

LEGEND

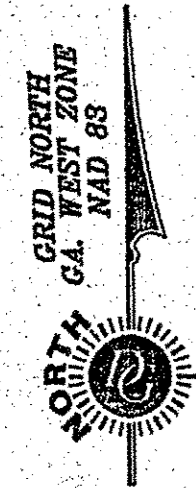
PROPERTY LINE

LOT NUMBER

IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)

IRON PIN SET (1/2" REBAR)

STREET ADDRESS



L.L. 262
L.L. 263

FILED
CLERK'S OFFICE
BK 92 P 7
2006 MAY -4 AM 11:11

DIANNE BRANNEN
SUPERIOR COURT OF
BIBB COUNTY, GEORGIA

PLACEMAKER, LLC

PLACEMAKER, LLC
COMMON AREA
NATURE WALKING TRAILS
BEAVERDAM CREEK

375

20' SANITARY
SEWER ESM.T.

20' STORM
DRAIN ESM.T.

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I certify that specifications of the walls and/or sewer lines meet the minimum requirements of the Macon-Bibb County Water and Sewerage Authority specifications (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: 5/4/06
Executive Director
Engineering Superintendent

OWNER'S CERTIFICATION:
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.

4-27-06
DATE OWNERS SIGNATURE

APPROVED BY MACON-BIBB COUNTY FIRE DEPARTMENT

5-4-06
DATE FIRE CHIEF

APPROVED BY MACON-BIBB COUNTY HEALTH DEPARTMENT

5/4/2006
DATE DIRECTOR

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

5/4/06
DATE ENGINEER

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

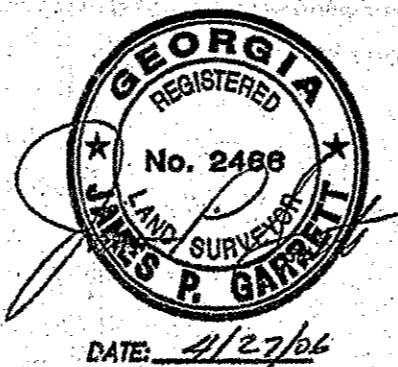
5-4-06
DATE ZONING ENFORCEMENT OFFICER

RESTRICTED TO PUBLIC SEWERS AND PUBLIC WATER SUPPLY.

Approved by the Macon-Bibb County
Traffic Engineering Dept
5-4-06
Date MBC Traffic Engineer or Designer

REFERENCES

- RESIDENTIAL DEVELOPMENT PLANS FOR PLACEMAKER, LLC OF PROVIDENCE PHASE III PREPARED BY CARTER & SLOOPE, INC. (PROVIDED TO DONALDSON, GARRETT & ASSOCIATES, INC. BY CARTER & SLOOPE, INC.)
- P.B. 90, PAGE 571 - PLACEMAKER, LLC - PROVIDENCE - PHASE I
- P.B. 90, PAGE 987 - RESUBDIVISION LOTS 54 & 55 - WAVERLY SECTION
- P.B. 91, PAGE 129 - RESUBDIVISION LOTS 56 & 57 WAVERLY SECTION



DATE: 4/27/06

LINE	BEARING	DISTANCE
L1	N47°02'49"E	98.12
L2	N47°02'49"E	44.45
L3	N47°02'49"E	46.11
L4	N47°02'49"E	24.73
L5	N32°34'44"E	25.02
L6	N32°34'44"E	62.63
L7	N32°34'44"E	62.63
L8	N47°02'49"E	100.89
L9	N47°02'49"E	64.00
L10	N47°02'49"E	48.52
L11	N32°34'44"E	15.96
L12	N32°34'44"E	65.96
L13	N32°34'44"E	68.37
L14	S32°44'31"W	115.04
L15	N32°44'31"E	111.72

AREA CHART	
LOT	S.F./AC.
1	8,467/0.194
2	8,466/0.194
3	8,526/0.196
4	9,863/0.226
5	12,391/0.284
6	12,023/0.276
7	7,353/0.169
8	7,090/0.163
9	7,329/0.168
10	7,691/0.177
11	7,647/0.176
12	7,349/0.169
13	8,959/0.206
14	11,169/0.256
15	16,064/0.369
16	11,767/0.270
17	8,868/0.204
18	7,119/0.163
19	10,019/0.230
20	8,307/0.191
21	7,910/0.182
22	7,642/0.175
23	7,421/0.170
24	7,421/0.170
25	7,421/0.170
26	7,421/0.170

COMMON AREA NO. 1 = 4,850 S.F./0.111 AC.
COMMON AREA NO. 2 = 3,212 S.F./0.074 AC.
ROAD R/W AREA = 217,832 S.F./5.00 AC.

