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Plat Book: 00028
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THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

DB DEED BOOK
PB PLAT BOOK
PG PAGE
LL LAND LOT
LL OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/IC FDC 000995
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
R/W RIGHT OF WAY
N/F NOW OR FORMERLY
-E- OVERHEAD POWER LINE
sq ft SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
P PROPERTY LINE
C CENTERLINE
ID IDENTIFICATION
B S L BUILDING SETBACK (TYP) LINE
BOC BACK OF CURB
C CURVE LABEL
CI CURB INLET
DE DRAINAGE EASEMENT
EOP EDGE OF PAVEMENT
FH FIRE HYDRANT
L LINE LABEL
PKS PK NAIL SET
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
SWMF STORMWATER MANAGEMENT FACILITY
C/C SEWER CLEAN OUT

IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
JUNCTION BOX
SANITARY SEWER MANHOLE
DROP INLET
R/W MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 10, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & LEICA CS-18 GNSS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,178 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING LEAST SQUARES METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,977,588 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
6. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

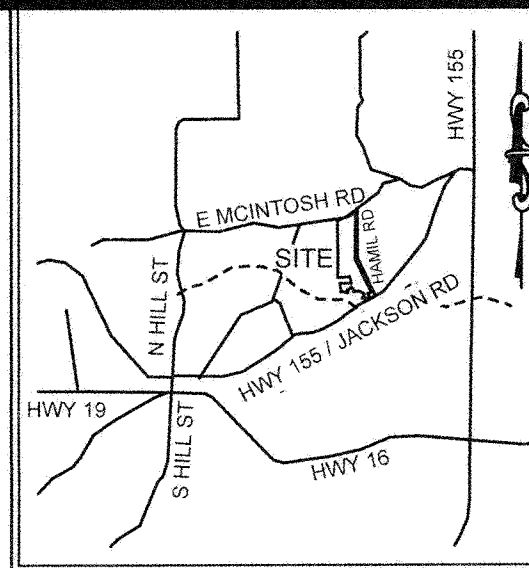
FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13265C0020E EFFECTIVE DATE JUNE 7, 2017
A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEM
FLOOD HAZARD AREA, AS SHOWN GRAPHICALLY.

REVISION #2

THIS PLAT SUPERSEDES A PORTION OF
PLAT BOOK 27, PAGE 717, SPALDING COUNTY RECORDS.

THE PURPOSE OF THIS REVISION IS TO
SPLIT ORIGINAL LOTS 7-11 TO MAKE 7 TOTAL LOTS.
NO OTHER BOUNDARY LINES WERE CHANGED.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:

TNT DYNAMOS, LLC
424 CHURCH ST.
MACON, GA 31217
(478) 954-1149
TODD.TIMBER@GMAIL.COM

24 HOUR CONTACT:

TODD HUNT
(478) 954-1149
TODD.HUNT@GMAIL.COM

SURVEYOR:

FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE DR
SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

LAND USE SUMMARY

TOTAL SITE AREA: 55.62 AC
TOTAL LOTS: 7

CURRENT ZONING

R-2

DEVELOPMENTAL STANDARDS

TYPICAL LOT
- MIN LOT AREA: 2 ACRES
- MIN LOT FRONTAGE AT BUILDING LINE: 200 FT
- SETBACKS
FRONT: 100 FT
SIDE: 25 FT
REAR: 25 FT
- MAXIMUM HEIGHT: 35'

INDIVIDUAL SEPTIC SYSTEMS TO BE USED.
INDIVIDUAL WELLS TO BE USED.

LOT WIDTH AT BUILDING LINE

LOT 7	250.72'
LOT 8	268.85'
LOT 9	279.73'
LOT 10	219.44'
LOT 11	214.16'

BOC approval of this plat is not required by
the Spalding County Subdivision Ordinance.
8/5/25
Date Community Development

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN SPALDING COUNTY AT BOOK _____ PAGE _____ AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL ALLEYS, WALKS, EASEMENTS, PARKS OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Wesley T Hunt
OWNER(S)

8/5/25
DATE

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 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.

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

6/09/2025
DATE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORPORATE DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
TEL: (770) 389-8666 - Fax: (770) 389-8669
www.fdc-llc.com

MACON OFFICE
400 BROADWAY CT., STE. A
MACON, GEORGIA 31204
TEL: (770) 710-3908

MINOR PLAT
HAMIL ROAD
LAND LOTS 222 & 227,
3RD DISTRICT
SPALDING COUNTY, GEORGIA

REVISIONS			
1	2	3	4
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THE SURVEYOR HEREBY SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.			

DATE: 6-05-2025
SCALE: 1" = 100'
FILE NUMBER: 057.030
DRAWN BY: PC
REVIEWED BY: K. BROWN

REGISTERED
No. 2960
PROFESSIONAL
LAND SURVEYOR
KEVIN M. BROWN
6/09/25
COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1.0