



THE SFHA & FLOODWAY SHOWN HEREON ARE GRAPHICALLY SCALED FROM THE ABOVE REFERENCED MAPS AND SHALL BE CONSIDERED APPROXIMATE

PROPERTY IS ZONED LMI
(LIGHT MANUFACTURING/INDUSTRIAL)

MIN. LOT SIZE:	7,500 SF
MIN. LOT WIDTH:	40 FT
FRONT/STREET SETBACK:	25 FT
SIDE SETBACK:	8 FT*
REAR SETBACK:	15 FT

* TOTAL SETBACK REQ'D FOR BOTH SIDE YARDS

- 1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 2) BOUNDARY LINES SHOWN ARE PER PERMANENTIZATION FOUND AND REFERENCE TO THE RECORDS OF THE COUNTY OF CLATSOP HAS NOT BEEN MADE.
- 3) THIS IS ONLY A SUMMARY OF THE MATTERS AFFECTING TITLE AND A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY IS IT POSSIBLE THERE ARE DEEDS OF CONVEYANCE, UNRECORDED EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 4) NO IMPROVEMENTS ARE SHOWN.
- 5) EASEMENTS TO EASEMENT ARE NOT SUBJECT TO RESTRICTIONS OF RECORD
- 6) EASEMENTS ARE PRIVATELY MAINTAINED.
- 7) GIS TAG PARCEL NO. 024 022 002 & 024 030 001
- 8) SURVEYING POINT ON THE NORTH LINE OF THE NORTH (H&D 93, 3/4, G&W STATE), ESTABLISHED WITH A MINIMUM 3 MINUTE GPS OBSERVATION
- 9) CONTOURS SHOWN HEREON FROM THE NOAA USDA 2012 NAIP 4-BANDY (8 BIT) MAGNETIC ONLY. THIS IS NOT A TRUE RELATIVE TO NAVD 83.
- 10) THIS IS NOT A RECORDABLE SURVEY.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS A RETRACEMENT OF EXISTING PARCELS OF LAND AND DOES NOT SUBSIDUE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL IS STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR OCCUPANCY OF THE LAND. THE SURVEYOR'S CERTIFICATE OF RECORDATION FURTHER CERTIFY 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FIELD DATA UPON WHICH THIS SURVEY PLAT IS BASED ON A GPS SURVEY PERFORMED WITH NETWORK ADJUSTED RTK AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.02± FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: CARLSON Brx7 BASE & ROVER (SINGLE FREQUENCY)

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 197,367 FEET.

D. NATHAN McBRIDE
GEORGIA REGISTERED LAND SURVEYOR, LS003012
McBRIDE & MAXEY, INC. CA # PEF008790

STANDARD ABBREVIATIONS		STANDARD SYMBOLS & LINES		STANDARD HATCHING	
CTP	CRIMPED TOP PIPE		PROPERTY CORNER FOUND		RESTRICTED FLOODWAY
DIST	DISTURBED CORNER		1/2" REBAR & CAP SET		SFHA ZONE "Ae"
E	EAST		CALCULATED POINT		(FLOOD ZONE)
FT	FEET		SANITARY SEWER MANHOLE		EASEMENT
N	NORTH		CONCRETE MONUMENT		
NF	NOW OR FORMERLY		SUBJECT PROPERTY LINE		
OTR	3/4" OPEN TOP PIPE		ADJOINING PROPERTY LINE		
POB	POINT OF BEGINNING	---	EASEMENT LINE		
POC	POINT OF COMMENCEMENT	---	SFHA (FLOOD) ZONE LIMIT		
RBR	REBAR	---	CHAIN LINK FENCE LINE		
RW	RIGHT OF WAY	---	BARBED WIRE FENCE LINE		
S	SOUTH				
SC	SOLID CASTING	X - X - X -			
SFHA	SPECIAL FLOOD HAZARD AREA				
W	WEST				

GRAPHIC SCALE
1 inch = 100 feet



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Civil Engineering & Land Surveying

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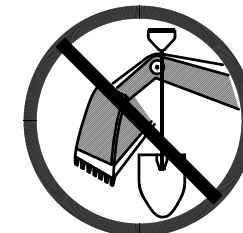
REV	REVISION DESCRIPTION	DATE
FIELD SURVEY DATE: AUGUST 27, 2024		
JOB NO: 1348.24		DRAWN BY: B. Harris
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBIRDE & MAXEY, INC.		

A
COMPOSITE SURVEY
OF PART OF THE
WERACOBA CREEK REDEVELOPMENT AREA
BLOCKS 11, 13, 15, 16, 17, 19, 20, & 21 AND PART OF
BLOCKS 10, 12, 14, & 18 OF THE MAP OF
AVONDALE
LYING IN LAND LOT 62 & 69, COWETA RESERVE
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:
Christopher Woodruff

CAUTION! UNDERGROUND SERVICE ALERT!

IT IS POSSIBLE THAT THERE ARE EXISTING
UNDERGROUND UTILITIES THAT ARE NOT
SHOWN ON THIS DRAWING.



CALL BEFORE YOU DIG
GEORGIA 811
CALL: 1-800-282-7411

DATE:
AUG. 28, 2024

SCALE:
1" = 100'

SHEET NO:
1 of 1