

NOTES:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 459.16 FEET. AND AN ANGULAR ERROR OF 0.0000 SECONDS PER ANGLE AND WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A TRIMBLE 56 ROBOTIC.

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1024.52 FEET.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

REFERENCES:
 1. WARRANTY DEED BETWEEN CERTIFUND, NA, GRANTOR AND LT ACQUISITIONS, LLC, GRANTEE, DATED JANUARY 4, 2013 AND RECORDED IN DEED BOOK 0306, PAGE 316.
 2. BOUNDARY SURVEY FOR CLAY FARMS, LLC BY STANTEC CONSULTING SERVICES DATED JULY 15, 2000. PLAT BOOK 91, PAGES 1215-1214

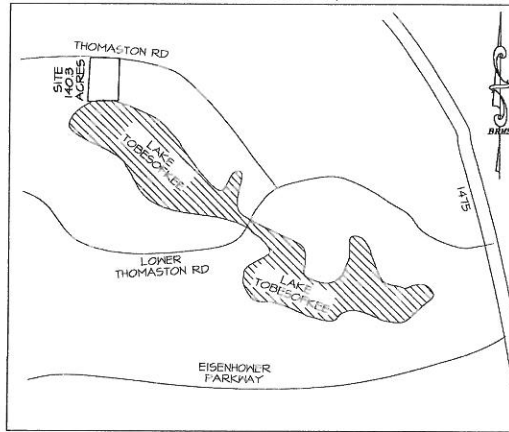
FINAL PLAT FOR: THE PENINSULA LOCATED IN LAND LOTS 103, 104, 105, 134, 135, & 136, 13th DISTRICT BIBB COUNTY, GEORGIA

GENERAL NOTES:

1. THE SITE IS PROPOSED SINGLE FAMILY RESIDENTIAL ZONED PFD. TAX PARCEL ID MAP 083, PARCEL 001
2. TOTAL AREA TO BE DIVIDED IS +/-140.37 ACRES. TOTAL NUMBER OF LOTS IS 71 AND 3 COMMON AREAS.
3. DEVELOPMENT HAS PRIVATELY MAINTAINED STREETS BY A HOMEOWNERS ASSOCIATION. THE ROADS IN THIS SUBDIVISION WILL NEITHER BE ACCEPTED AS A COUNTY ROAD NOR MAINTAINED BY THE COUNTY, THEREFORE ALL RIGHTS OF WAY WILL BE CONSIDERED INGRESS/EGRESS AND UTILITY EASEMENTS.
4. STREETS ARE 24' ASPHALT PAVING. RIGHTS OF WAY WILL BE 60' WITH A UTILITY EASEMENT THESE WILL BE DEEDED TO THE HOMEOWNERS ASSOCIATION.
5. WATER IS TO BE PROVIDED BY MACON WATER AUTHORITY
6. SEWERAGE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
7. UNDERGROUND POWER IS PROVIDED BY GA POWER AND 3 RIVERS ENERGY.
8. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A SURVEY FOR LT ACQUISITIONS BY BLUE RIDGE MOUNTAIN SURVEYING, INC. PERFORMED 12/19/2012
9. NO LOTS MAY BE RE-SUBDIVIDED.
10. NO PORTION OF THIS PROPERTY IS IN A 100 YEAR FLOOD ZONE AS PER BIBB COUNTY FIRM PANEL 13021G0105F EFFECTIVE APRIL 2, 2007.
11. CREEK LOCATION ON LOTS 53, 58 & 59 SHOWN FROM COUNTY GIS. BEAVER DAM IS IN THAT LOCATION.
12. LOTS 2 & 3 HAVE AN INDIVIDUAL 10' SANITARY SEWER EASEMENT ALONG THE OUTSIDE OF THE 60' R/W OF PENINSULA POINT
13. ALL PROPERTY CORNERS SET ARE 1/2" REBAR WITH A PLASTIC CAP WITH BRMS #3007 STAMPED WITHIN. ALL OTHERS ARE LABELED AS FOUND.
14. DIVISION LINES SHOWN BELOW THE 369' CONTOUR ARE FOR DOCK LOCATION ONLY. ALL AREA BELOW THE 369' CONTOUR IS OWNED BY BIBB COUNTY AND SUBJECT TO THE RULES AND REGULATIONS OF BIBB COUNTY.

OWNER/DEVELOPER:
 LT Acquisition LLC
 9821 Cogdill Road,
 Suite 1
 Knoxville, Tennessee 37932

VICINITY MAP
 (NOT TO SCALE)



TYPICAL LOT SETBACK

NOTE:
 REAR SETBACK ON LAKEFRONT LOTS IS 100' FROM THE 360' CONTOUR OR 50' FROM THE 369' CONTOUR, WHICHEVER IS GREATER



Owner's Certification:
 State of Georgia, County of Bibb

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks. I also understand that said dedication does not imply acceptance by the applicable governing body for maintenance of any streets, alleys, easements or parks, and that appropriate petitions must be made to and approved by the applicable governing body for public maintenance.

