



FINAL PLAT
for
TOBEE CREEK

PHASE 2
JUNE 20, 2006

HALLIGAN & ASSOCIATES
SURVEYORS & PLANNERS
363 PIERCE AVENUE, SUITE 101
MACON, GEORGIA 31204
PHONE (478) 745-3223

Approved by the Macon-Bibb County
Traffic Engineering Dept.
Date 8-18-06 Prince S. Hall
MBC Traffic Engineer or Designer

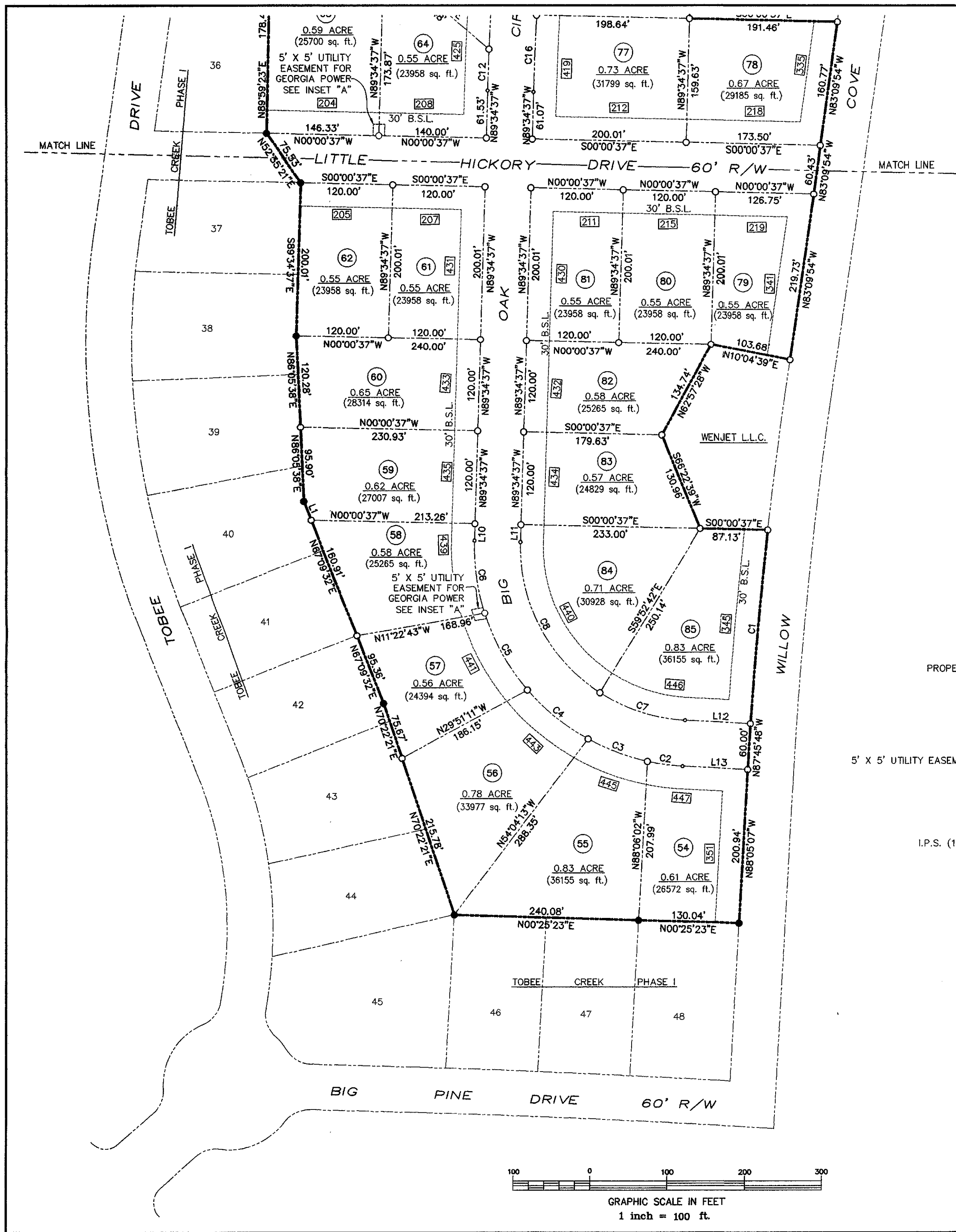


Doc ID: 004736460004 Type: PLT
Filed: 08/22/2006 at 04:09:00 PM
Fee Amt: \$32.00 Page 1 of 4
Bibb County Superior Court
Dianne Brannen Clerk
BK **92** PG **143-146**

