

TRAFFIC ENGINEERING CERTIFICATION
 APPROVED BY THE MACON-BIBB COUNTY TRAFFIC ENGINEERING DEPARTMENT.
 DATE _____ MACON-BIBB TRAFFIC ENGINEERING DESIGNEE _____

MACON WATER AUTHORITY CERTIFICATION
 I CERTIFY THAT THE SPECIFICATIONS OF THE WATER AND/OR SEWER LINES MEET THE MINIMUM REQUIREMENTS OF THE MACON WATER AUTHORITY AND THAT THE INSTALLATION MEETS WITH SUCH SPECIFICATIONS (AND PROPER FINANCIAL ARRANGEMENTS) HAVE BEEN MADE TO INSURE INSTALLATION ACCORDING TO SAID SPECIFICATIONS; THEREFORE, THE FINAL PLAT IS APPROVED BY THE AUTHORITY.

DATE _____ EXECUTIVE DIRECTOR OR FIELD OPERATIONS DIRECTOR _____

IMPORTANT NOTICE TO POTENTIAL LOT PURCHASERS/DEVELOPERS:
 THE FOLLOWING FEES APPLY TO EACH LOT IN THIS SUBDIVISION AND MUST BE PAID TO THE MACON WATER AUTHORITY AT THE TIME EACH LOT IS DEVELOPED:

WATER METER FEE: \$ 335.00
 WATER EXTENSION FEE: N/A
 SANITARY SEWER TAP FEE: \$ 500.00
 BASIN SPECIFIC FEE: N/A

THE ABOVE FEES ARE SUBJECT TO CHANGE AT ANY TIME BY ACTION OF THE MACON WATER AUTHORITY.

THE DEVELOPER/SUB-DIVIDER MUST CONTACT THE MACON WATER AUTHORITY ENGINEERING DEPARTMENT FOR THE SPECIFIC AMOUNTS TO BE INSERTED INTO THE BLANKS.

MACON-BIBB P&Z COMMISSION CERTIFICATION

I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION OF MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION.

DATE _____ EXECUTIVE DIRECTOR OR ZONING ENFORCEMENT OFFICER _____

HEALTH DEPARTMENT CERTIFICATION

(A) APPROVAL OF THIS PLAT BY THE MACON-BIBB COUNTY HEALTH DEPARTMENT
 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 PLAT.

APPROVED FOR RECORDING PURPOSES ONLY
 MACON-BIBB COUNTY HEALTH DEPARTMENT

(B) THE MACON-BIBB COUNTY HEALTH DEPARTMENT APPROVAL RELATES TO GENERAL SUBDIVISION LOT LAYOUT, 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 DESIGNEE _____

MACON-BIBB COUNTY ENGINEER CERTIFICATION

I CERTIFY THAT THE FINAL PLAT LAYOUT MEETS THE PLATTING REQUIREMENTS OF THE MACON-BIBB COUNTY ENGINEERING DEPARTMENT. MACON-BIBB COUNTY DOES NOT, BY THIS APPROVAL, ACCEPT THE DEDICATION, IF ANY, OF DRAINAGE EASEMENTS AND ASSUMES NO RESPONSIBILITY FOR THEIR MAINTENANCE. IF ANY, OR DRAINAGE EASEMENTS AND ASSUMES NO

DATE _____ MACON-BIBB ENGINEERING DESIGNEE _____

FIRE DEPARTMENT CERTIFICATION

(A) APPROVED BY MACON-BIBB COUNTY FIRE DEPARTMENT

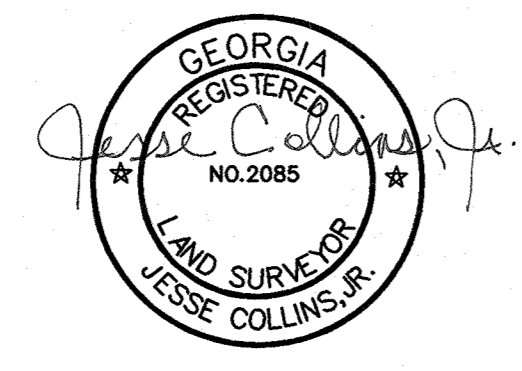
(B) APPROVED SUBJECT TO THE INSTALLATION OF PROPER WATER MAINS AND FIRE HYDRANTS - MACON-BIBB COUNTY FIRE DEPARTMENT

(C) APPROVED - LIMITED WATER SUPPLY - NO FIRE HYDRANTS WITHIN 500 FEET IN COUNTY ONLY.