Owner *S. Ry* Date 10-18-13

Approved by Bibb County Fire Department
[Signature]
 Date 10-22-13 Fire Official

Water & Sewerage Authority Certification.

I certify that the specifications of the water and/or sewer lines meet the minimum requirements of the Macon Water Authority and that the installation meets with such specifications and proper financial arrangements have been made to insure installation according to said specifications; therefore, the final plat is approved by the Authority.

Date 10/18/13 Executive Director,
 Engineering Superintendent or Designee *[Signature]*

Health Department approval relates to general subdivision lot layout only.
 Individual approval required for each lot prior to construction.

Signature *[Signature]* Date 10/18/13

City and/or County Engineer Certification.

I certify that the final plat layout meets the platting requirements of the County of Bibb Engineering Department. The County of Bibb does not, by this approval accept the dedication, if any, of drainage easements and assumes no responsibility for their maintenance.

Date: 10/2/2013 Engineer *[Signature]*

Approved by the Bibb County Traffic Engineering Department.

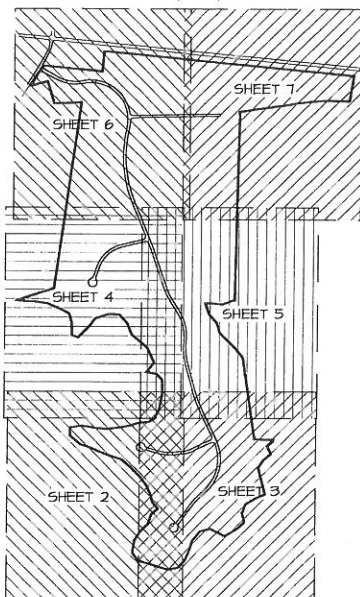
Date 10-18-13 Traffic Engineer *[Signature]*

IMPORTANT NOTICE TO POTENTIAL LOT PURCHASERS/DEVELOPERS:
 THE FOLLOWING FEES APPLY TO EACH LOT IN THIS SUBDIVISION AND MUST BE PAID TO THE MACON WATER AUTHORITY AT THE TIME A LOT IS DEVELOPED:

1. WATER METER FEE OF: \$105.00
2. THOMASTON ROAD WATER EXTENSION FEE: \$2100.00

THE ABOVE FEES ARE SUBJECT TO CHANGE AT ANY TIME BY ACTION OF THE MACON WATER AUTHORITY

SHEET INDEX (NTS)



Due diligence has been performed by this surveyor regarding easements and research has been conducted regarding easements for utilities and ingress/egress. All easements apparent on the ground and/or those for which recorded documents were found are shown hereon.

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia board of registration for professional engineers and land surveyors and as set forth in the Georgia plat act o.c.g.a. 15-6-67, authority o.c.g.a. secs. 15-6-67, 43-15-4, 43-15-6, 43-15-14, 43-15-22

- LEGEND
- BL - BUILDING LINE
 - BWF - BARBED WIRE FENCE
 - CATV - CABLE TV
 - CB - CATCH BASIN
 - C/G - CURB & GUTTER
 - C/M/P - CORRUGATED METAL PIPE
 - C - CONCRETE
 - CLF - CHAIN LINK FENCE
 - C/P - CORRUGATED PLASTIC PIPE
 - CC - CONCRETE
 - CTP - CRIMP TOP PIPE
 - DB/P - DEED BOOK, PAGE
 - DI - DROP INLET
 - EP - EDGE OF PAVEMENT
 - FES - FLARED END SECTION
 - FH - FIRE HYDRANT
 - G - GAS LINE
 - GM - GAS METER
 - GT - GAS TANK
 - GN - GUY WIRE
 - HW - HEAD WALL
 - HWF - HOE WIRE FENCE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET-1/2" REBAR
 - JB - JUNCTION BOX
 - LP - PROPANE TANK
 - LL - LAND LOT
 - LLC - LAND LOT CORNER
 - LLL - LAND LOT LINE
 - MH - MAN HOLE
 - NM - NOM OR FORMERLY
 - OTF - OPEN TOP PIPE
 - PBX - POWER TRANSFORMER BOX
 - P- - OVER HEAD POWER
 - PL - PROPERTY LINE
 - PP - POWER POLE
 - PTP - POWER & TELEPHONE POLE
 - RFB - REBAR FOUND
 - RCP - ROCK CORNER FOUND
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - S.F. - SQUARE FEET
 - SP - SERVICE POLE
 - SS - SANITARY SEWER
 - SSE - SEPTIC TANK
 - ST - SANITARY SEWER EASEMENT
 - TBX - TELEPHONE PEDAL/STEL
 - T- - OVER HEAD TELEPHONE
 - TEM - TEMPORARY BENCH MARK
 - TP - TELEPHONE POLE
 - W- - WATER LINE
 - WDF - WOOD FENCE
 - WF - WATER FAUCET
 - WM - WATER METER
 - WV - WATER VALVE
 - UGT - UNDERGROUND TELEPHONE
 - UGP - UNDERGROUND POWER

