CREATED: 10/12/2020 LAST SAVED: 10/12/2020 BY: GASUGGS PLOT DATE: 10/12/2020

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

SCALE: 1 INCH = 50 FEET

ALL REQUIREMENTS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE HAVING BEEN FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE CITY COUNCIL OF THE COLUMBUS CONSOLIDATED GOVERNMENT HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

_____ DATE _____
(SIGNATURE OF THE DIRECTOR OF PLANNING OR HIS DESIGNEE)

ALL DRAINAGE-WAY 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.

STREET, 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, ON _____ BY: _____
(DEPARTMENT OF ENGINEERING)

OWNER'S CERTIFICATE
STATE OF GEORGIA
COUNTY OF MUSCOGEE
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: _____
OWNER'S ADDRESS: _____
OWNER'S SIGNATURE: _____ DATE: _____

OWNER'S NAME: _____
OWNER'S ADDRESS: _____
OWNER'S SIGNATURE: _____ DATE: _____

FLOOD CERTIFICATION
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AND IS NOT WITHIN A FLOOD HAZARD AREA AS PER THE 11,000 ORDINANCE RATE MAPS OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA, COMMUNITY MAP PANEL #13053C0059F, EFFECTIVE DATE SEPTEMBER 05, 2007.

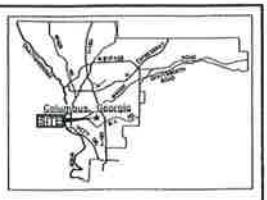
SURVEY DATA
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 355,378 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 38,713 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

A TRIMBLE R10 GNSS RECEIVER WAS USED TO ESTABLISHED HORIZONTAL CONTROL FOR THIS SURVEY.

A TRIMBLE S7 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 9/1/2020.

NOTES
1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND SIGNED BY A REGISTERED LAND SURVEYOR OF BARGE DESIGN SOLUTIONS, INC., AUTHORITY O.C.G.A. 43-15-22. BARGE IS CURRENTLY PERFORMING LAND SURVEYING SERVICES UNDER CERTIFICATE OF AUTHORIZATION NUMBER- LSF000829. THE C.O.A. NUMBER IS SHOWN HEREON PURSUANT TO CHAPTER 180-7-.07(b)(8) OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. BARGE DESIGN SOLUTIONS, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.
3. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(3) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-3(2) AND (6), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. THE BASIS FOR BEARING USED FOR THIS SURVEY IS BASED ON AND RELATIVE TO GRID NORTH OF THE WEST ZONE NAD83 (1994).
5. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE MUSCOGEE COUNTY TAX ASSESSORS OFFICE AS OF OCTOBER 9, 2020.
6. ZONING CLASSIFICATION: SFR2
7. MINIMUM SET BACK LINES: FRONT-25, REAR-30, SIDE-25, MINIMUM LOT FRONTAGE-75, MAXIMUM HEIGHT ALLOWED-35