SHEET 1 OF 4

BK 92/Pg 143

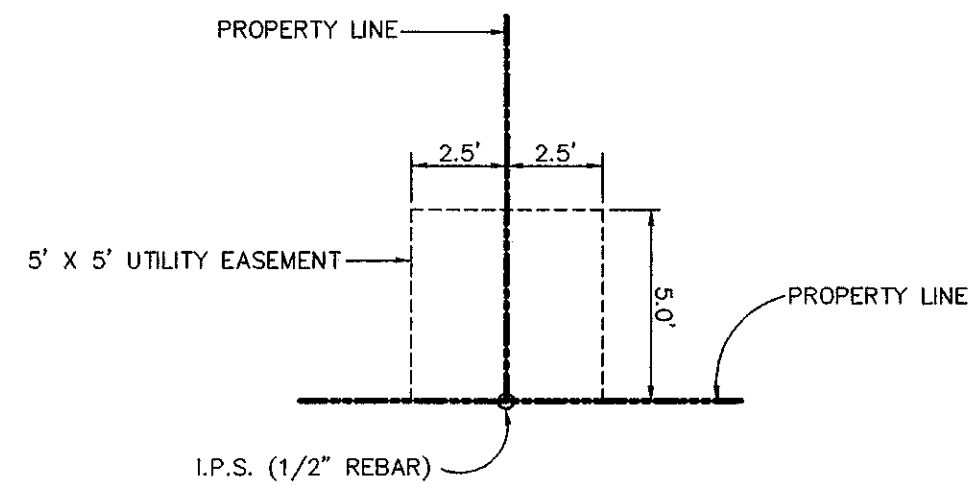
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REFERENCES:	
PLAT BOOK 91, PAGES 563 - 566	
PLAT ENTITLED "SURVEY FOR WENJET L.L.C." BY HALLIGAN & ASSOCIATES SURVEYORS & PLANNERS DATED APRIL 10, 2003.	
FINAL PLAT ENTITLED "TOBEE CREEK PHASE 1" BY HALLIGAN & ASSOCIATES SURVEYORS & PLANNERS DATED JANUARY 21, 2005.	

SEE SHEET 4 OF 4 FOR LINE TABLE, GENERAL NOTES, AND CERTIFICATES

LEGEND:	
IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN SET (1/2" REBAR)	○
COMPUTED POINT	○
HOUSE NUMBER	300

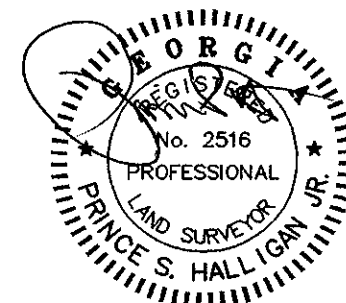
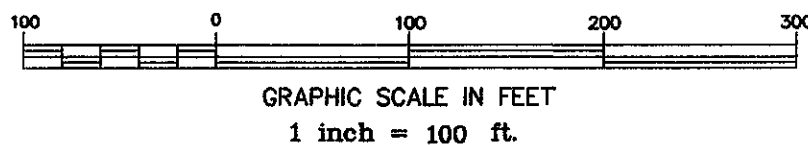


INSET "A"
N.T.S.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,050 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 56,570 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON 303D TOTAL STATION & DATA COLLECTOR.



SHEET 2 OF 4

SUBDIVISION									
TOBEE CREEK									
PHASE 2									
LAND LOT 234	3rd LAND DISTRICT								
BIBB COUNTY,	GEORGIA								
HALLIGAN & ASSOCIATES SURVEYORS & PLANNERS									
363 PIERCE AVENUE, SUITE 101 MACON, GEORGIA 31204 PHONE (478) 745-3223	<table border="1"> <tr> <td>DATE:</td> <td>JUNE 20, 2006</td> </tr> <tr> <td>SCALE:</td> <td>1" = 100'</td> </tr> <tr> <td>PROJECT NO.</td> <td>5009</td> </tr> <tr> <td>DRAWING NO.</td> <td>5009</td> </tr> </table>	DATE:	JUNE 20, 2006	SCALE:	1" = 100'	PROJECT NO.	5009	DRAWING NO.	5009
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BK 92/Pg 144