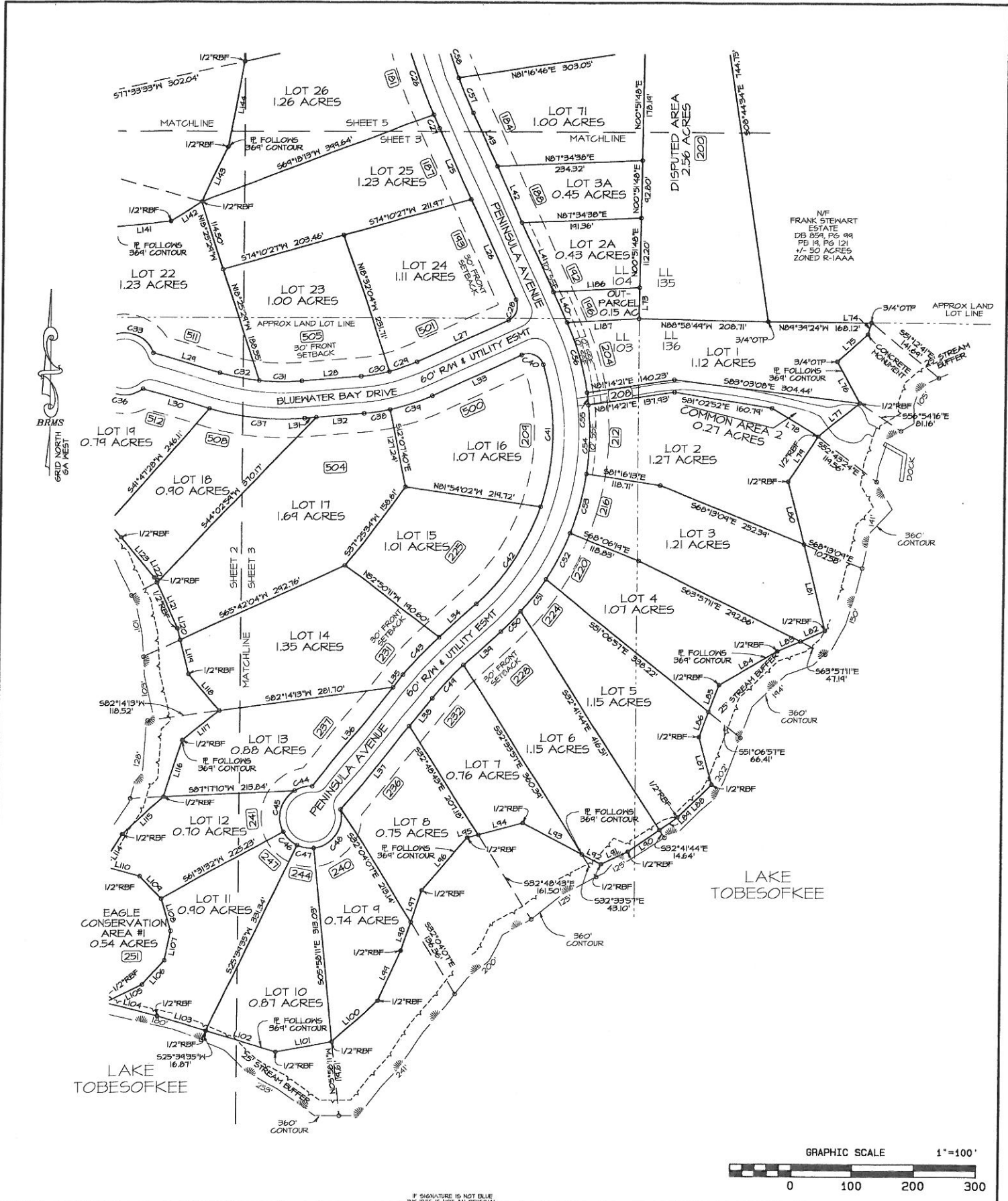
CD	1	REVIS
PROJ NAME:	LW INVEST	
DWG NAME:	TOD P13LM	
FILE #		

DATE:	10/09/13	ISSUE	DATE:	BY:	APPR:
SCALE:	HORIZ. 1" = 100' VERT.	NO.	DESCRIPTION	DATE	BY
		1.	addressed comments	10/17/13	JJB
SURVEYED BY:	JJB				
CHECKED:	JJB				
APPROVED:	JJB				

FINAL SURVEY FOR:
 THE PENINSULA
 LOCATED IN LAND LOTS 103, 104,
 105, 134, 135, & 136,
 13th DISTRICT
 BIBB COUNTY, GEORGIA

Blue Ridge Mountain
 Surveying, Inc.

