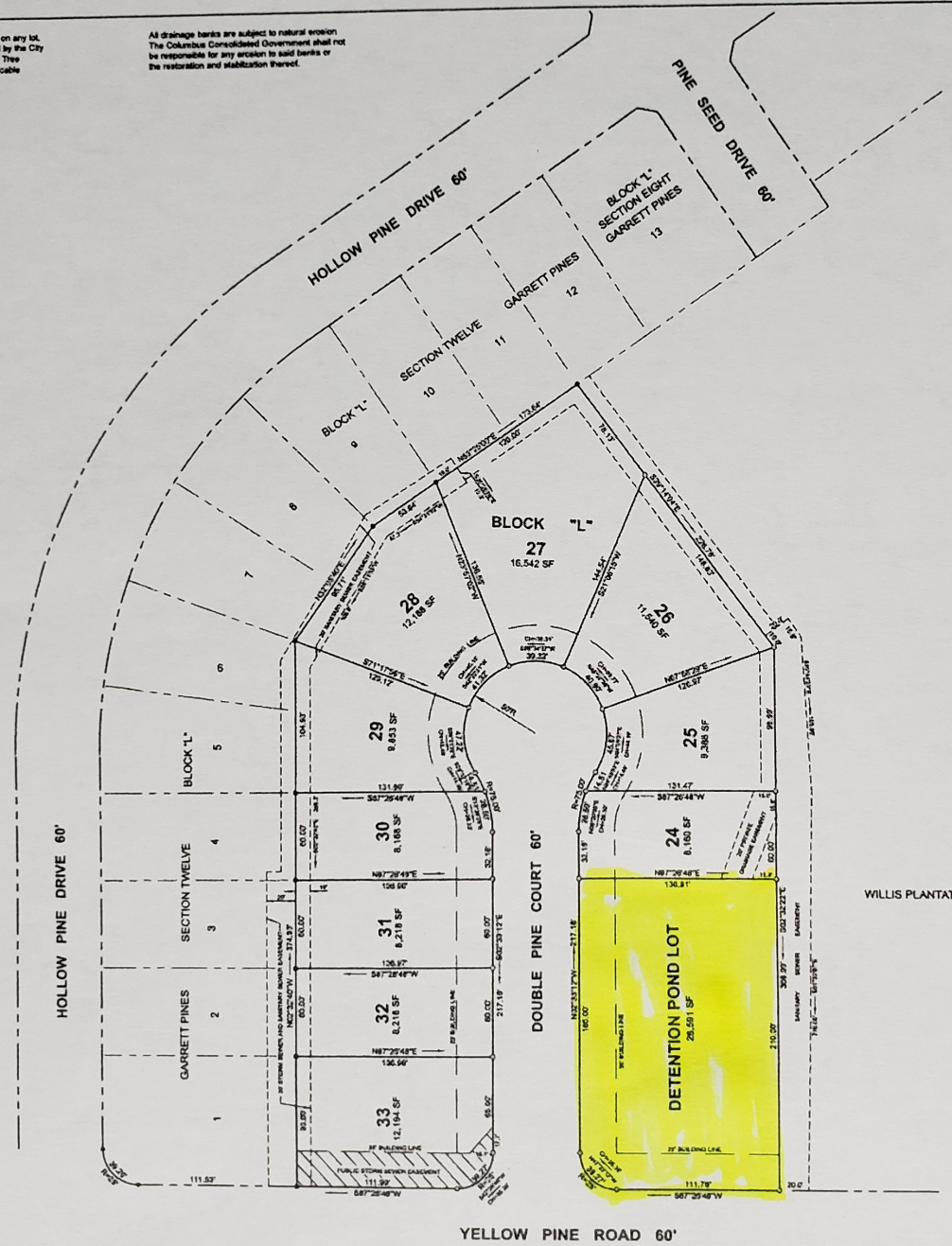
Plat
Recorded 9/14/2017 11:49 AM
Ann L Hardman
Clerk of Superior Court
Muscogee County, GA
Book 165 Page 177
Participant IDs: 4072081636

Prior to commencing any land disturbing activity on any lot, a tree protection/planting plan must be approved by the City Arborist. Said plan must provide for a minimum Tree Density Units per acre and comply with the applicable sections of City Ordinance No. 02-43.

All drainage banks are subject to natural erosion. The Columbus Consolidated Government shall not be responsible for any erosion to said banks or the restoration and stabilization thereof.



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 therein meet all applicable requirements and standards of the Columbus Unified Development Code.

Owners name: WILLIS PLANTATION, LLC
Owners address: 2924 Airport Thruway, Suite E-5, Columbus GA
Date: 8-24-17
MANAGER

Streets, 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 9/14/17
Department of Engineering

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements for the 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.

9/14/17
Planning Division

50 0 50 100 150
GRAPHIC SCALE - FEET

GARRETTPines13PLAT DWG. / GARPN15A CRD.

NOTE:
THERE IS A 10' PRIVATE DRAINAGE & UTILITY EASEMENT ACROSS THE REAR OF ALL LOTS.

DENOTES PUBLIC EASEMENT
DENOTES IRON PIN FOUND
DENOTES 5/8" REBAR & CAP SET

GEORGIA PROFESSIONAL LAND SURVEYOR No. 1610 BOBBY R. HOBBS

SURVEYOR'S CERTIFICATE

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 thereof. 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.

Bobby R. Hobbs, L.S.
Georgia Reg. No. 1610

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 30,000 feet, and an angular error of 00° 00'05" per angle point, and was adjusted using the compass rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON 211D TOTAL STATION.

This plat is calculated for closure and is found to be accurate within one foot in 100,000+ feet.

By: Bobby R. Hobbs
Bobby R. Hobbs
Registered Georgia Land Surveyor No. 1610
221 9th Street
Columbus, Ga 31901
706-323-3306
Date: 08/21/2017

FINAL PLAT
SECTION THIRTEEN

GARRETT PINES

PART OF LAND LOT 159, 9th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SCALE 1" = 40'
AUGUST 21, 2017

HOBBS SMITH & ASSOC., INC.
CIVIL ENGINEERS LAND SURVEYORS
221 9th STREET, COLUMBUS, GEORGIA, 31901