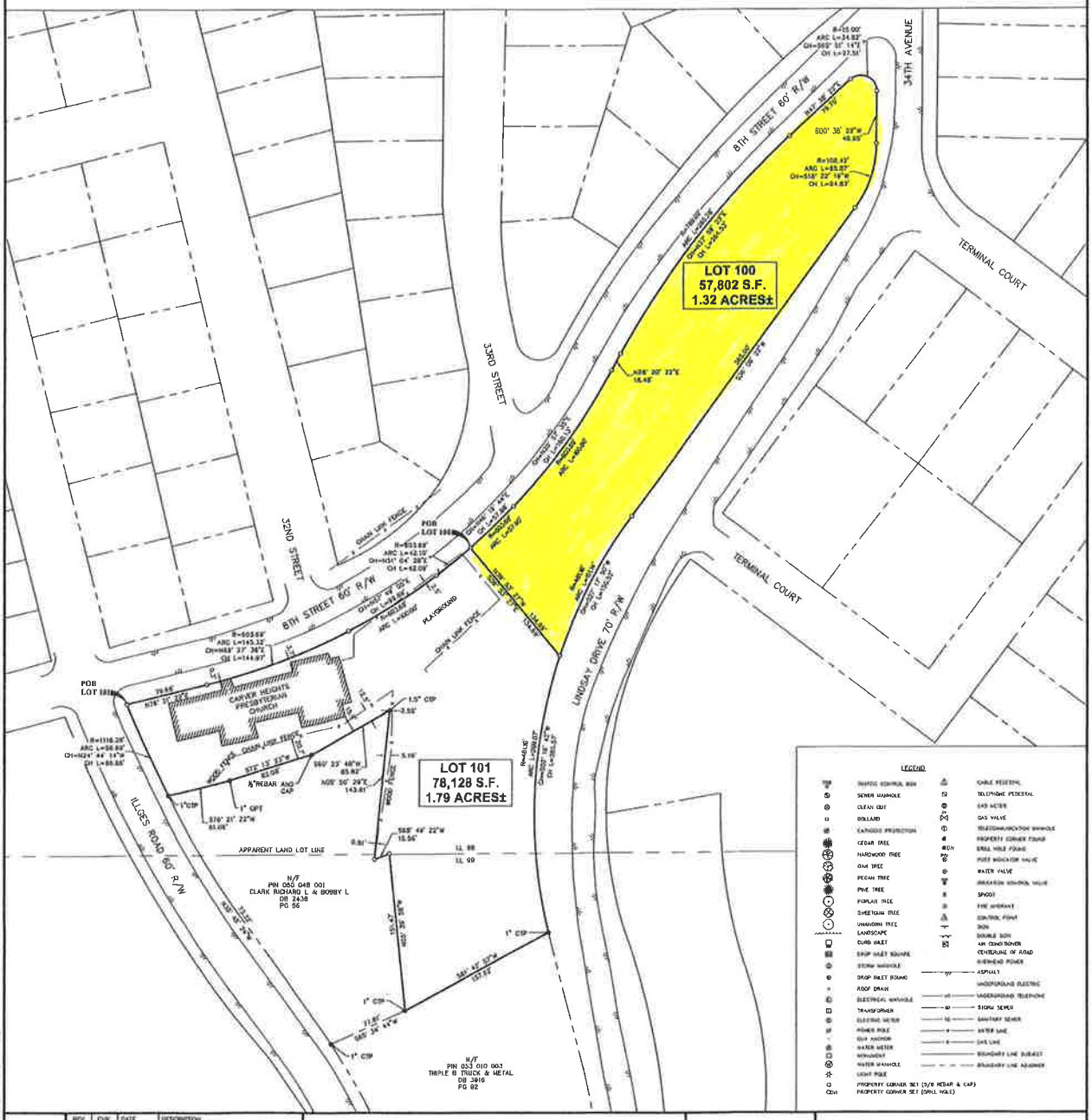


SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate government 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 the 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.

Aaron D. Bussanich, GA. R.L.S. REG. 3318 — 10 Oct 2020 — DATE

GEORGIA REGISTERED 31 Oct 2007 No. 3318 LAND SURVEYOR LICENSE BUSSANICH

REFERENCES
DB 3818 PG 92
DB 4067 PG 298
PB 11 PG 110
PB 33 PG 85
PB 42 PG 95



LEGEND

TRAFFIC CONTROL BOX	CABLE RISER
SEWER MANHOLE	TELEPHONE PEDESTAL
CLEAN OUT	GAS METER
BOLLARD	GAS VALVE
EARTHSIDE PROTECTION	TELECOMMUNICATION MANHOLE
CEDAR TREE	PROPERTY CORNER FOUND
HARDWOOD TREE	DRILL HOLE FOUND
OAK TREE	POST INDICATOR VALVE
PECAN TREE	WATER VALVE
PINE TREE	IRRIGATION CONTROL VALVE
POPLAR TREE	SPIGOT
SWEETGUM TREE	FIRE HYDRANT
UNKNOWN TREE	CONTROL POINT
LANDSCAPE	SIGN
CURB INLET	DOUBLE SIGN
DROP INLET SQUARE	AIR CONDITIONER
STORM MANHOLE	CENTERLINE OF ROAD
DROP INLET ROUND	OVERHEAD POWER
ROOF DRAIN	ASPHALT
ELECTRICAL MANHOLE	UNDERGROUND ELECTRIC
TRANSFORMER	UNDERGROUND TELEPHONE
ELECTRIC METER	STORM SEWER
POWER POLE	SANITARY SEWER
GUY ANCHOR	WATER LINE
WATER METER	GAS LINE
MONUMENT	BOUNDARY LINE SUBJECT
WATER MANHOLE	BOUNDARY LINE ADJOINER
LIGHT POLE	
PROPERTY CORNER SET (5/8 REBAR & CAP)	
PROPERTY CORNER SET (DRILL HOLE)	

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PROJ. NO. 3621808

REV	CHK	DATE	DESCRIPTION
		10/13/20	INITIAL

RE-PLAT

SURVEY FOR
COLUMBUS CONSOLIDATED GOVERNMENT AND
CARVER HEIGHTS PRESBYTERIAN CHURCH
LOCATED IN LAND LOTS 98 AND 99, COWETA RESERVE
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

BARGE DESIGN SOLUTIONS