246 Lakemont Circle
 Blairsville, Ga 30512
 706-637-3195



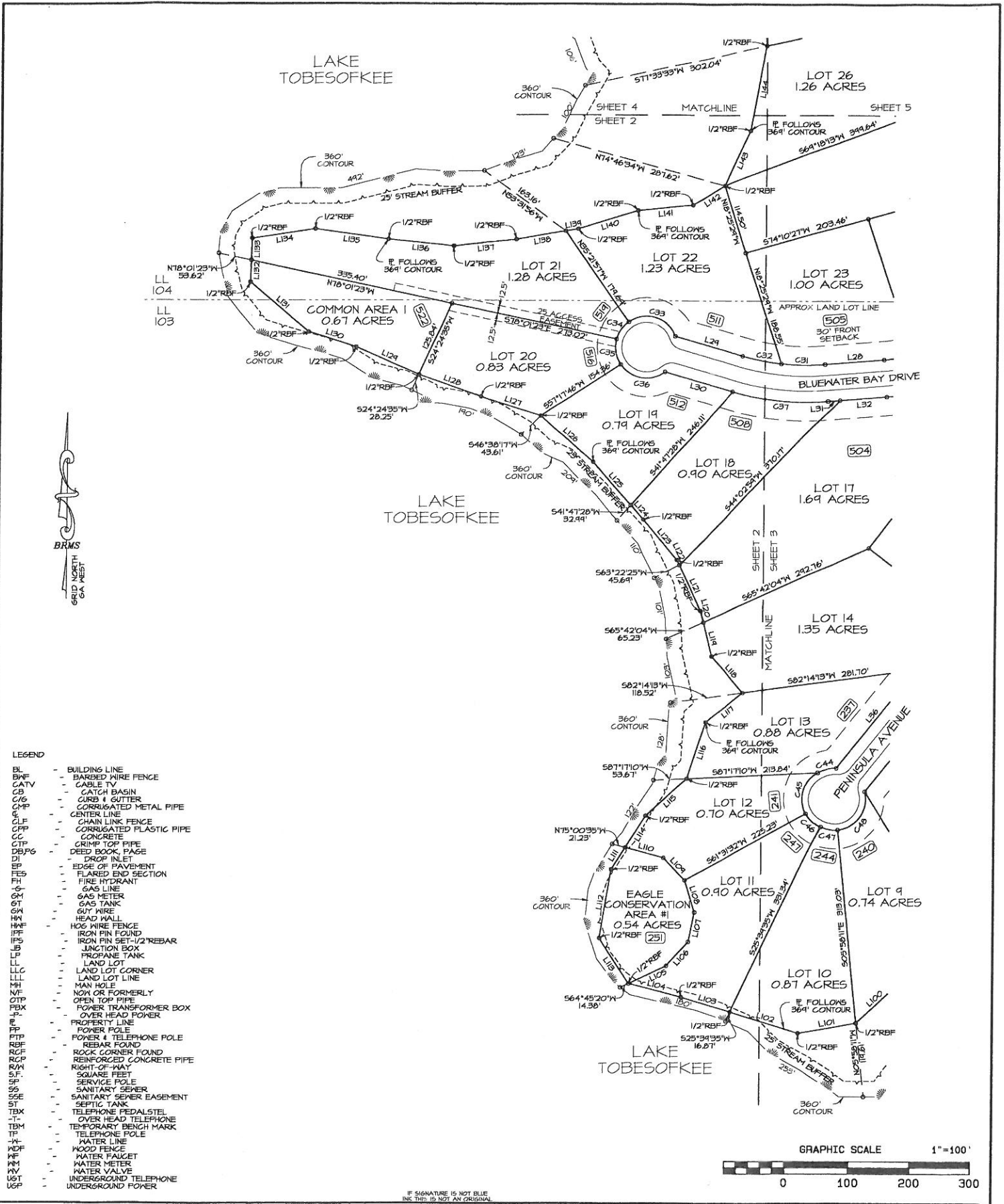
CD CO
PROJ NAME: LW INVEST
DWG NAME: 10B PRELIM
FILE#

DATE:	NO.	DESCRIPTION	DATE	BY	APPR
10/09/13	1.	addressed comments	10/17/13	JJH	JJH
SURVEYED: BB/RH					
DRAWN: JJH					
CHECKED: JJH					
APPROVED: JJH					