DATE _____ MACON-BIBB COUNTY FIRE PREVENTION DESIGNEE _____

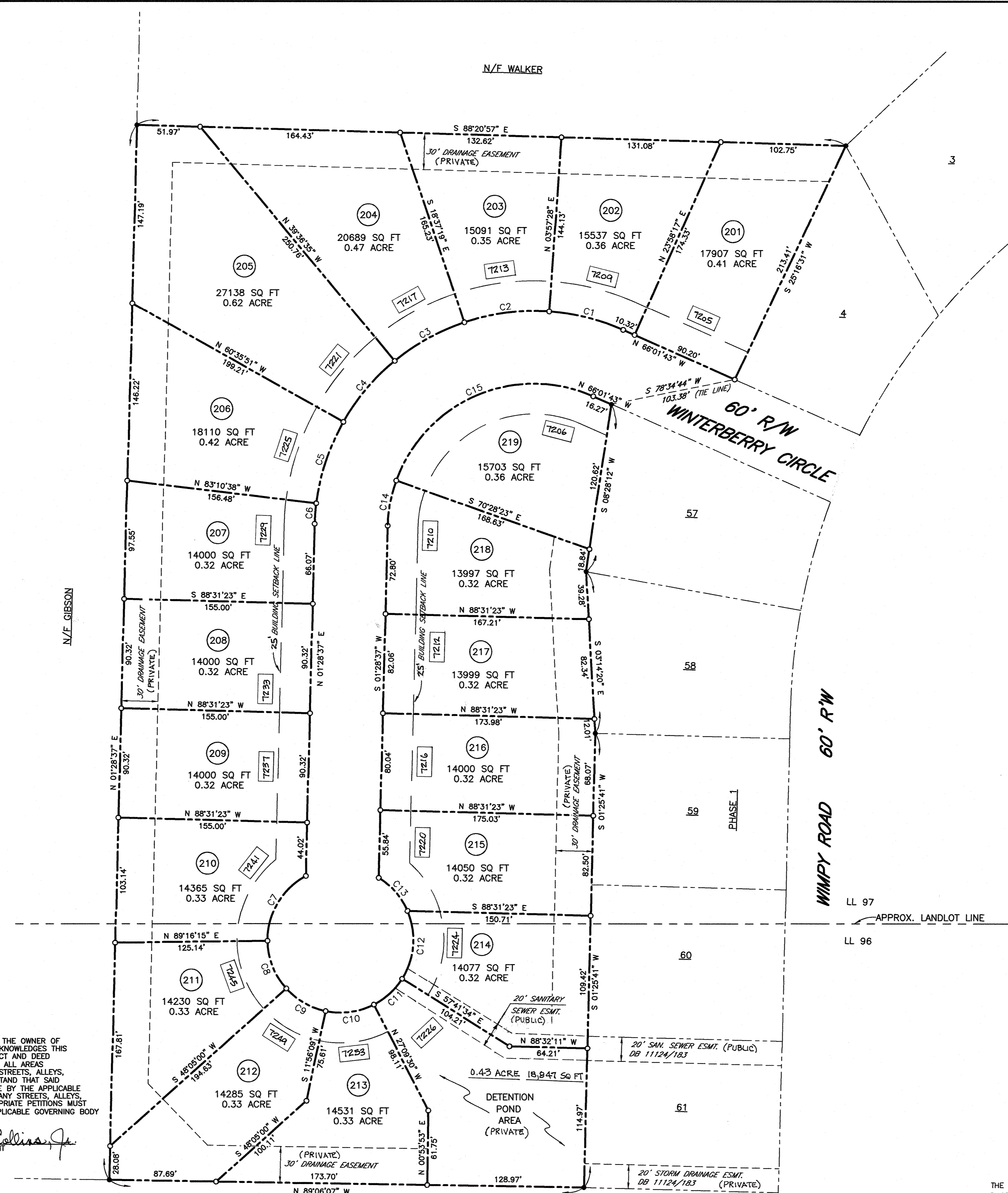
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Jesse Collins, Jr. Name and date 2/11/22



OWNER'S CERTIFICATIONS:
 STATE OF GEORGIA, COUNTY OF BIBB
 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 DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT 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 2/11/22 Jesse Collins, Jr. OWNER/AGENT