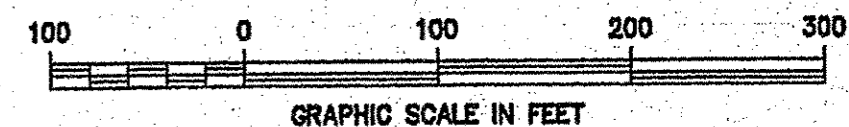
NOTES

- DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- CURRENT ZONING OF SUBJECT PROPERTY IS PDE. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT=10' SIDE=5' REAR=20'
- SUBJECT PROPERTY DESIGNATED AS A PORTION OF PARCEL 102 ON TAX MAP K-3 & J-3.
- CENTERLINE OF DRAINAGE & SANITARY SEWER EASEMENTS TO BE CENTERLINE OF STORM OR SANITARY SEWER AS BUILT.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S00°57'55"E	26.52	24.00	28.10
C2	S43°55'20"E	7.85	24.00	7.89
C3	S46°41'27"E	39.80	172.00	39.89
C4	S30°58'00"E	54.29	172.00	54.52
C5	S35°46'06"E	9.60	20.00	9.69
C6	S64°23'47"E	10.18	20.00	10.29
C7	S43°37'12"E	58.10	50.00	62.00
C8	S24°40'49"W	54.14	50.00	57.21
C9	S67°19'09"W	17.13	50.00	17.21
C10	S48°33'09"W	19.16	20.00	19.99
C11	S24°22'45"W	26.72	172.00	26.75
C12	S30°06'12"W	7.62	172.00	7.62
C13	S33°57'38"W	60.92	672.00	60.94
C14	S39°07'33"W	60.21	672.00	60.23
C15	S44°13'50"W	59.49	672.00	59.51
C16	S49°05'33"W	54.52	672.00	54.54
C17	S60°49'58"W	56.87	175.00	57.12
C18	S79°31'40"W	56.82	175.00	57.08
C19	N81°47'55"W	56.74	175.00	56.99
C20	N63°09'22"W	56.64	175.00	56.89
C21	N48°53'15"W	30.24	175.00	30.27
C22	N70°29'46"W	17.89	20.00	18.55
C23	N80°51'23"W	27.91	50.00	28.28
C24	N32°53'51"W	52.63	50.00	55.42
C25	N32°14'05"E	55.02	50.00	58.26
C26	N75°39'39"E	17.45	50.00	17.54
C27	N59°08'38"E	17.89	20.00	18.55
C28	N10°22'41"W	32.71	24.00	35.99
C29	S87°26'01"W	25.30	20.00	27.39
C30	S88°20'19"W	64.46	50.00	70.05
C31	N20°41'32"W	51.25	50.00	53.81
C32	N40°58'22"E	51.25	50.00	53.81
C33	S80°45'53"E	46.07	50.00	47.87
C34	S75°48'29"E	18.35	24.00	18.83
C35	N57°13'49"E	18.90	24.00	20.52
C36	S79°37'19"W	35.13	24.00	39.41
C37	N19°21'51"W	143.04	128.00	151.78
C38	N22°59'22"E	37.32	128.00	37.46
C39	N32°50'50"E	32.32	628.00	32.32
C40	N37°31'00"E	70.00	628.00	70.04
C41	N43°54'23"E	70.00	628.00	70.04
C42	N49°15'34"E	47.30	628.00	47.31
C43	N56°29'55"E	23.20	131.00	23.23
C44	S80°52'22"E	159.67	131.00	171.70
C45	S05°40'35"E	37.15	30.00	40.06

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,682 FEET AND ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 38,584 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LIETZ SET 2 TOTAL STATION. FIELD WORK WAS COMPLETED ON MAY 2, 2006.



SUBDIVISION
FOR
PLACEMAKER, LLC
OF
PHASE THREE - CARILLON
LAND LOTS 262 & 283
BIBB COUNTY
15TH LAND DISTRICT
GEORGIA

REVISIONS	R.L.S. NO.	DATE	CHKD:	DRWN:	PROJ. NO.:
	2466	MAY 2006	JPG	WWL	1323-002-D1

SCALE:
1"=100'
C&G: C484P3SD.CRD
DRAWING NO. 4303-06-C
FIELD BOOK: EDC