FINAL SURVEY FOR:
THE PENINSULA
LOCATED IN LAND LOTS 103, 104,
105, 134, 135, & 136,
13th DISTRICT
BIBB COUNTY, GEORGIA

**Blue Ridge Mountain
Surveying, Inc.**
246 Lakenont Circle
Bainbridge, Ga 30512
706-897-3195



LEGEND

BL	BUILDING LINE
BWF	BARBED WIRE FENCE
CATV	CABLE TV
C3	CATCH BASIN
C/G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CPP	CORRUGATED PLASTIC PIPE
CC	CONCRETE
C/P	GRIMP TOP PIPE
DB/P6	DEED BOOK, PAGE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FH	FIRE HYDRANT
GL	GAS LINE
GM	GAS METER
GT	GAS TANK
GW	GUY WIRE
H/W	HEAD WALL
H/WF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IP/S	IRON PIN SET-1/2" REBAR
JB	JUNCTION BOX
LP	PROPANE TANK
LL	LAND LOT
LLC	LAND LOT CORNER
LLL	LAND LOT LINE
MH	MAN HOLE
N/F	NON OR FORMERLY
OTP	OPEN TOP PIPE
PBX	POWER TRANSFORMER BOX
P/H	OVER HEAD POWER
P	PROPERTY LINE
PP	POWER POLE
PTP	POWER & TELEPHONE POLE
RBF	REBAR FOUND
RCF	ROCK CORNER FOUND
RC/P	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
S/P	SERVICE POLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
ST	SEPTIC TANK
TBX	TELEPHONE PEDALSTEL
T	OVER HEAD TELEPHONE
TBM	TEMPORARY BENCH MARK
TP	TELEPHONE POLE
W	WATER LINE
WDF	WOOD FENCE
WF	WATER FAUCET
WM	WATER METER
WV	WATER VALVE
UG	UNDERGROUND TELEPHONE
UGP	UNDERGROUND POWER

IF SIGNATURE IS NOT BLUE INK THIS IS NOT AN ORIGINAL

SHEET
 2
 PROJ NAME: LW IN VEST
 DWG NAME: T08 PRELIM
 FILE#

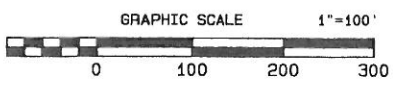
DATE	SCALE: HORIZ. 1" = 100' VERT.	ISSUE	NO.	DESCRIPTION	DATE	BY	APPR
10/09/13			1.	addressed comments	10/17/13	JJH	JJH

CHECKED: JJH
APPROVED: JJH



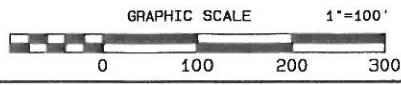
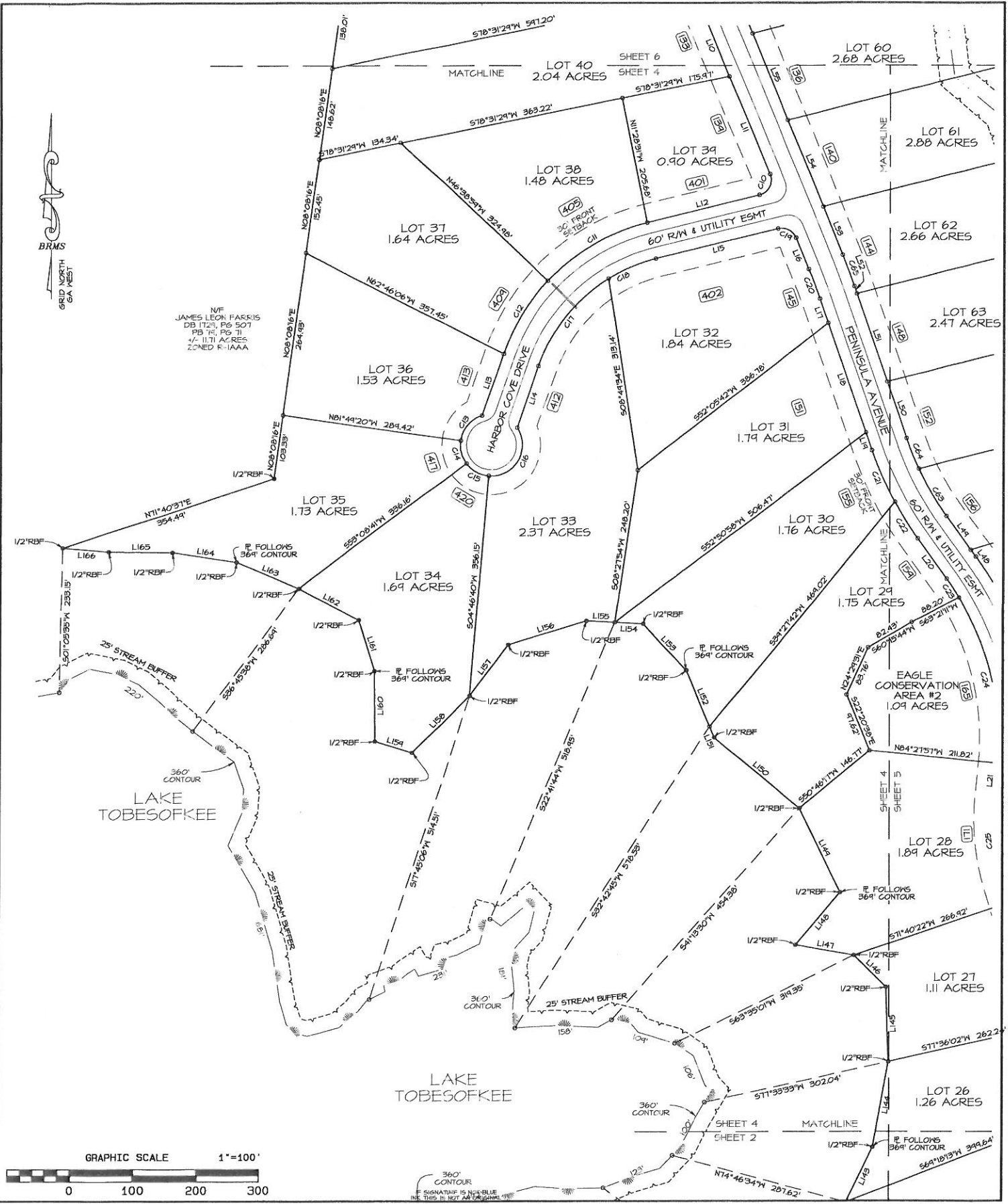
FINAL SURVEY FOR:
THE PENINSULA
 LOCATED IN LAND LOTS 103, 104,
 105, 134, 135, & 136,
 13TH DISTRICT
 BIBB COUNTY, GEORGIA

