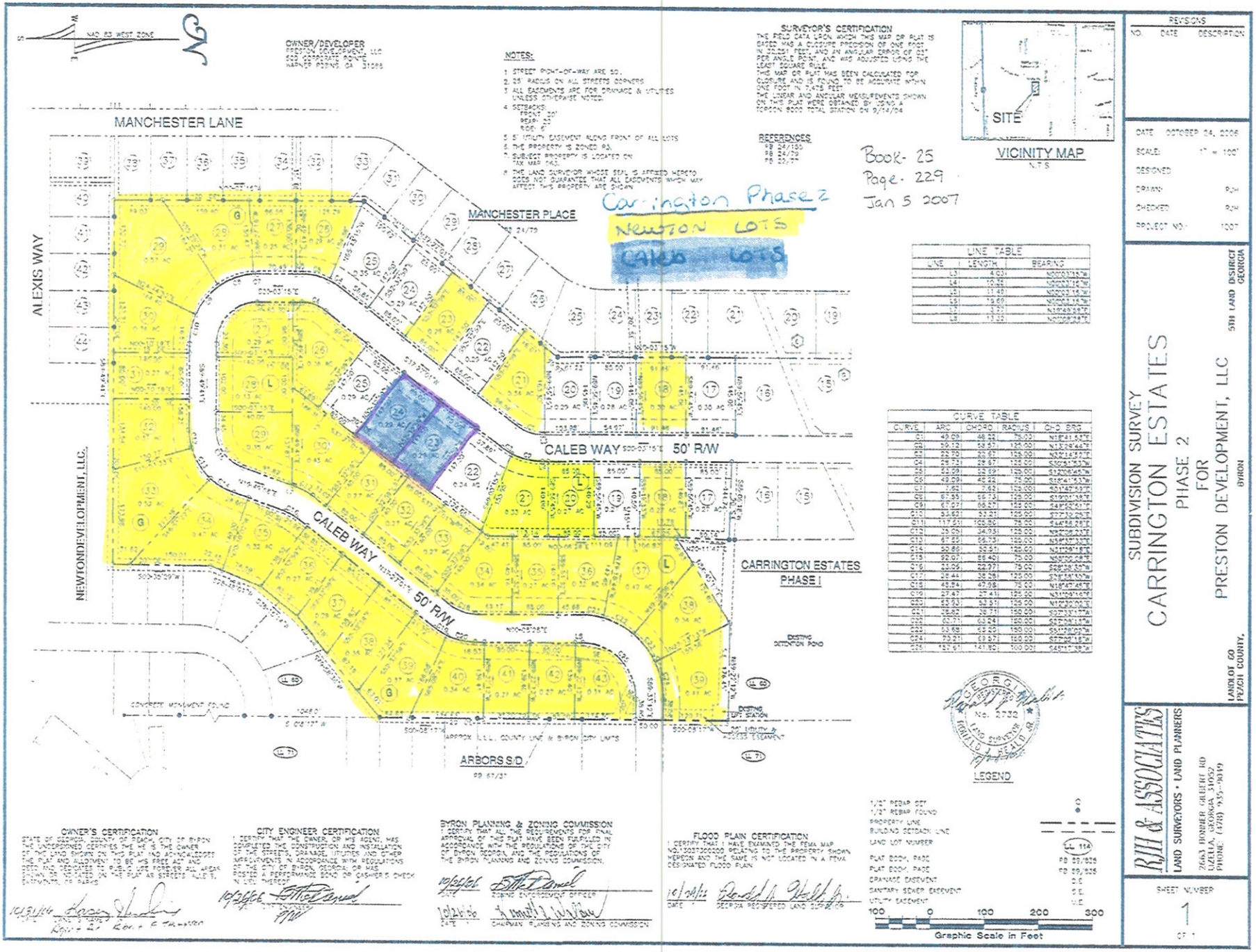
NAD 83 WEST ZONE
OWNER/DEVELOPER
PRESTON DEVELOPMENT, LLC
502 CORPORATE POINTE
WARNER ROBINS GA 31088
NOTES:
1. STREET RIGHT-OF-WAY ARE 50'.
2. 25' RADIUS ON ALL STREETS CORNERS
3. ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES UNLESS OTHERWISE NOTED.
