



LEGEND

PROPERTY LINE	---
RAILROAD TRACK	
LANDLOT LINE	- - - - -
STORM DRAIN PIPE	---
FENCE	---
WATER LINE	W
SANITARY SEWER LINE	SS
GAS LINE	G
UNDERGROUND POWER	UP
OVERHEAD POWER LINE	OP
OVERHEAD POWER & TELEPHONE	OP,T
OVERHEAD TELEVISION	OTV
OVERHEAD POWER, TELEPHONE & TELEVISION	OP,T,TV
EASEMENT	---
ASPHALT	---
CONCRETE	---
DROP INLET	DI
SANITARY SEWER MANHOLE	SSMH
STORM DRAIN MANHOLE	SDMH
TELEPHONE MANHOLE	TMH
WATER MANHOLE	WMH
CORRUGATED METAL PIPE	CMP
REINFORCED CONCRETE PIPE	RCP
FIRE HYDRANT	FH
WATER VALVE	WV
IRRIGATION CONTROL VALVE	ICV
GAS VALVE	GV
GAS METER	GM
LIGHT POLE	LP
UTILITY POLE	UP
WATER METER	WM
ELECTRIC METER	EM
BOLLARD	B
IRON PIN FOUND (AS NOTED)	IPF
IRON PIN SET (1/2" REBAR W/CAP)	IP
DRILL POINT FOUND	DP
NAIL SET	NS
CALCULATED POINT	CP
CONCRETE MONUMENT FOUND	CMF
OPEN TOP PIPE	OTIP
CRIMPED TOP PIPE	CTP
CLEANOUT	CO
SIGN	S
POST INDICATOR VALVE	PIV
FIRE DEPARTMENT CONNECTION	FDC
BACKFLOW PREVENTER	BFP
HOSE BIBB	HB
MONITORING WELL	MW
SPECIAL EXCEPTION NUMBER	SE
ADDRESS	280

APPROVAL SIGNATURES

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF BIBB

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DESIRES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS, OR PARKS. I ALSO UNDERSTAND THAT SAID DEDICATION DOES NOT IMPLY ACCEPTANCE BY THE APPLICABLE GOVERNING BODY FOR MAINTENANCE OF ANY STREETS, ALLEYS, EASEMENTS OR PARKS AND THAT APPROPRIATE PETITIONS MUST BE MADE TO AND APPROVED BY THE APPLICABLE GOVERNING BODY FOR PUBLIC MAINTENANCE.

DATE _____ OWNER OR OWNERS AGENT _____

APPROVED BY MACON-BIBB COUNTY FIRE DEPARTMENT
(a) APPROVED BY MACON-BIBB COUNTY FIRE DEPARTMENT
(b) APPROVED SUBJECT TO THE INSTALLATION OF PROPER WATER MAINS AND FIRE HYDRANTS-MACON-BIBB COUNTY FIRE DEPARTMENT
(c) APPROVED--LIMITED WATER SUPPLY--NO FIRE HYDRANT WITHIN 500 FEET--IN COUNTY ONLY.

DATE _____ MACON-BIBB FIRE PREVENTION DESIGNER: _____

(a) APPROVAL OF THIS PLAN BY THE MACON-BIBB COUNTY HEALTH DEPARTMENT IS SOLELY FOR THE PURPOSE OF PERMITTING IT TO BE RECORDED IN THE MACON-BIBB COUNTY SUPERIOR COURT. SAID APPROVAL DOES NOT IMPLY NOR IS IT INTENDED TO GRANT PERMISSION TO ANY PERSON TO CONSTRUCT ANY BUILDING OR TO INSTALL A SEWAGE DISPOSAL SYSTEM OR WATER SUPPLY SYSTEM ON PROPERTY COVERED BY THIS PLAN.
APPROVED FOR RECORDING PURPOSES ONLY
MACON-BIBB COUNTY HEALTH DEPARTMENT

(b) THE MACON-BIBB COUNTY HEALTH DEPARTMENT APPROVAL RELATES TO GENERAL SUBDIVISION LOT LAYOUT ONLY. INDIVIDUAL APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.