**Blue Ridge Mountain
 Surveying, Inc.**
 246 Lakemont Circle
 Blairsville, Ga 30512
 706-897-3195





N/F JAMES LEON FARRIS DB 1723, PG 507 PB 75, PG 71 +/- 11.71 ACRES ZONED R-1AAA



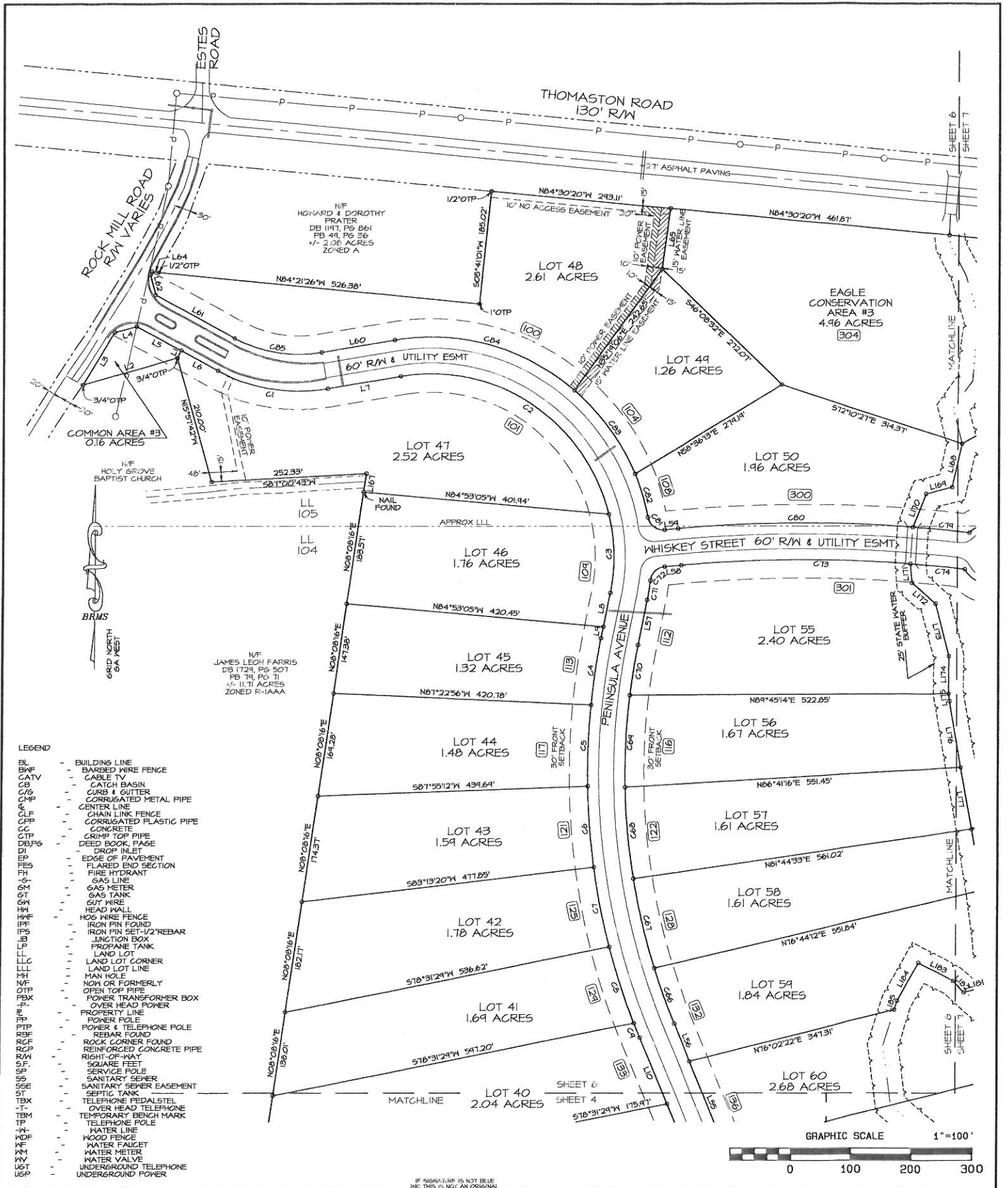
PROJ NAME: LW INVEST
DWS NAME: TOB PRELIM
FILE

DATE:	10/09/13	ISSUE
SCALE: HORIZ. 1" = 100' VERT.	NO. 1	DESCRIPTION: address & comments
SURVEYED: BB/RH	DATE: 08/17/13	BY: JJH
DRAWN: JJH		APPR: JJH
CHECKED: JJH		
APPROVED: JJH		



