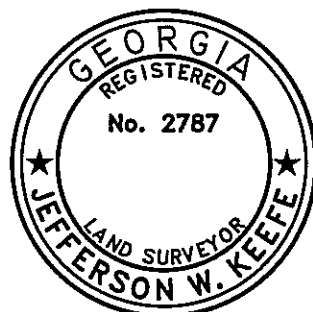
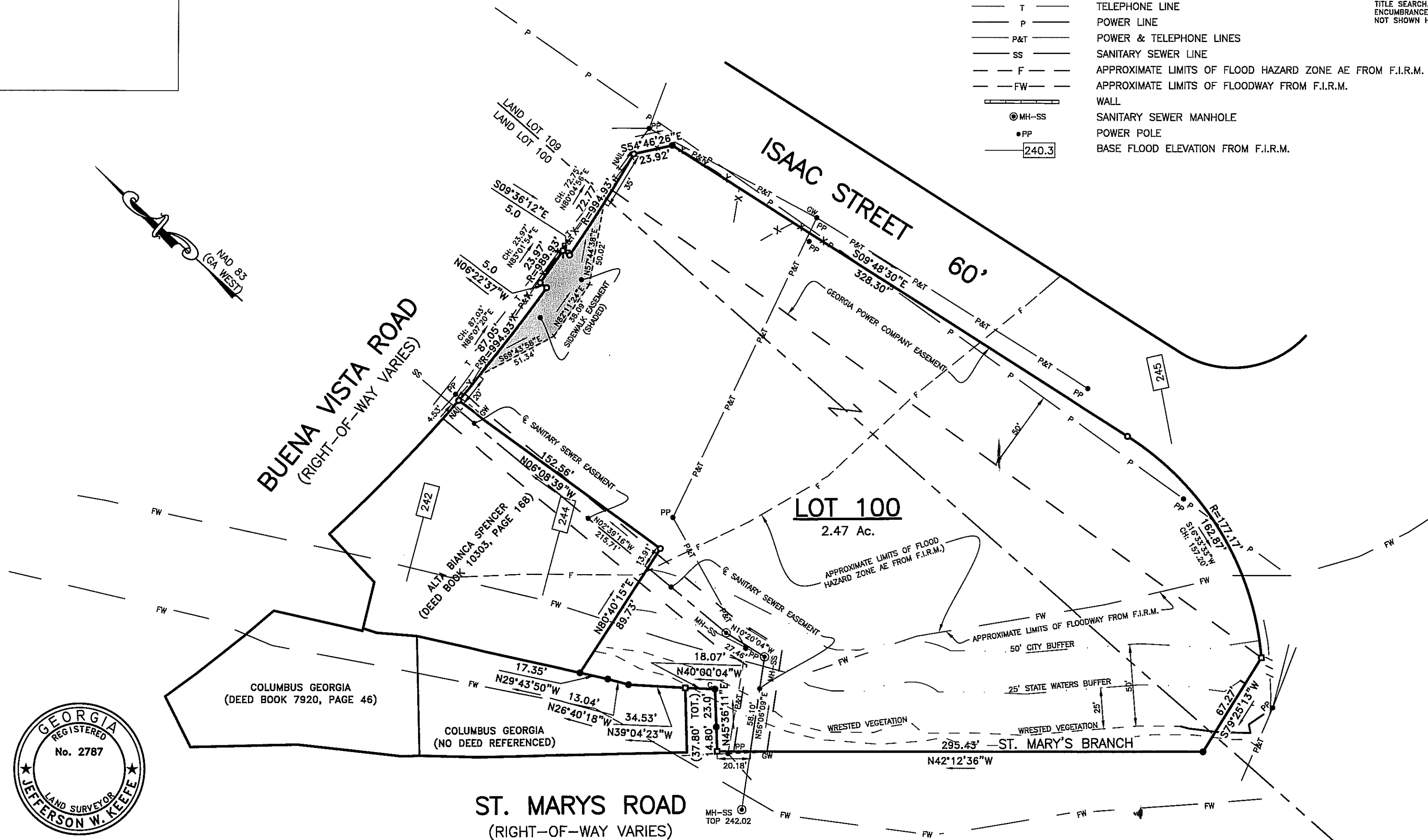


# LEGEND

	NAIL FOUND
	PINCHED TOP IRON FOUND
	CONCRETE MONUMENT FOUND
	DRILL HOLE FOUND
	1/2" REBAR & CAP SET (MMA LSF 87)
	CALCULATED POINT
	GUY WIRE
	TELEPHONE LINE
	POWER LINE
	POWER & TELEPHONE LINES
	SANITARY SEWER LINE
	APPROXIMATE LIMITS OF FLOOD HAZARD ZONE AE FROM F.I.R.M.
	APPROXIMATE LIMITS OF FLOODWAY FROM F.I.R.M.
	WALL
	SANITARY SEWER MANHOLE
	POWER POLE
	BASE FLOOD ELEVATION FROM F.I.R.M.

## NOTES:

- ALL DRAINAGEWAY 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.
- PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY ON 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 SECTIONS OF CITY ORDINANCE NO. 02-43.
- REFERENCE DEEDS RECORDED IN DEED BOOK 67, PAGE 88, DEED BOOK 14478, PAGE 72, & DEED BOOK 14479, PAGE 269, MUSCOGEE COUNTY, GEORGIA RECORDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.



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 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

## SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN 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 PRECISION OF ONE FOOT IN 28,748 FEET, AND AN ANGULAR ERROR OF 03" 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: GEOMAX ZOOM 90.

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  
REGISTERED GEORGIA LAND SURVEYOR NO. 2787  
100 SOUTHERN WAY, SUITE A, COLUMBUS, GEORGIA 31904  
(706) 327-8306

## OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT JM COLUMBUS INVESTMENTS LLC 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: 376 ROBERTS RUN COVE  
SUWANEE, GA 30066 DATE: \_\_\_\_\_  
JOSPAI BANTI

## 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: \_\_\_\_\_

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 ACTING UNDER AUTHORITY OF THE CITY COUNCIL OF THE COLUMBUS CONSOLIDATED GOVERNMENT HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

DATE: \_\_\_\_\_

DIRECTOR OF PLANNING

## PRELIMINARY REPLAT OF

# PART OF LAND LOTS 100 & 109, COWETA RESERVE COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Scale 1" = 50' 30 April 2025  
MOON MECKS & ASSOCIATES, INC.

(GA. REG. NO. H206465)  
Civil Engineers - Land Surveyors  
100 Southern Way, Suite A, Columbus, Georgia 31904  
(706) 327-8306