

VICINITY MAP
N.T.S.

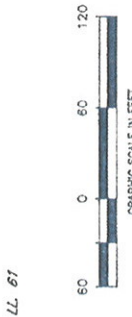
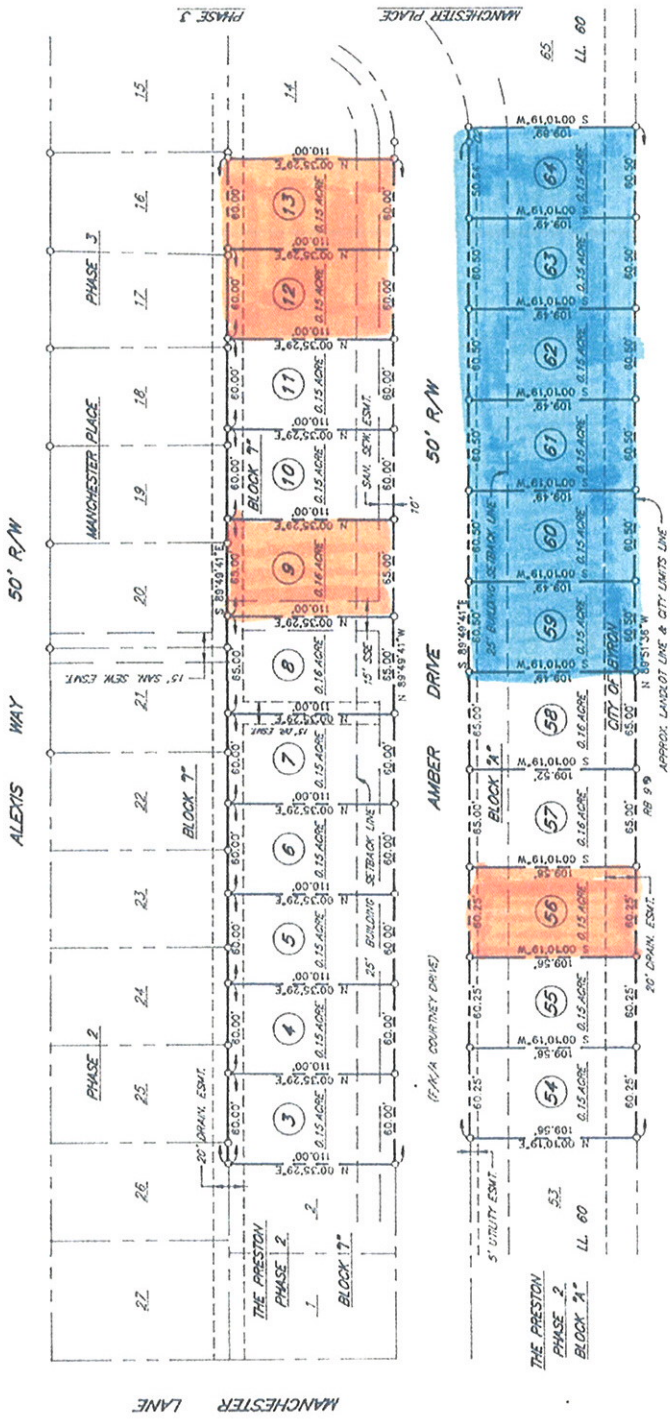


THE PRESTON - 3
 Newton - lots
 Caleb - with
 Homes

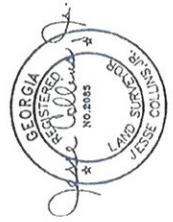
BYRON PLANNING & ZONING COMMISSION
 I HEREBY CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULLY MET IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF BYRON GEORGIA, AND THE REGULATIONS OF THE BYRON PLANNING AND ZONING COMMISSION.
 DATE: 9/23/07
 OFFICIAL: [Signature]
 TITLE: ZONING ENFORCEMENT OFFICER

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 ALLOWS TO BE HIS FREE ACT AND DEED. HE HAS BEEN ADVISED OF THE RIGHTS AND EASEMENTS, OR PARKS, SHOWN OR INDICATED ON THE PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.
 DATE: 9/23/07
 OWNER'S NAME: [Signature]
 TITLE: OWNER

CITY ENGINEER CERTIFICATION
 I HEREBY 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. I HAVE REVIEWED THE PLAT AND THE PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.
 DATE: 9/23/07
 CITY ENGINEER: [Signature]



© 2007 - COLLINS PROFESSIONAL SURVEYORS
 SUBDIVISION:
THE PRESTON, PHASE 3
 FOR
 PRESTON DEVELOPMENT, LLC.



LANDLOT 60
 BYRON, GEORGIA
 SCALE: 1"=60'
 JUNE 4, 2007
COLLINS & COMPANY
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
 128 LAMAR STREET MACON, GEORGIA 31204 (478)742-3882

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 125,108 FEET, AND AN ANGULAR ERROR OF ONE SECOND OF AN ARC. THIS MAP OR PLAT WAS ADJUSTED USING THE CRANALL 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.T.S. 354 TOTAL STATION.

REFERENCES
 PLAT BOOK 23, PAGE 39
 PLAT BOOK 23, PAGE 108

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

CURVE TABLE			
Curve	Radius	Length	Chord Bear.
C1	125.00'	13.66'	N 03°43'15" E
C2	125.00'	9.97'	N 87°53'16" E

- NOTES
1. ALL EASEMENTS/UTILITIES WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
 2. ALL TO BE MARKED WITH 1/2" REBAR.
 3. REQUIRED SETBACKS:
 FRONT = 25'
 REAR = 20'
 SIDE = 6'

BENCHMARK 9 = REBAR 9
 BEHIND LOT 57
 ELEV. = 462.77