

Plat
Recorded 6/19/2018 2:09 PM
SHASTA GLOVER
Clerk of Superior Court
Muscookee County, GA
Book 105 Page 260
Participant IDs: 2521098160

DREAMBOAT DRIVE 55'

MASSEE LANE 55'

PARCEL 5B-2
4.52 AC.

CONFETTI BLUSH DRIVE

PARCEL 5C
6.57 AC.

SEE SHEET 2

PARCEL 5D
(DETENTION PARCEL)
1.93 AC.

SEE SHEETS 2 & 3

PARCEL 5E
6.55 AC.

SEE SHEET 3



- NOTES:
1. ALL DRAINAGE BANKS ARE SUBJECT TO NATURAL EROSION. THE CONSOLIDATED GOVERNMENT OF COLUMBUS SHALL NOT BE RESPONSIBLE FOR ANY EROSION TO SAID BANKS OR THE STABILIZATION THEREOF. ANY LAND DISTURBING ACTIVITY ON EROSION CONTROL BANKS SHALL BE IN ACCORDANCE WITH ANY OF THESE LOTS. A TREE PROTECTION/PLANTING PLAN MUST BE APPROVED FOR A MINIMUM OF 10 TREE DENSITY UNITS PER ACRE AND COMPLY WITH THE APPLICABLE STANDARDS.
 2. RECORDS, COMPLETING ANY LAND DISTURBING ACTIVITY ON EITHER OF THESE LOTS, A SITE DEVELOPMENT PLAN MUST BE APPROVED FOR EACH LOT BY THE DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.
 3. PLANT BOOK 165, FOLIO 156 MUSCOCKE COUNTY, GEORGIA.
 4. RECORDS, COMPLETING ANY LAND DISTURBING ACTIVITY ON EITHER OF THESE LOTS, A SITE DEVELOPMENT PLAN MUST BE APPROVED FOR EACH LOT BY THE DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.
 5. ALL DRAINAGE BANKS AND STORM SEWER EASEMENTS SHOWN HEREON ARE BASED ON THE SURVEY DATA AND THE CROSS-HATCHED () WHICH ARE PUBLIC EASEMENTS.
 6. AREA WITHIN CONFETTI BLUSH DRIVE AND DEBUTANTA DRIVE IS 1.11 ACRES.

- LEGEND
- CM CONCRETE MONUMENT FOUND
 - RC REBAR & CAP FOUND (MMW LSF 87)
 - P REBAR FOUND
 - PI PINCHED TOP IRON FOUND
 - C REBAR & CAP SET (MMW LSF 87)
 - CALCULATED POINT



REPLAT OF
PART OF
OLD TOWN

LYING IN LAND LOT 40, 8th DISTRICT &
LAND LOTS 269, 270, 294, 295, 19th DISTRICT
COLUMBUS, MUSCOCKE COUNTY, GEORGIA

Scale 1" = 60'

MOON, MEEKS, MASON & VINSON, INC.

(GA. REG. NO. H206465)

Civil Engineers - Land Surveyors
100 Southern Way, Suite A, Columbus, Georgia, 31904
(706) 327-8306



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. The names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval is listed in the approval table shown 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 Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 31,649 FEET, AND AN ANGULAR ERROR OF ONE PER CENT PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THE FOLLOWING TYPE EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOTAL STATION, SERIES ROBOTIC TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN MORE THAN 40,000 FEET.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT CALVIN KOONCE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

OWNER'S NAME: CALVIN KOONCE

OWNER'S ADDRESS: P.O. BOX 7727

COLUMBUS, GA 31908

DATE: 5/12/18

I have this date, examined the "FLOOD INSURANCE RATE MAP", dated Sept. 5, 2007, covering Columbus, Georgia (Community No. 135158). Subject property is located on parcel 11 F. of said map and is not shown in a Flood Hazard Zone.

CERTIFICATE FOR ENGINEERING APPROVAL

STREETS AND STORM DRAINAGE DESIGN, CONSTRUCTION PLANS AND EASEMENTS MEET THE REQUIREMENTS OF THE COUNCIL OF COLUMBUS, GEORGIA AND ARE APPROVED BY THE DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.

DATE: 5/11/18

DEPARTMENT OF ENGINEERING

CERTIFICATE FOR FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED AGING UNDER AUTHORITY OF THE CITY COUNCIL OF THE CITY OF COLUMBUS, GEORGIA, APPROVES THIS PLAT FOR RECORDED BY THE CLERK OF THE SUPERIOR COURT.

DATE: 5/11/18

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

SEE SHEET 1

CONFETTI BLUSH DRIVE

LOT A
REPLAT OF PART OF
OLD TOWN
(PLAT BOOK 165, PAGE 126)

LOT B
REPLAT OF PART OF
OLD TOWN
(PLAT BOOK 165, PAGE 126)

PARCEL 5D
(DETENTION PARCEL)
1.93 AC.

ROBERT T. FLOURNOY & MILNER FAMILY LLP
UNIT ONE
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

ROBERT T. FLOURNOY & MILNER FAMILY LLP
UNIT ONE
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

PARCEL 5C
6.57 AC.

FRANK HOUSER AVENUE

WILLIAMS ROAD

LAND LOT 294, 19TH DISTRICT
LAND LOT 40, 8TH DISTRICT

SOVRAN ACQUISITION LP
UNIT TEN
(DEED BOOK 8650, PAGE 65)
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

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LAND LOTS 269, 270, 294, 295, 19th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

MOON, MEEKS, MASON & VINSON, INC.
23 May 2018
(GA. REG. NO. H206465)

Civil Engineers — Land Surveyors
100 Southern Way, Suite A, Columbus, Georgia, 31904
(706) 327-8306

- LEGEND
- CM CONCRETE MONUMENT FOUND
 - RC REBAR & CAP FOUND (MMW LSF 87)
 - R REBAR FOUND
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 - C REBAR & CAP SET (MMW LSF 87)
 - CALCULATED POINT



(PLAT BOOK 165,
PAGE 127)

SEE SHEET 1 FOR NOTES & CERTIFICATES

SEE SHEET 1

CONFETTI
BLUSH DRIVE

PARCEL 5D
(DETENTION PARCEL)
1.93 AC.

SEE SHEET 2

ROBERT T. FLOURNOY & MILNER FAMILY LLLP
UNIT ONE
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

MILNER FAMILY LLLP
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

ROBERT T. FLOURNOY
& MILNER FAMILY LLLP
UNIT FOUR
(CONDOMINIUM PLAT
BOOK 1, PAGE 157)

ROBERT T.
FLOURNOY &
MILNER FAMILY
LLLP
UNIT FIVE-A
(CONDOMINIUM
PLAT BOOK 1,
PAGE 157)

LOU WILLS
(DEED BOOK 7779, PAGE 149)

PARCEL 5E
6.55 AC.

BILLY FOSTER
UNIT SIX
(CONDOMINIUM PLAT BOOK 1, PAGE 157)

BETA PROPERTIES LLC
UNIT NINE
(DEED BOOK 12005, PAGE 222)
CONDOMINIUM PLAT BOOK 1, PAGE 157)

VETERANS PARKWAY
(UNDER CONSTRUCTION)

MASSEEE LANE

SEE SHEET 1 FOR NOTES & CERTIFICATES

NOTE: VETERANS PARKWAY UNDER
CONSTRUCTION AT TIME OF SURVEY.

LEGEND

- CM CONCRETE MONUMENT FOUND
- REBAR & CAP FOUND (MMW LSF 87)
- REBAR FOUND
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