FINAL SURVEY FOR:
THE PENINSULA
LOCATED IN LAND LOTS 103, 104,
105, 134, 135, & 136,
13th DISTRICT
BIBB COUNTY, GEORGIA

Blue Ridge Mountain Surveying, Inc.
246 Lakemont Circle
Blairstown, GA 30512
706-857-3195
BRMS



- LEGEND**
- BL BUILDING LINE
 - BWF BARBED WIRE FENCE
 - CATV CABLE TV
 - CB CURB
 - C/G CURB & GUTTER
 - CMP CORRUGATED METAL PIPE
 - CC CENTER LINE
 - CLF CHAIN LINK FENCE
 - C/P CORRUGATED PLASTIC PIPE
 - CC CONCRETE
 - CTP CRIMP TOP PIPE
 - DB/P DEED BOOK, PAGE
 - DI DROP INLET
 - EP EDGE OF PAVEMENT
 - FES FLARED END SECTION
 - FH FIRE HYDRANT
 - G/L GAS LINE
 - GM GAS METER
 - ST GAS TANK
 - GA GAS WIRE
 - HA HEAD MALL
 - HWF HOG WIRE FENCE
 - IFF IRON PIN FOUND
 - IFP IRON PIN SET-1/2" REBAR
 - JB JUNCTION BOX
 - LF PROPANE TANK
 - LL LAND LOT
 - LLC LAND LOT CORNER
 - LLL LAND LOT LINE
 - MH MAN HOLE
 - N/F N/F OR FORMERLY
 - OTP OPEN TOP PIPE
 - TBX POWER TRANSFORMER BOX
 - P- OVER HEAD POWER
 - PL PROPERTY LINE
 - PP POWER POLE
 - PTP POWER & TELEPHONE POLE
 - RFB REBAR FOUND
 - RCF ROCK CORNER FOUND
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - S.F. SQUARE FEET
 - SP SERVICE POLE
 - SS SANITARY SINKER
 - SEE SANITARY SINKER EASEMENT
 - ST SEPTIC TANK
 - TBX TELEPHONE PEDAL/STEL
 - T- OVER HEAD TELEPHONE
 - TBM TEMPORARY BENCH MARK
 - TP TELEPHONE POLE
 - W- WATER LINE
 - WDF WOOD FENCE
 - WF WATER FAUCET
 - WM WATER METER
 - WV WATER VALVE
 - UGT UNDERGROUND TELEPHONE
 - UGP UNDERGROUND POWER

