

60/168



"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 33,265 FEET."

BY *[Signature]* REGISTERED GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2702  
DATE: 6-25-03

"OWNERS CERTIFICATION:  
STATE OF GEORGIA, COUNTY OF HOUSTON,  
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS."

DATE: 6-25-03 OWNER'S NAME: *[Signature]*

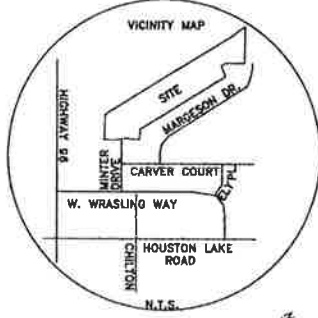
Doc ID: 00533480001 Type: PLA  
Filed: 06/30/2003 at 09:50:00 AM  
Fee Amt: \$3.00 Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolin V. Sullivan Clerk  
BR 60 PG 168

"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 THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF."

DATE: 6/27/03 CITY ENGINEER: *[Signature]*

"I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND THE REQUIREMENTS OF THE WARNER ROBINS PLANNING AND ZONING COMMISSION."

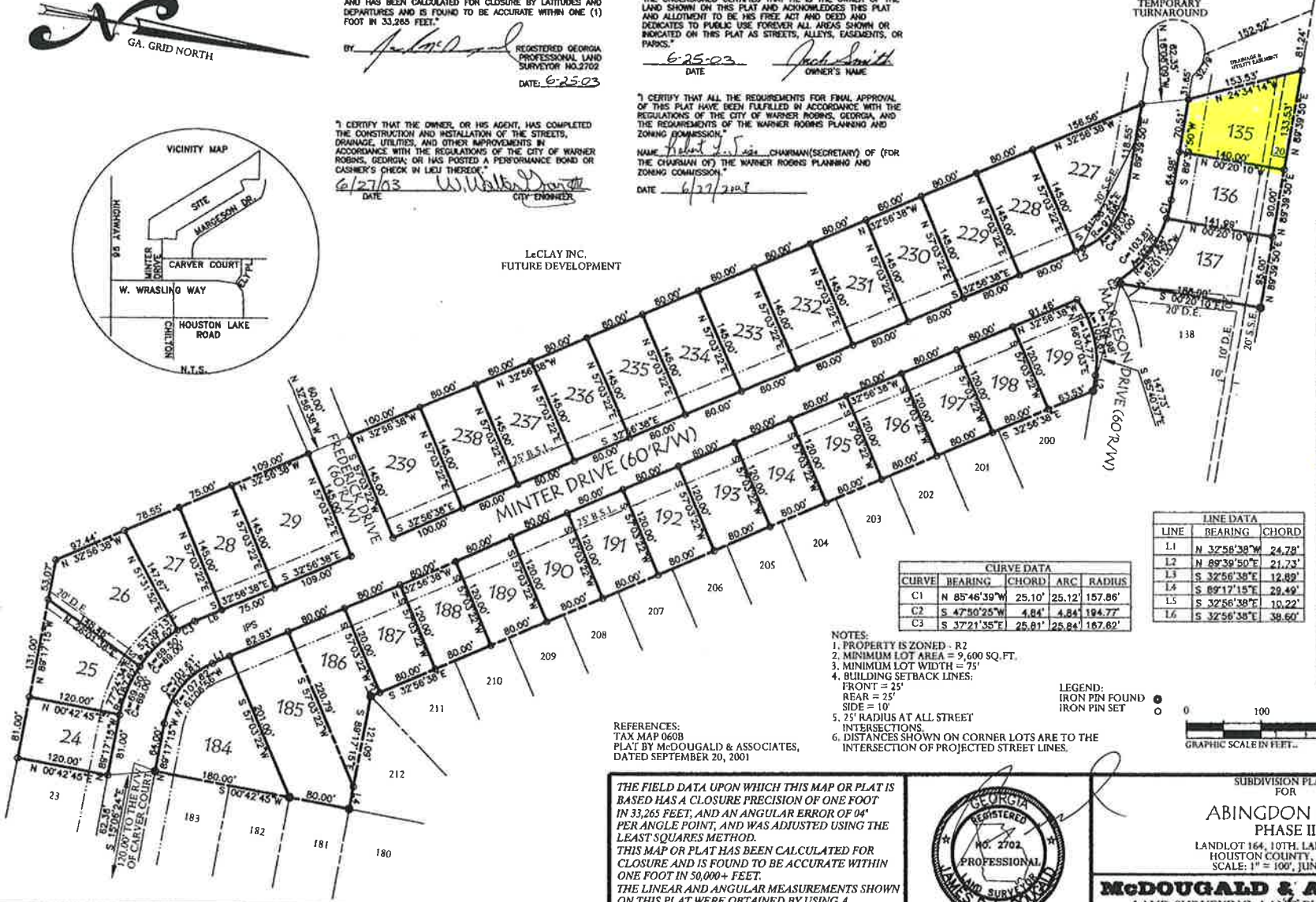
NAME: *[Signature]* CHAIRMAN (SECRETARY) OF FOR THE CHAIRMAN OF THE WARNER ROBINS PLANNING AND ZONING COMMISSION  
DATE: 6/27/2003



