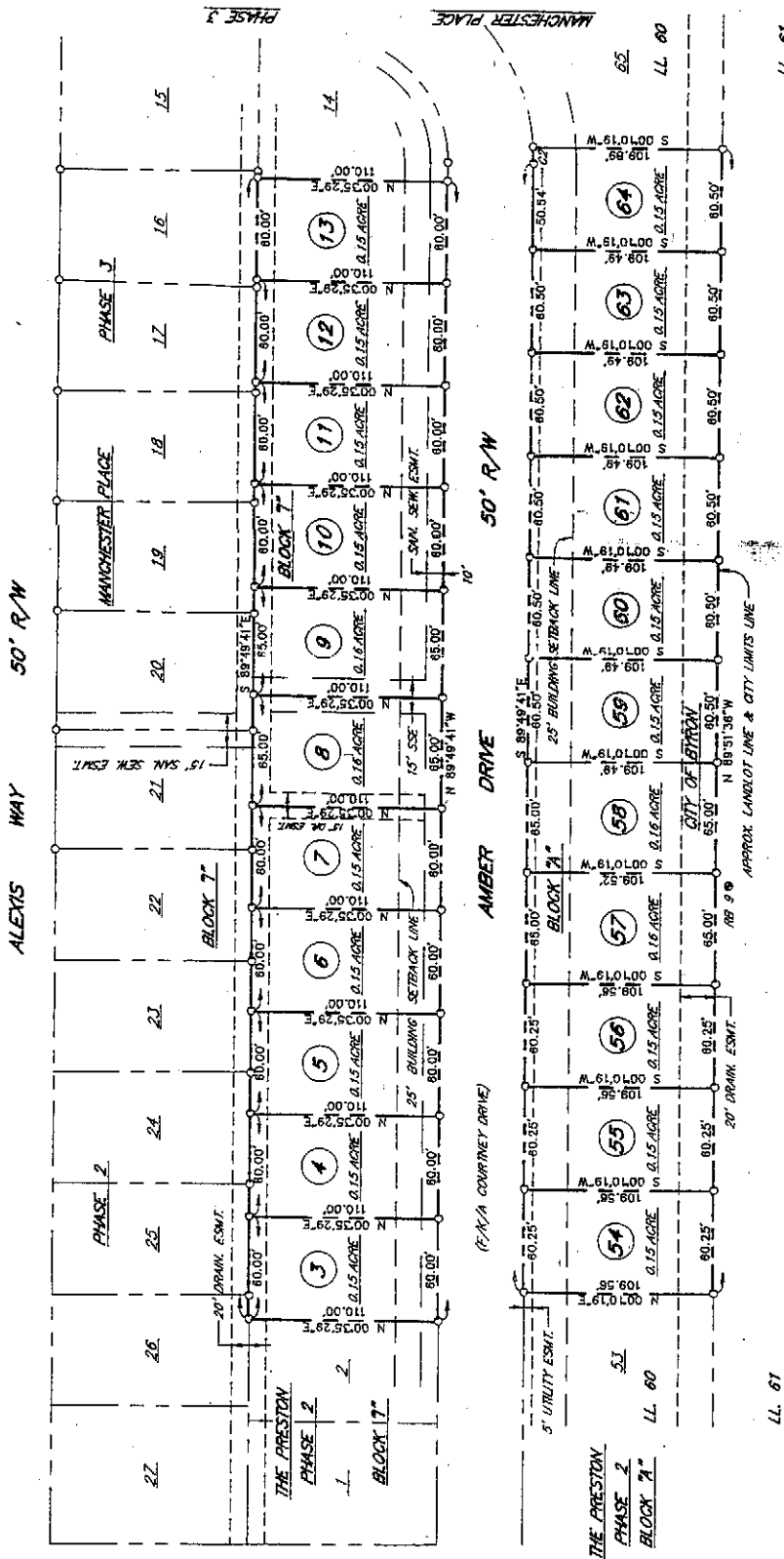
VICINITY MAP
N.T.S.



BYRON PLANNING & ZONING COMMISSION
I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULLY ACCORDANCE WITH THE REGULATIONS OF THE CITY OF BYRON GEORGIA, AND THE REGULATIONS OF THE BYRON PLANNING AND ZONING COMMISSION.
2/23/07 *B. Bell*
DATE ZONING ENFORCEMENT OFFICER
2/23/07 *V. ...*
DATE CHAIRMAN, PLANNING AND ZONING COMMISSION

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 DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THE PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.
2/23/07 *M. ...*
DATE OWNER'S NAME

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.
2/23/07 *M. ...*
DATE CITY ENGINEER



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 0.3" PER ANGLE POINT, AND WAS ADJUSTED USING THE GRANDALL RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,108 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON G.I.S. 304 TOTAL STATION.



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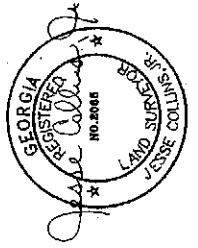
SUBDIVISION

FOR
THE PRESTON, PHASE 3
PRESTON DEVELOPMENT, LLC.

LANDLOT 60
BYRON,
SCALE: 1" = 60'
5th LAND DISTRICT
PEACH COUNTY,
GEORGIA
JUNE 4, 2007

COLLINS & COMPANY
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
128 LAMAR STREET MCGON, GEORGIA 31204 (478)742-8882

1560A-07-C 08134



N.F. PRIMO HOMES
CITY OF WARMER ROOMS

REFERENCES
PLAT BOOK 25, PAGE 39
PLAT BOOK 25, PAGE 108

LEGEND
IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IRON PIN SET (1/2" REBAR)
PROPERTY LINE
FENCE LINE

Curve	Radius	Length	Chord	Chord Bear.
C1	125.00'	13.66'	13.65'	N 03°43'19" E
C2	125.00'	9.97'	9.96'	N 87°33'16" E

NOTES
1. ALL EASEMENTS/UTILITIES WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
2. ALL BOUNDARY AND LOT CORNERS, P.C.'S & P.T.'S ARE TO BE MARKED WITH 1/2" REBARS.
3. REQUIRED SETBACKS:
FRONT = 25'
REAR = 20'
SIDE = 6'
BENCHMARK = REBAR 9
BEHIND LOT 57
ELEV. = 482.77

Recorded February 17, 2009 9:00 A.M. Phyllis Ballew Deputy Clerk