



LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	AS OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	GW GUY WIRE
CI CURB INLET	PL POWER LINE
CMP CORRUGATED METAL PIPE	LP LIGHT POLE
CMF CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	WV WATER VAULT
CTP CRIMPED TOP PIPE	GV GAS VALVE
DI DROP INLET	GM GAS METER
DIP DUCTILE IRON PIPE	WM WATER VALVE
DWCB DOUBLE WING CATCH BASIN	WM WATER METER
FNC FENCE	FD FIRE HYDRANT
FND FOUND	UE UNDERGROUND ELECTRIC LINE
GM GAS METER	UG UNDERGROUND GAS LINE
INV INVERT	UCM UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UW UNDERGROUND WATER LINE
MH MANHOLE	PI PHOTO POSITION INDICATOR
OHP OVERHEAD POWER	RP REGULAR PARKING SPACE COUNT
OTIP OPEN TOP PIPE	HP HANDICAP PARKING SPACE
PM POWER METER	TI TREE POSITION INDICATOR
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

PROPERTY DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Easterly right-of-way line of Conway Drive (60-foot right-of-way) and the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29 (86-foot right-of-way); Thence along said right-of-way line of Atlanta Highway (aka U.S. Highway 78 & 29) the following courses and distances: North 88 degrees 40 minutes 42 seconds West a distance of 24.45 feet to a point; South 84 degrees 30 minutes 22 seconds West a distance of 100.35 feet to a point; North 88 degrees 45 minutes 48 seconds West a distance of 36.64 feet to a point; North 88 degrees 58 minutes 28 seconds West a distance of 116.60 feet to a point; South 87 degrees 36 minutes 35 seconds West a distance of 373.19 feet to a point; South 83 degrees 57 minutes 31 seconds West a distance of 78.64 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way, South 84 degrees 14 minutes 16 seconds West a distance of 299.78 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 05 degrees 53 minutes 21 seconds West a distance of 722.30 feet to a 5/8-inch rebar set; Thence North 84 degrees 06 minutes 55 seconds East a distance of 292.56 feet to a 5/8-inch rebar set; Thence South 06 degrees 32 minutes 05 seconds East a distance of 78.11 feet to a 1/2-inch rebar found; Thence South 42 degrees 14 minutes 49 seconds East a distance of 236.61 feet to a 1/2-inch rebar found; Thence South 08 degrees 27 minutes 52 seconds West a distance of 313.58 feet to a 5/8-inch rebar set; Thence South 14 degrees 35 minutes 15 seconds West a distance of 160.64 feet to a 5/8-inch rebar set on the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29; said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.

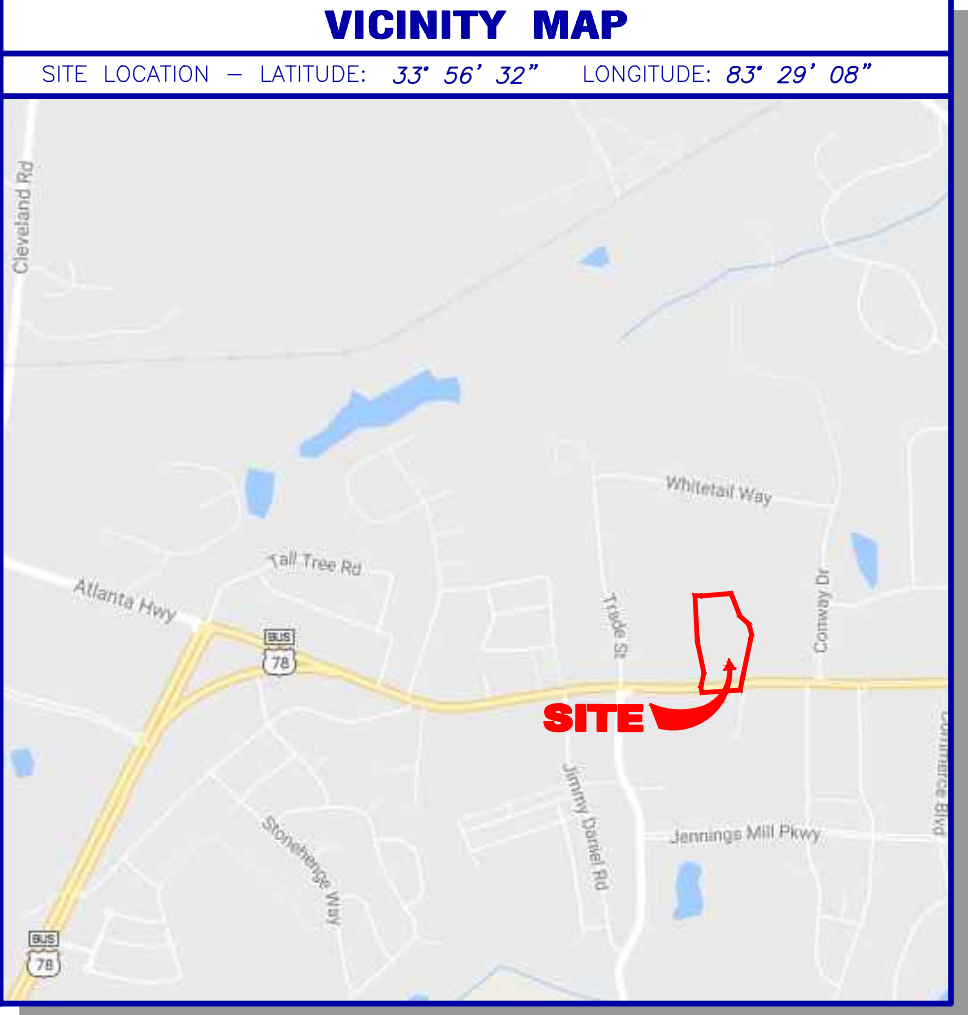
Said tract of land contains 6.000 Acres.