LeCLAY INC.  
FUTURE DEVELOPMENT

TEMPORARY TURNAROUND

MARK BAYER



| LOT | SQ.FT. |
|-----|--------|
| 184 | 16,721 |
| 185 | 18,670 |
| 186 | 12,982 |
| 187 | 9,600  |
| 188 | 9,600  |
| 189 | 9,600  |
| 190 | 9,600  |
| 191 | 9,600  |
| 192 | 9,600  |
| 193 | 9,600  |
| 194 | 9,600  |
| 195 | 9,600  |
| 196 | 9,600  |
| 197 | 9,600  |
| 198 | 9,600  |
| 199 | 10,454 |
| 137 | 15,300 |
| 136 | 12,616 |
| 135 | 14,283 |
| 227 | 15,530 |
| 228 | 11,600 |
| 229 | 11,600 |
| 230 | 11,600 |
| 231 | 11,600 |
| 232 | 11,600 |
| 233 | 11,600 |
| 234 | 11,600 |
| 235 | 11,600 |
| 236 | 11,600 |
| 237 | 11,600 |
| 238 | 11,600 |
| 239 | 14,500 |
| 29  | 15,805 |
| 26  | 10,875 |
| 27  | 10,390 |
| 28  | 16,564 |
| 25  | 12,676 |
| 24  | 9,720  |

| LINE | BEARING      | CHORD  |
|------|--------------|--------|
| L1   | N 32°56'38"W | 24.78' |
| L2   | N 89°39'50"E | 21.73' |
| L3   | S 32°56'38"E | 12.89' |
| L4   | S 89°17'15"E | 29.49' |
| L5   | S 32°56'38"E | 10.22' |
| L6   | S 32°56'38"E | 38.60' |

| CURVE | BEARING      | CHORD  | ARC    | RADIUS  |
|-------|--------------|--------|--------|---------|
| C1    | N 85°46'39"W | 25.10' | 25.12' | 157.86' |
| C2    | S 47°50'25"W | 4.84'  | 4.84'  | 194.77' |
| C3    | S 37°21'35"E | 25.81' | 25.84' | 167.82' |

- NOTES:
1. PROPERTY IS ZONED - R2
  2. MINIMUM LOT AREA = 9,600 SQ. FT.
  3. MINIMUM LOT WIDTH = 75'
  4. BUILDING SETBACK LINES:  
FRONT = 25'  
REAR = 25'  
SIDE = 10'
  5. 25' RADIUS AT ALL STREET INTERSECTIONS
  6. DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.

LEGEND:  
IRON PIN FOUND ●  
IRON PIN SET ○



REFERENCES:  
TAX MAP 0608  
PLAT BY McDOUGALD & ASSOCIATES,  
DATED SEPTEMBER 20, 2001

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,265 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON G.T.S. 210 SERIES TOTAL STATION.



SUBDIVISION PLAT FOR  
ABINGDON GREEN  
PHASE III  
LANDLOT 164, 10TH, LAND DISTRICT  
HOUSTON COUNTY, GEORGIA  
SCALE: 1" = 100', JUNE 23, 2003

**McDOUGALD & ASSOCIATES**  
LAND SURVEYING, LAND PLANNING, & DESIGN  
146 PIERCE AVENUE, MACON GEORGIA 31204, 478-471-0024

60-168