

AS PER OFFICIAL F.I.R.M. MAP 130062 0005 B, DATED NOVEMBER 15, 1978
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

NOW OR FORMERLY
LULLWATER • CALUMET
REFERENCE: P.B. 68/228

LULLWATER CIRCLE 60' R/W

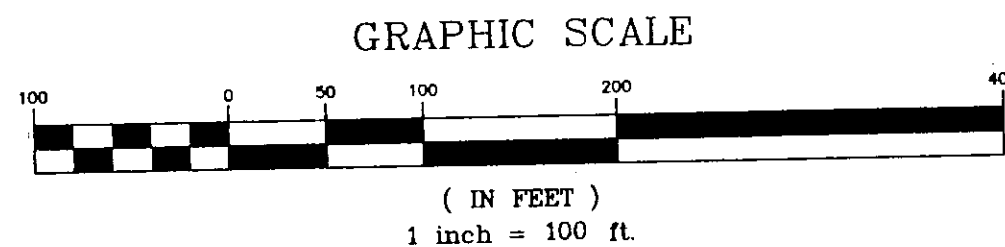
NOW OR FORMERLY
LOT 2 OF POD B

NOW OR FORMERLY
NEWMAN COWETA BANK

FILED IN OFFICE
CLERK OF
SUPERIOR/JUVENILE
COURT
2004 JAN -9 PM 2:26
CINDY G. BROWN, CLERK
COWETA COUNTY, GA

PLAT BOOK 80 PG. 37

JEFFERSON
PARKWAY



LEGEND

R/W -----RIGHT OF WAY
I.P.F. -----IRON PIN FOUND
I.P.P. -----IRON PIN PLACED
C.T. -----CRIMPED TOP PIPE
R.B. -----REINFORCING BAR
O.T. -----OPEN TOP PIPE
N/F -----NOW OR FORMERLY
B.L. -----BUILDING LINE



POD D
14.41 ACRES
ZONED PD-C

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.72	S35°53'07"E
L2	23.55	S00°16'57"W
L3	11.10	S00°20'57"E
L4	27.19	S36°59'42"W

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWMAN, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY Randy McLain
REGISTERED GEORGIA LAND
SURVEYOR No. 2703

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF COWETA
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON AND EITHER DEDICATES TO THE PUBLIC FOREVER OR RESERVES FOR PURCHASE BY THE CITY ALL PUBLIC GROUNDS AS INDICATED ON THE PLAT, FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

AGENT _____ OWNER _____
DATE _____ DATE _____

PLANNING COMMISSION'S CERTIFICATE:
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWMAN, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON _____, 2003.

DATE _____ DIRECTOR, PLANNING DEPARTMENT

NOW OR FORMERLY
PIEDMONT PLUMBING
ZONED M

NO.	DATE	DESCRIPTION	BY
1	1-8-04	TO SHOW ACCESS ROAD	RM

PRELIM. PLAT FOR
PARKWAY VENTURES

PODS C CALUMET
LOCATED IN LAND LOT 75 OF THE 5th DISTRICT
COWETA COUNTY GEORGIA

SCALE: 1"=200' DATE: OCTOBER 15, 2003

PROJECT NAME: 02-294
JOB NUMBER: 02-294A

PREPARED BY
McLAIN SURVEYING, INC.
LAND SURVEYING LAND PLANNING ENGINEERING SERVICES
6 MADISON STREET NEWMAN, GEORGIA 30263
PHONE: 770-251-8523 - FAX: 770-254-8905 - EMAIL: tmcclain@gmail.org

MILLARD FARMER INDUSTRIAL BLVD.
STATE ROUTE 34 BYPASS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT AND WAS ADJUSTED USING _____ RULE.

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

TYPE OF EQUIPMENT USED: _____

MAGNETIC