

Book 25
Page 39

Manchester phase 2
Newton Lot

THELMA W. PEAVY & CYNTHIA P. RHODES

FUTURE
PRESTON DEVELOPMENT, LLC

FUTURE
PARCEL "B2"
KEITH AND LISA NEWTON

NO.	DATE	DESCRIPTION
1	SEPTEMBER 1, 2005	DATE
1"	1" = 100'	SCALE
IFS		DESIGNED BY
RJR		DRAWN BY
1007		CHECKED BY
		PROJECT NO.

DATE: SEPTEMBER 1, 2005
SCALE: 1" = 100'
DESIGNED: IFS
DRAWN: RJR
CHECKED: 1007
PROJECT NO.

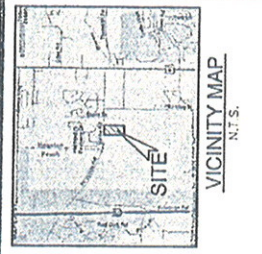
5TH LAND DISTRICT
GEORGIA

PRESTON DEVELOPMENT, LLC
FOR
PHASE 2
MANCHESTER PLACE
SUBDIVISION SURVEY

LANDLOT 60
PEACH COUNTY, GEORGIA

ADAMS & HEALD
LAND PLANNERS - DEVELOPERS - SURVEYORS
1090 WASHINGTON AVENUE, SUITE 107
MACON, GEORGIA 31201
PHONE: (478) 745-6039
FAX: (478) 745-6985
EMAIL: ADAMS@AD&H.DELLBELL.SOUTH.NET

SHEET NUMBER:
1
OF 1



NOTES:

- LOT SUMMARY:
BLOCK F - 21 LOTS
BLOCK I - 4 LOTS
- TOTAL AREA = 111.91 AC.
- STREET RIGHT-OF-WAY ARE 50'.
- 25' RADIUS ON ALL STREETS CORNERS.
- ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES UNLESS OTHERWISE NOTED.
- STREETS:
REAR: 25'
SIDE: 6'
- UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
- PROPERTY IS ZONED R-1.
- SUBDIVISION SURVEY IS LOCATED ON 5/4 MAP COG.
- THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY BE RELEVANT TO THIS PROJECT ARE SHOWN.

REVISIONS

NO.	DATE	DESCRIPTION
1	SEPTEMBER 1, 2005	DATE
1"	1" = 100'	SCALE
IFS		DESIGNED BY
RJR		DRAWN BY
1007		CHECKED BY
		PROJECT NO.

REFERENCES:

- PLAT 24/715
- PLAT 24/717
- PLAT 22/777

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LAND LOT NUMBER
- PLAT BOOK, PAGE
- PLAT BOOK, PAGE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT

OWNER/DEVELOPER:
PRESTON DEVELOPMENT, LLC
1090 WASHINGTON AVENUE, SUITE 107
MACON, GEORGIA 31201
WARNER ROBINS, GA. 31088

FLOOD PLAIN CERTIFICATION:
I CERTIFY THAT I HAVE EXAMINED THE FEMA MAP AND THE SAME IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN.