4. SETBACKS:
FRONT - 30'
REAR - 20'
SIDE - 8'
5. 5' UTILITY EASEMENT ALONG FRONT OF ALL LOTS
6. THE PROPERTY IS ZONED PD.
7. SUBJECT PROPERTY IS LOCATED ON TAX MAP 74G.
8. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,957 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,479 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON 8000 TOTAL STATION ON 9/14/06
REFERENCES
PB 24/155
PB 24/79
PB 27/77
SITE
VICINITY MAP
N.T.S
Book- 25
Page- 229
Jan 5 2007
Carrington Phase 2
NEWTON LOTS
CALEB LOTS
MANCHESTER LANE
MANCHESTER PLACE
ALEXIS WAY
CALEB WAY 50' R/W
NEWTONDEVELOPMENT, LLC
CARRINGTON ESTATES PHASE I
EXISTING DETENTION POND
CONCRETE MONUMENT FOUND
APPROX. L.L.L. COUNTY LINE & BYRON CITY LIMITS
ARBORS S/D
PB 67/37
LINE TABLE
LINE | LENGTH | BEARING
L3 | 4.03 | N00°03'15"E
L4 | 10.94 | S89°56'45"E
L5 | 11.40 | N00°03'15"E
L6 | 19.69 | N89°56'45"W
L7 | 3.71 | N19°49'59"E
L8 | 13.33 | N89°56'45"W
CURVE TABLE
CURVE | ARC | CHORD | RADIUS | DIR BRG
C1 | 49.09 | 48.33 | 75.00 | N18°41'53"E
C2 | 50.13 | 48.57 | 135.00 | N13°28'44"E
C3 | 52.70 | 50.97 | 135.00 | N33°41'51"E
C4 | 29.73 | 29.67 | 135.00 | S50°41'13"E
C5 | 43.09 | 41.22 | 75.00 | S32°41'13"E
C6 | 43.09 | 41.22 | 75.00 | S32°41'13"E
C7 | 7.65 | 7.63 | 135.00 | S51°47'53"E
C8 | 51.35 | 50.13 | 135.00 | S13°01'38"E
C9 | 51.27 | 50.51 | 135.00 | S48°55'41"E
C10 | 53.61 | 51.21 | 125.00 | S77°12'26"E
C11 | 117.61 | 103.80 | 75.00 | S14°48'58"E
C12 | 35.05 | 34.73 | 135.00 | N83°28'00"E
C13 | 47.85 | 46.73 | 135.00 | N68°41'53"E
C14 | 50.85 | 50.51 | 135.00 | N48°55'41"E
C15 | 50.85 | 50.40 | 135.00 | N28°55'41"E
C16 | 23.09 | 22.27 | 75.00 | S49°38'35"E
C17 | 39.44 | 38.98 | 125.00 | S76°38'10"E
C18 | 45.84 | 42.98 | 75.00 | N18°47'45"E
C19 | 27.47 | 27.41 | 125.00 | N31°08'16"E
C20 | 55.93 | 52.51 | 125.00 | N12°30'00"E
C21 | 39.83 | 39.71 | 150.00 | S82°33'17"E
C22 | 61.71 | 61.54 | 150.00 | S67°04'14"E
C23 | 63.68 | 63.23 | 150.00 | S51°18'02"E
C24 | 79.21 | 78.37 | 150.00 | S27°48'16"E
C25 | 152.61 | 141.80 | 100.00 | S45°17'39"E
REGISTERED No. 2730 LAND SURVEYOR RONALD J. HEAD JR.
LEGEND
1/2" REBAR SET
1/2" REBAR FOUND
PROPERTY LINE
BUILDING SETBACK LINE
LAND LOT NUMBER
PLAT BOOK, PAGE
PLAT BOOK, PAGE
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
UTILITY EASEMENT
(L 114)
PB 55/155
PB 59/155
D.E.
S.E.
U.E.
100 0 100 200 300
Graphic Scale in Feet
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 ALLOWANCE TO BE FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR DEDICATED ON THE PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS
10/23/06
OWNER'S AUTHORIZED AGENT
Kevin A. Thurston
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 POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.
10/26/06
DATE
CITY ENGINEER
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.
10/26/06
DATE
ZONING ENFORCEMENT OFFICER
10/26/06
DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION
FLOOD PLAIN CERTIFICATION
I CERTIFY THAT I HAVE EXAMINED THE FEMA MAP NO. 13053C0005B RELATING TO THE PROPERTY SHOWN HEREON AND THE SAME IS NOT LOCATED IN A FEMA DESIGNATED FLOOD PLAIN.
10/26/06
DATE
GEORGIA REGISTERED LAND SURVEYOR
REVISIONS
NO. DATE DESCRIPTION
DATE OCTOBER 24, 2006
SCALE 1" = 100'
DESIGNED
DRAWN RJH
CHECKED RJH
PROJECT NO. 1007
SUBDIVISION SURVEY
CARRINGTON ESTATES
PHASE 2
FOR
PRESTON DEVELOPMENT, LLC
5TH LAND DISTRICT GEORGIA
BYRON
LAND LOT 60 PEACH COUNTY,
R.H. & ASSOCIATES
LAND SURVEYORS • LAND PLANNERS
2663 HOBBS CREEK RD
FORSYTH, GEORGIA 31029
PHONE (478) 955-9049
SHEET NUMBER
1
OF 1