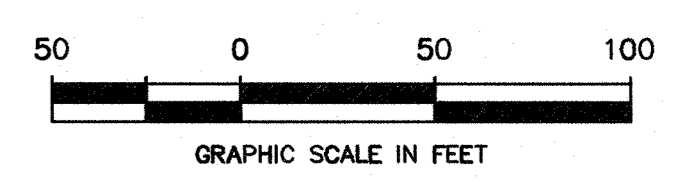
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180.00'	62.88'	62.56'	S 76°02'11" E
C2	180.00'	70.88'	70.43'	S 82°40'27" W
C3	180.00'	65.89'	65.53'	N 60°54'19" E
C4	180.00'	65.91'	65.54'	N 39°55'44" E
C5	180.00'	70.92'	70.46'	N 18°09'08" E
C6	180.00'	16.93'	16.92'	S 04°10'15" W
C7	60.00'	65.17'	62.01'	N 30°21'46" E
C8	60.00'	43.14'	42.22'	N 21°21'03" W
C9	60.00'	37.87'	37.24'	N 60°01'53" W
C10	60.00'	40.93'	40.14'	S 82°20'36" W
C11	60.00'	31.96'	31.58'	N 47°32'26" E
C12	60.00'	58.38'	56.11'	N 04°24'26" W
C13	60.00'	36.71'	36.14'	N 40°59'43" W
C14	120.00'	37.93'	37.77'	N 10°31'55" E
C15	120.00'	197.68'	176.07'	S 66°46'45" W

REFERENCES
 PLAT BOOK 93, PAGE 837
 PLAT BOOK 92, PAGE 597
 TAX MAP PARCEL L1400178

- NOTES
- ALL EASEMENTS/UTILITIES WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
 - PROPERTY IS ZONED R-1AAA CLUSTER S/D.
 - PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN.
 - 10' UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS, NOT SHOWN.
 - BUILDING SETBACKS: FRONT - 2.5'
SIDE - 5'
REAR - 30'

LEGEND

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN SET (1/2" REBAR)
- CONCRETE MONUMENT FOUND
- COMPUTED POINT
- PROPERTY LINE
- ORIGINAL PROPERTY LINE
- SANITARY SEWER EASEMENT



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,112 FEET, AND AN ANGULAR ERROR OF 2.5" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,112 FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON G.T.S. 304 TOTAL STATION.

SUBDIVISION
 OF
AUTUMN VALLEY, PHASE 2
THREE OAKS CONSTRUCTION
 LANDLOTS 96 & 97 4th LAND DISTRICT
 MACON - BIBB COUNTY, GEORGIA
 SCALE: 1" = 50' JANUARY 28, 2022
 COLLINS PROFESSIONAL SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
 3520 HWY. 41 N, SUITE 1004, BYRON, GA 31008 478-918-7458












Collins-20050

Final Audit Report

2022-02-22

Created:	2022-02-21
By:	Macon Zoning (etonn@mbpz.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASWab3mStTwuTJ8jwmhJRRM9jGDGCZa_A

"Collins-20050" History


-  Document created by Macon Zoning (etonn@mbpz.org)
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-  Document emailed to Keith Braswell (kbraswell@maconbibb.us) for signature
2022-02-21 - 6:40:15 PM GMT
-  Email viewed by Keith Braswell (kbraswell@maconbibb.us)
2022-02-21 - 6:41:05 PM GMT
-  Document e-signed by Keith Braswell (kbraswell@maconbibb.us)
Signature Date: 2022-02-21 - 6:41:50 PM GMT - Time Source: server
-  Document emailed to for Algernon Wallace (awallace@maconwater.org) for signature
2022-02-21 - 6:41:53 PM GMT
-  Email viewed by for Algernon Wallace (awallace@maconwater.org)
2022-02-21 - 10:28:11 PM GMT
-  Document e-signed by for Algernon Wallace (awallace@maconwater.org)
Signature Date: 2022-02-21 - 10:29:03 PM GMT - Time Source: server
-  Document emailed to Shondreka Webster-Reese (shondreka.webster@dph.ga.gov) for signature
2022-02-21 - 10:29:20 PM GMT
-  Email viewed by Shondreka Webster-Reese (shondreka.webster@dph.ga.gov)
2022-02-22 - 1:22:55 PM GMT
-  Document e-signed by Shondreka Webster-Reese (shondreka.webster@dph.ga.gov)
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-  Document emailed to Tri D Vo (tvo@maconbibb.us) for signature
2022-02-22 - 1:28:18 PM GMT

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2022-02-22 - 2:32:12 PM GMT

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2022-02-22 - 3:01:00 PM GMT

 Document e-signed by W. S. Edwards (sedwards@maconbibb.us)


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2022-02-22 - 3:52:59 PM GMT

 Document e-signed by John Langstaff (jlangstaff@mbpz.org)

Signature Date: 2022-02-22 - 3:53:45 PM GMT - Time Source: server

 Agreement completed.

2022-02-22 - 3:53:45 PM GMT