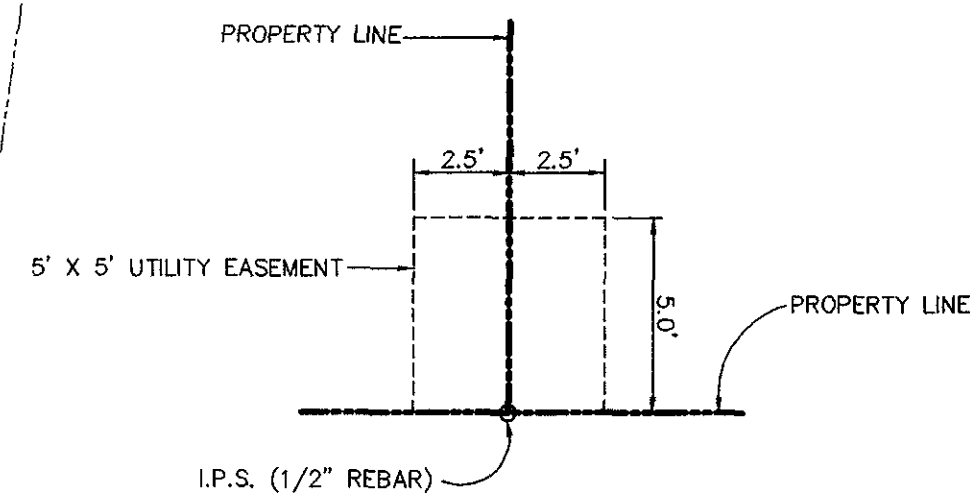
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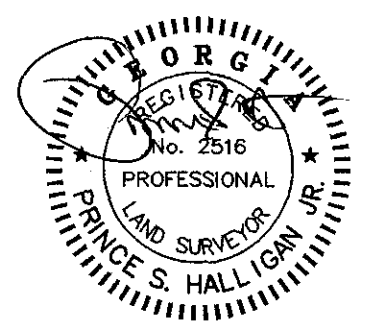
IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN SET (1/2" REBAR)	○
COMPUTED POINT	○
HOUSE NUMBER	500



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,050 FEET, AND AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

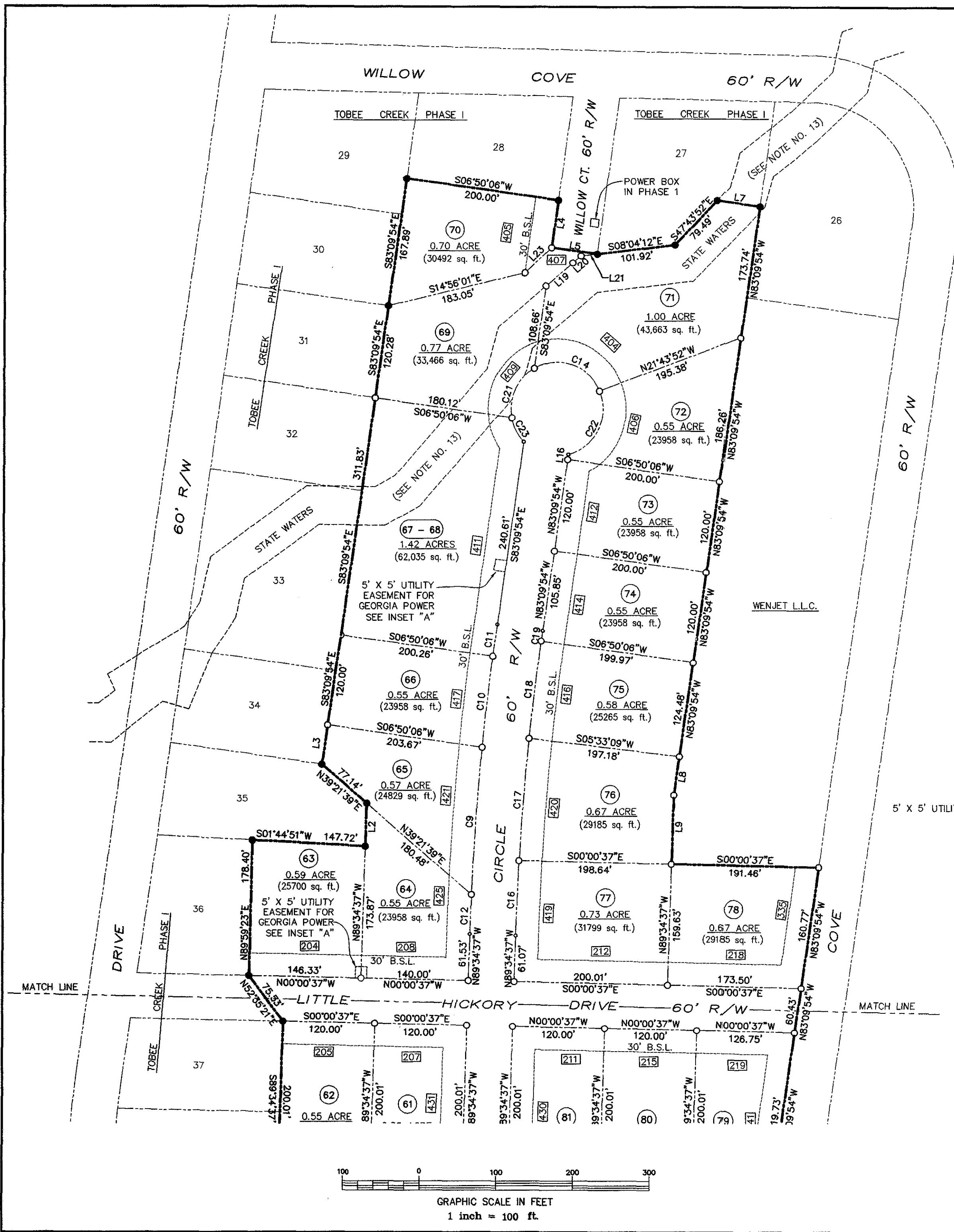
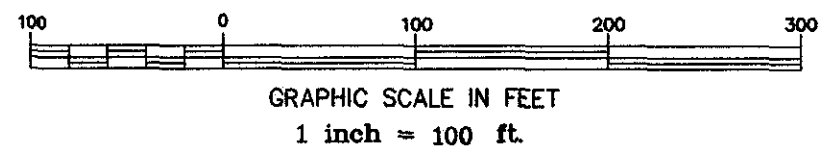
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SHEET 3 OF 4