(c) RESTRICTED TO PUBLIC SEWERS AND PUBLIC WATER SUPPLY.
(d) APPROVED BY MACON-BIBB COUNTY HEALTH DEPARTMENT

DATE _____ MACON-BIBB HEALTH DEPARTMENT DESIGNER: _____

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S74°04'44"W	31.73'	1487.25	31.73'

LINE TABLE

LINE	BEARING	LENGTH
L1	S64°52'47"E	30.79'
L2	S74°55'11"E	35.00'
L3	S82°12'34"E	35.07'
L4	S54°17'22"E	20.00'
L5	S34°34'42"W	33.33'
L6	S55°12'38"E	55.00'
L7	S55°12'38"E	34.24'
L8	S55°12'38"E	65.20'
L9	S55°27'49"E	55.00'
L11	S52°47'03"E	39.80'
L12	S52°47'03"E	29.96'
L14	S36°57'49"W	70.01'
L15	N50°20'25"W	28.14'
L16	S50°20'25"E	40.43'
L17	S50°20'25"E	25.24'
L18	S50°20'25"E	16.71'
L19	S11°06'30"E	27.52'
L20	S55°53'57"E	54.65'
L21	N34°32'53"E	10.00'

LINE TABLE

LINE	BEARING	LENGTH
L22	S55°23'13"E	32.00'
L23	S55°26'17"E	32.00'
L24	S55°26'17"E	32.00'
L25	N34°32'53"E	30.53'
L26	N47°27'59"E	54.78'
L27	N21°18'59"E	52.68'
L28	N36°44'43"E	69.65'
L29	N08°58'49"E	92.40'
L30	S35°10'08"W	84.36'
L31	S36°44'43"W	65.68'
L32	S21°18'59"W	55.10'
L33	S47°27'59"W	57.16'
L34	S34°32'51"W	258.10'
L35	S34°32'51"W	281.41'
L36	S34°32'51"W	179.61'
L37	N34°44'11"E	105.33'
L38	N34°32'51"E	355.27'
L39	N00°38'28"W	44.77'
L40	S55°08'31"E	46.03'

NOTES

- DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREIN DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE SEAL AND ORIGINAL SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC.
- THE HEREIN SIGNED SURVEYOR WAS UNABLE TO SHOW THE LOCATION OF THE STORM DRAIN LINES DUE TO SLITS OR COVERED DRAIN INLETS. SOME OF THE SANITARY SEWER LINES ARE SHOWN IN APPROXIMATE LOCATION DUE TO MISSING OR COVERED MANHOLES. VERIFICATION OF THESE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- HORIZONTAL DATA IS TIED TO THE NAD83 DATUM AND IS BASED UPON RTK GPS OBSERVATIONS UTILIZING THE LEDCA GEORGIA REFERENCE NETWORK.
- THE SUBJECT PARCELS ARE DESIGNATED AS TAX PARCELS R074-214, R074-217, R074-224, R074-220, R074-221 & R074-222 AND ARE ZONED PDE.
- IRON PINS SET ARE 1/2" REBAR AND CAPS TITLED "DGA-MACON, GA", UNLESS OTHERWISE NOTED.

NOTE: LAKE CITY STREET AND COLISEUM PLACE ARE PRIVATE ROADS. MACON WATER AUTHORITY OWNS AND MAINTAINS WATER MAINS AND SANITARY SEWER MAINS WITHIN THESE PRIVATE ROADS AND, AS SUCH, WILL REQUIRE EASEMENTS TO BE ESTABLISHED FOR SAME AT A LATER DATE.

ZONING NOTE

PLANNED DEVELOPMENT EXTRAORDINARY (PDE) SETBACKS:
ALL DEVELOPMENT STANDARDS FOR PDE ZONING, INCLUDING SETBACKS, PARKING, BUILDING HEIGHTS, DENSITY AND LOT SIZE ARE REVIEWED ON A CASE BY CASE BASIS BY MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION.

FLOOD ZONE

SUBJECT PROPERTY DESIGNATED AS BEING IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN), PER FEMA FIRM MAP 13021C01536, EFFECTIVE DATE JUNE 7, 2017.

DONALDSON, GARRETT & ASSOCIATES, INC.

 MACON - CHARLOTTE
 MACON - WASHINGTON
 4875 RIVERCHASE DRIVE, SUITE 100, BOX 7936
 (478) 474-5350 Fax: (478) 477-2834
 http://www.dg-a.com

SUBDIVISION SURVEY FOR
MACON-BIBB COUNTY GEORGIA
 OF
 200 & 280 CLINTON STREET
 LAND LOT 75
 MACON-BIBB COUNTY

REVISIONS

DATE	REVISED TO ADD	REVISED TO REMOVE
11-30-22	REVISED TO ADD	REVISED TO REMOVE
12-27-22	REVISED TO ADD	REVISED TO REMOVE

SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

DATE: 12-19-22
 DRAWING NO. 1004-22-E
 PROJ. NO.: 4039-007-D1
 ALPH: L111
 DRWN: ABC/SLR
 CHKD: JPG
 APVD: ABC
 RLS No: 3400

PROFESSIONAL LAND SURVEYOR
 No. 3400
 JAMES COLBERT

SHEET 1 OF 1