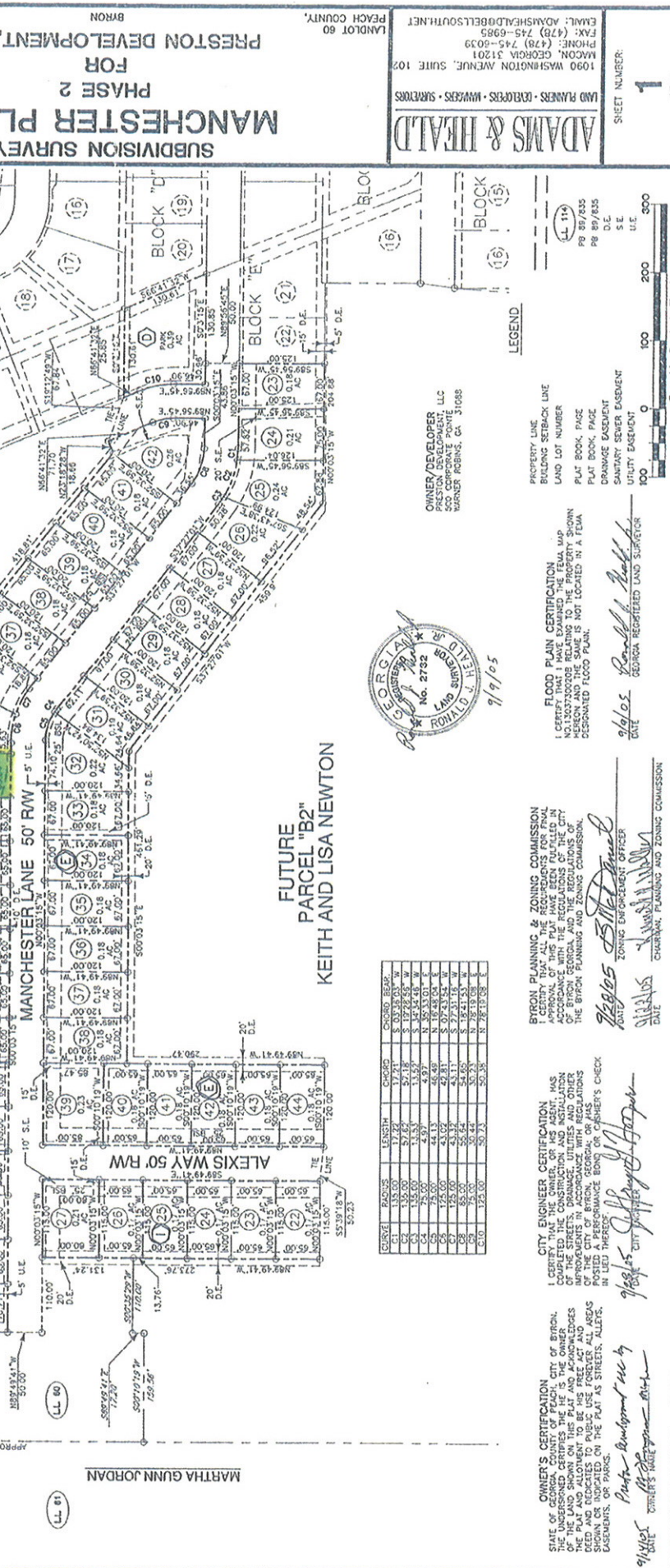
DATE: 9/1/05
DATE: 9/1/05
DATE: 9/1/05

BYRON PLANNING & ZONING COMMISSION:
APPROVAL OF ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT AND THE REGULATIONS OF THE CITY OF BYRON, GEORGIA, AND THE REGULATIONS OF THE BYRON PLANNING AND ZONING COMMISSION.

DATE: 9/1/05
DATE: 9/1/05
DATE: 9/1/05

CITY ENGINEER CERTIFICATION:
I CERTIFY THAT THE SUBDIVISION SURVEY HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE CITY OF BYRON, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN FULL PAYMENT.

DATE: 9/1/05
DATE: 9/1/05
DATE: 9/1/05



CURVE	RADIUS	LENGTH	CHORD	BEAR.
1	132.00	27.67	27.18	S 137°12'55" W
2	132.00	13.83	13.57	S 137°12'55" W
3	132.00	13.83	13.57	N 42°45'45" E
4	75.00	4.11	4.02	N 35°33'01" E
5	75.00	4.11	4.02	N 35°33'01" E
6	125.00	4.02	4.21	S 20°43'54" W
7	125.00	4.02	4.21	S 20°43'54" W
8	95.00	30.44	30.35	S 28°13'08" W
9	95.00	30.44	30.35	S 28°13'08" W

APPROXIMATE LAND LOT LINE

MANCHESTER LANE 50' RW - 5' U.E.

ALEXIS WAY 50' RW

Graphic Scale in Feet
0 100 200 300