SUBDIVISION									
TOBEE CREEK									
PHASE 2									
LAND LOT 234	3rd LAND DISTRICT								
BIBB COUNTY, GEORGIA									
HALLIGAN & ASSOCIATES SURVEYORS & PLANNERS 363 PIERCE AVENUE, SUITE 101 MACON, GEORGIA 31204 PHONE (478) 745-3223	<table border="1"> <tr> <td>DATE:</td> <td>JUNE 20, 2006</td> </tr> <tr> <td>SCALE:</td> <td>1" = 100'</td> </tr> <tr> <td>PROJECT NO.</td> <td>5009</td> </tr> <tr> <td>DRAWING NO.</td> <td>5009</td> </tr> </table>	DATE:	JUNE 20, 2006	SCALE:	1" = 100'	PROJECT NO.	5009	DRAWING NO.	5009
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BK92/A9145

OWNER'S CERTIFICATION

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.

[Signature] 8/22/06
OWNER DATE

APPROVED BY MACON-BIBB COUNTY FIRE DEPARTMENT

[Signature] 8-17-06
FIRE CHIEF DATE

RESTRICTED TO PUBLIC WATER SUPPLY.

* APPROVAL OF THIS PLAT BY THE DEPARTMENT OF HEALTH IS SOLEY FOR THE PURPOSE OF PERMITTING IT TO BE RECORDED IN THE BIBB 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

[Signature] 8/22/06
BY DATE
* Approval Excludes Lots 71, 69

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

[Signature] 8-18-06
COUNTY ENGINEER DATE

I CERTIFY THAT THE SPECIFICATIONS OF THE WATER LINES MEET THE MINIMUM REQUIREMENTS OF THE MACON-BIBB COUNTY WATER AND SEWERAGE AUTHORITY (AND THAT THE INSTALLATION MEETS WITH SUCH SPECIFICATIONS) (AND PROPER FINANCIAL ARRANGEMENTS HAVE BEEN MADE TO INSURE THE INSTALLATION ACCORDING TO SAID SPECIFICATIONS). HEREFOR, THE FINAL PLAT IS APPROVED BY THE AUTHORITY.