IF DIMENSIONS ARE NOT BLUE
THIS IS NOT AN ORIGINAL



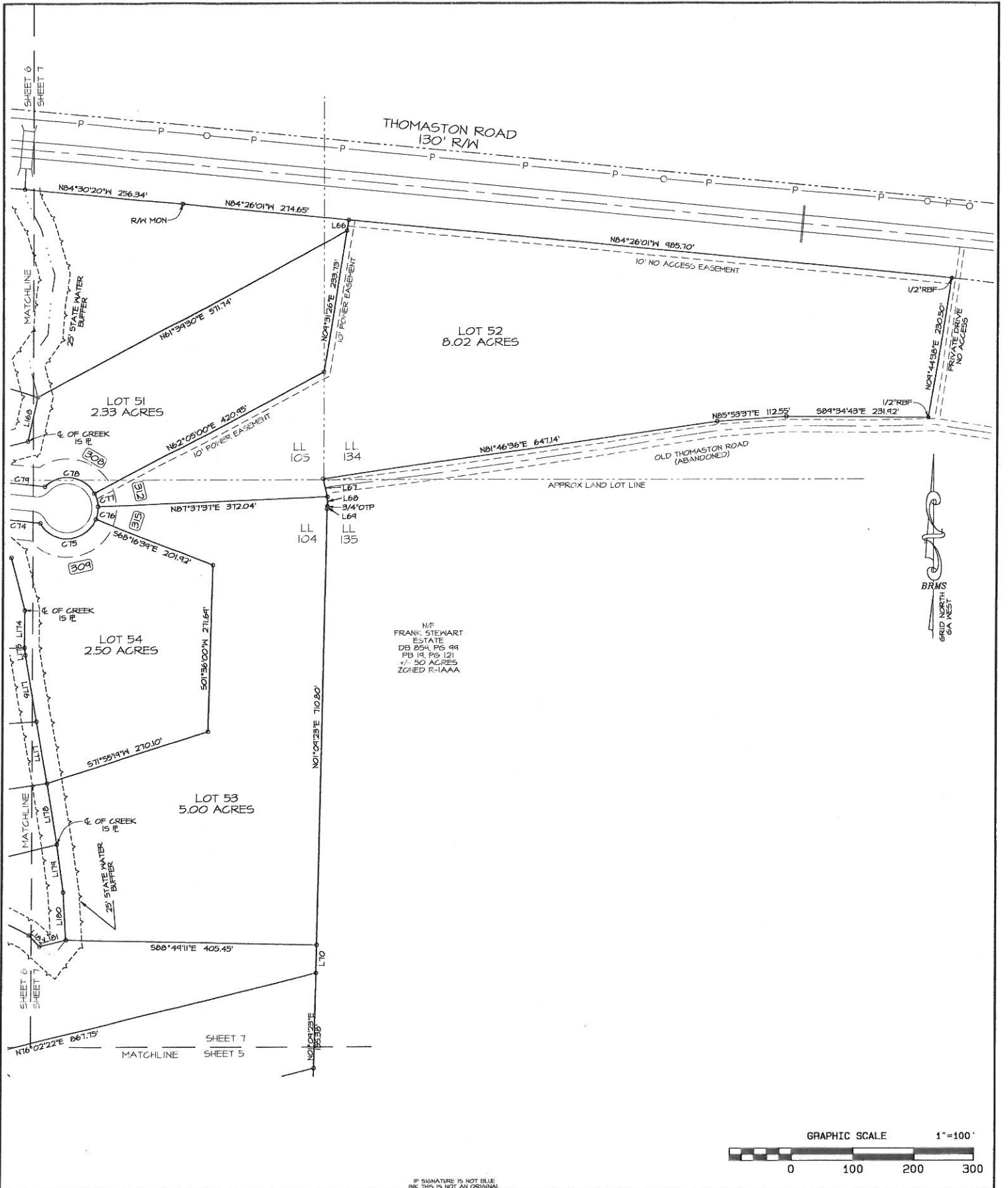
PROJ. NAME: LW INVEST
 DWG. NAME: TOB PRTLW
 FILE#

DATE:	ISSUE
10/09/13	
SCALE: HORIZ. 1" = 100' VERT.	
SURVEYED BY: BB/RH	
DRAWN: J.H	
CHECKED: J.H	
APPROVED: J.H	

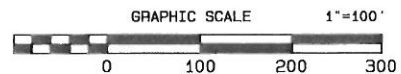


FINAL SURVEY FOR:
THE PENINSULA
 LOCATED IN LAND LOTS 103, 104,
 105, 134, 135, & 136,
 13th DISTRICT
 BIBB COUNTY, GEORGIA

**Blue Ridge Mountain
 Surveying, Inc.**
 246 Lakermont Circle
 Blairsville, Ga 30512
 736-697-3195



NF
FRANK STEWART
ESTATE
DB 254, PG 49
PB 19, PG 121
+/- 50 ACRES
ZONED R-1AAA



IF SIGNATURE IS NOT BLUE
INK THIS IS NOT AN ORIGINAL

8	2	7
PRJ NAME: LW INVEST		
DWG NAME: TOB PRELIM		
FILE #		

DATE	NO.	DESCRIPTION	DATE	BY	APPR
10/09/13	1	addressed comments	10/17/13	j.jh	j.jh
SURVEYED: BB/PH					
DRAWN: JJH					
CHECKED: JJH					
APPROVED: JJH					



FINAL SURVEY FOR:
THE PENINSULA
LOCATED IN LAND LOTS 103, 104,
105, 134, 135, & 136,
13th DISTRICT
BIBB COUNTY, GEORGIA

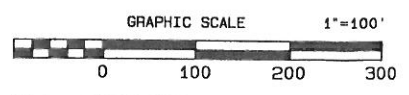
**Blue Ridge Mountain
Surveying, Inc.**
246 Lakermont Circle
Blairsville, Ga 30512
706-697-3175



Table with columns: LINE, BEARING, DISTANCE. Contains survey data points from L1 to L93.

Table with columns: LINE, BEARING, DISTANCE. Contains survey data points from L94 to L187.

Table with columns: LINE, ARC, CHORD BEARING, RADIUS, CHORD. Contains survey data points from C1 to C85.



PROJECT INFORMATION: PROJ NAME: LW INVEST, DWG NAME: TOB PCLM1, FILE #

DATE: 10/09/13, SCALE: HORIZ. 1" = 100' VERT., SURVEYED BY: JHH, DRAWN BY: JHH, CHECKED BY: JHH, APPROVED BY: JHH



FINAL SURVEY FOR: THE PENINSULA, LOCATED IN LAND LOTS 103, 104, 105, 134, 135, & 136, 13th DISTRICT, BIBB COUNTY, GEORGIA

Blue Ridge Mountain Surveying, Inc., 246 Lakemont Circle, Marietta, GA 30052, 766-897-3195