

File Doc: PLAT  
 Recorded 08/03/2020 09:05AM  
 JOE WILKINSON, Clerk Superior Court  
 Peach County, Ga  
 BK 00029 Pg 0063  
 Participants: 897235839

NOW OR FORMERLY  
 JOINT DEVELOPMENT AUTHORITY OF PEACH COUNTY &  
 THE CITY OF WARNER ROBINS  
 LEAMINGTON BLVD  
 PLAT BOOK 28 PAGE 387  
 0002 BOOK 081 PAGE 429  
 TAX PARCEL 081 0002  
 ZONED M-3, BR

NOW OR FORMERLY  
 B.C. LAND & DEVELOPMENT, LLC, B. PINE STACK LLC  
 4084022 8817  
 PLAT BOOK 20 PAGE 382  
 0023 BOOK 000 PAGE 411  
 TAX PARCEL 001 0022  
 ZONED M-3, BR

NOW OR FORMERLY  
 ANDREW R. ZIGALE  
 5221 HIGHWAY 41  
 PLAT BOOK 19 PAGE 126  
 0002 BOOK 007 PAGE 045  
 TAX PARCEL 007 0002  
 ZONED M-3, BR

LEAMINGTON BOULEVARD  
 (CONVULS)

**TRACT "7"**  
 8.911 ACRES  
 388,286 SQ. FT.  
 PLAT CLOSURE=1:289,346

NOW OR FORMERLY  
 DOUG HARRIS & ASSOCIATES, LLC  
 1902847 41  
 PLAT BOOK 28 PAGE 238  
 0023 BOOK 200 PAGE 233  
 TAX PARCEL 081 0004  
 ZONED C-3, BR

**RULES**

1. DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, DO NOT GUARANTEE THAT ALL CASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED E-COPY UNLESS IT BEARS THE SEAL AND ORIGINAL SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF DONALDSON, GARRETT & ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING, IF ANY, WERE OBTAINED FROM FIELD OBSERVATIONS AND/OR PHYSICAL MARKINGS FOUND ON THE SUBJECT SITE. THIS INFORMATION MAY BE INCOMPLETE OR INCOMPLETE, AND NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION SHOULD BE MADE PRIOR TO ANY CONSTRUCTION OR OCCUPANCY.
4. HORIZONTAL DATA IS TIED TO THE HIGGS DATUM AND IS BASED UPON THE GPS OBSERVATIONS UTILIZING THE LDCO OUTPOST REFERENCE NETWORK.
5. THE SUBJECT PARCEL IS DESIGNATED AS TAX PARCEL 081 0004 AND IS ZONED M-3, BR.
6. IRON PINS SET AND 1/2" REBAR AND CAPS ENTITLED "DOUG-HARRIS, GUY, UNLESS OTHERWISE NOTED."

**REFERENCE DEEDS & PLATS**

- |              |          |
|--------------|----------|
| PLAT BOOK 7  | PAGE 24  |
| PLAT BOOK 18 | PAGE 71  |
| PLAT BOOK 21 | PAGE 63  |
| PLAT BOOK 23 | PAGE 164 |
| PLAT BOOK 24 | PAGE 230 |
| PLAT BOOK 24 | PAGE 209 |
| PLAT BOOK 25 | PAGE 157 |
| PLAT BOOK 25 | PAGE 230 |
| PLAT BOOK 28 | PAGE 104 |
| PLAT BOOK 28 | PAGE 262 |
| PLAT BOOK 62 | PAGE 212 |
| PLAT BOOK 72 | PAGE 68  |
| PLAT BOOK 72 | PAGE 87  |

LINE	BEARING	LENGTH
L1	N00°48'24"E	23.00'
L2	S00°10'53"W	25.00'
L3	N89°48'04"W	4.01'

**LEGEND**

- PROPERTY LINE
- LANDLOT LINE
- SANITARY SEWER LINE
- OVERHEAD POWER & TELEVISION
- OVERHEAD POWER LINE
- EASEMENT
- ASPHALT
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" REBAR W/CAP)

**CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN BEARING AND AN ANGULAR ERROR OF 30" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN BEARING AND AN ANGULAR ERROR OF 30" PER ANGLE POINT. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SURVEYING ELECTRONIC DISTANCE MEASURING DEVICE. FIELD WORK WAS COMPLETED ON MAY 18, 2020.



RECEIVED  
 MAY 16 2020  
 SURVEYOR'S OFFICE



JOINT DEVELOPMENT AUTHORITY OF PEACH COUNTY & THE CITY OF WARNER ROBINS  
 LEAMINGTON BLVD  
 PLAT BOOK 28 PAGE 387  
 0002 BOOK 081 PAGE 429  
 TAX PARCEL 081 0002  
 ZONED M-3, BR

**SURVEYOR CERTIFICATION**  
 THIS SURVEY IS A REVICUATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVIVOR OR CREATE A NEW PARCEL. THE RECORDED INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL(S) ARE ESTABLISHED. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF EVIDENCE, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 19-6-87.

SIGNATURE: *John P. Harris*  
 DATE: 5-26-20



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 CITY OF WARNER ROBINS PLANNING & ZONING COMMISSION.

*Shawn Leath*  
 SECRETARY OF THE CITY OF WARNER ROBINS  
 PLANNING AND ZONING COMMISSION  
 DATE: 6/1/2020

I CERTIFY 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, OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.

CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

DONALDSON, GARRETT, & ASSOCIATES, INC.  
 4675 BRIDGEMAN WAY, SUITE 100  
 WOODBRIDGE, VA 22191  
 TEL: 703-766-1200  
 FAX: 703-766-1201  
 WWW.DGASURVEYING.COM

RE-SUBDIVISION SURVEY  
 FOR  
 JOINT DEVELOPMENT AUTHORITY OF PEACH COUNTY & THE CITY OF WARNER ROBINS  
 LAND LOTS 64  
 5TH LAND DISTRICT  
 PEACH COUNTY  
 GEORGIA

DATE	5/19/20
SCALE	HORIZONTAL: 1"=40' VERTICAL: N/A
DRAWING NO.	3890-20-D
ALPHA	C1882
OWNER	JPG
DESIGN	JPG
APPD.	JPG
FILE NO.	2468

SHEET 1 OF 1