[Signature] 8-18-06
EXECUTIVE DIRECTOR OR
ENGINEERING SUPERINTENDENT DATE

NOTES

1. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAY RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH A SURVEYORS SEAL AND ORIGINAL SIGNATURE IN BLACK INK.
3. THE SURVEYOR MAKES NO CLAIM AS TO SUBSURFACE FEATURES OTHER THAN SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
4. THIS SURVEY IS NOT INTENDED TO DELINEATE LOCAL AREAS OF PARTICULAR CONCERN, WETLANDS, OR ANY OTHER GOVERNMENTAL JURISDICTIONAL BOUNDARIES.
5. ALL REFERENCES TO THE PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BIBB COUNTY, GEORGIA.
6. MINIMUM LOT WIDTH IS 100' @ B.S.L.
7. MINIMUM LOT AREA IS 23,958 SQUARE FEET.
8. TOTAL NUMBER OF LOTS IN PHASE 1 = 32 LOTS
9. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT YARD 30 FEET, SIDE YARD 10 FEET, AND REAR YARD 40 FEET.
10. THER IS A 20 FOOT RADIUS ON ALL CORNER LOTS. IRON PINS ARE SET AT THE INTERSECTION OF THE EXTENDED STREET RIGHT-OF-WAY LINES.
11. THIS PROPERTY IS ZONED RIAAA.
12. TAX MAP DESIGNATION MAP H-10, PARCEL 102.
13. STATE WATERS BUFFER WIDTH VARIES ACCORDING TO THE METES AND BOUNDS SHOWN ON A PLAT BY HALLIGAN & ASSOCIATES DATED FEBRUARY 16, 2004 AND SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS.
14. LOTS 67-68, 69 AND 71 MUST HAVE A PLOT PLAN SUBMITTED TO THE BIBB COUNTY ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
15. ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 130011, PANEL 0040D, REVISED AUGUST 02, 1990, NONE OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE 100 YEAR FLOOD ZONE.

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.

[Signature] 8/22/06
EXECUTIVE DIRECTOR OR
ZONING ENFORCEMENT OFFICER DATE

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 a lot is developed:

1. Meter Fee of : \$675.00

The above fees are subject to change at any time by Action of the Macon Water Authority.

LINE	BEARING	DISTANCE
L1	N67°09'32"E	26.39'
L2	S89°34'37"E	54.80'
L3	S83°09'54"E	51.26'
L4	N83°09'54"W	61.83'
L5	S06°50'06"W	60.00'
L7	S06°50'06"W	55.42'
L8	N83°09'54"W	50.17'
L9	N89°34'37"W	88.72'
L10	N89°34'37"W	21.37'
L11	N89°34'37"W	21.83'
L12	S01°53'58"W	84.48'
L13	S01°53'58"W	84.13'
L14	OMITTED	OMITTED
L15	OMITTED	OMITTED
L16	N83°09'54"W	6.69'
L17	OMITTED	OMITTED
L18	OMITTED	OMITTED
L19	S42°19'05"E	45.87'
L20	N42°19'05"W	14.24'
L21	N08°04'12"W	21.41'
L22	S83°09'54"E	76.61'
L23	S44°59'58"E	48.55'

CURVE	BEARING	DISTANCE	ARC LENGTH	RADIUS
C1	N86°11'15"W	253.32	253.34	5860.74
C2	N06°30'41"E	46.08	46.13	286.53
C3	N19°23'42"E	82.45	82.73	286.53
C4	N37°53'06"E	101.65	102.20	286.53
C5	N59°44'20"E	115.58	116.38	286.53
C6	N80°53'57"E	94.82	95.25	286.53
C7	N16°46'43"E	116.34	117.65	226.53
C8	N61°02'26"E	222.29	232.34	226.53
C9	S87°14'40"E	190.26	190.28	3630.52
C10	S84°47'44"E	120.05	120.05	3630.52
C11	S83°30'24"E	43.30	43.30	3630.52
C12	S89°09'41"E	52.66	52.66	3630.52
C14	N17°26'07"E	89.94	101.68	60.00
C16	S88°47'10"E	98.58	98.58	3570.52
C17	S88°47'41"E	157.91	157.92	3570.52
C18	S84°25'35"E	128.92	128.93	3570.52
C19	S83°16'42"E	14.15	14.15	3570.52
C21	S66°34'01"E	69.60	74.25	60.00
C22	N64°54'46"W	90.71	102.84	60.00
C23	N61°22'57"E	34.28	34.76	60.00



SUBDIVISION	
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