TRACT TWO

All that tract or parcel of land lying and being in G.M.D. 241, Clarke County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Easterly right-of-way line of Conway Drive (60-foot right-of-way) and the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29 (86-foot right-of-way); Thence along said right-of-way line of Atlanta Highway (aka U.S. Highway 78 & 29) the following courses and distances: North 88 degrees 40 minutes 42 seconds West a distance of 24.45 feet to a point; South 84 degrees 30 minutes 22 seconds West a distance of 100.35 feet to a point; North 88 degrees 45 minutes 48 seconds West a distance of 36.64 feet to a point; North 88 degrees 58 minutes 28 seconds West a distance of 116.60 feet to a point; South 87 degrees 36 minutes 35 seconds West a distance of 373.19 feet to a point; South 83 degrees 57 minutes 31 seconds West a distance of 78.64 feet to a 5/8-inch rebar set; West a distance of 299.78 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way the following courses and distances: South 84 degrees 14 minutes 16 seconds West a distance of 61.42 feet to a 5/8-inch rebar set; along a curve to the right having a radius of 2897.59 feet and an arc length of 237.56 feet, being subtended by a chord bearing of South 86 degrees 35 minutes 11 seconds West for a distance of 237.49 feet to a 1/2-inch rebar found; Thence leaving said right-of-way, North 07 degrees 37 minutes 40 seconds East a distance of 375.11 feet to a nail found; Thence South 89 degrees 09 minutes 30 seconds West a distance of 208.58 feet to a 5/8-inch rebar set; Thence North 11 degrees 40 minutes 12 seconds West a distance of 1056.73 feet to a 1/2-inch rebar found; Thence North 83 degrees 14 minutes 16 seconds East a distance of 806.88 feet to a 1/2-inch rebar found; Thence South 06 degrees 44 minutes 47 seconds East a distance of 734.92 feet to a 5/8-inch rebar set; Thence South 84 degrees 06 minutes 55 seconds West a distance of 292.56 feet to a 5/8-inch rebar set; Thence South 05 degrees 53 minutes 21 seconds East a distance of 722.30 feet to a 5/8-inch rebar set on the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29; said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.

Said tract of land contains 18.587 Acres.



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1305500022D, AND THE DATE OF SAID MAP IS APRIL 2, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "E-0" (EMPLOYMENT OFFICE -CONDITIONAL USE DISTRICT).

THE MINIMUM YARD SETBACKS ARE:
FRONT - 10 FEET
SIDE - NONE
REAR - 10 FEET

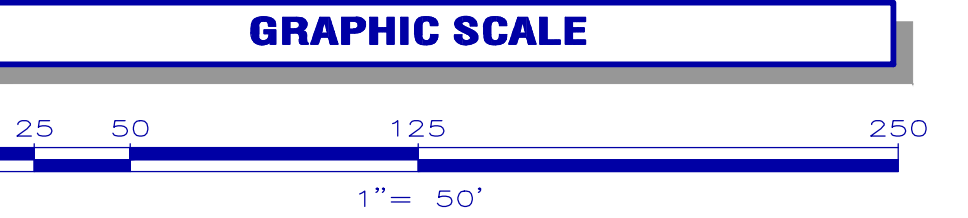
MAXIMUM BUILDING HEIGHT - 65 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITY.

SURVEY REFERENCES

1> SURVEY FOR ATHENS TRADE CENTER PREPARED BY BEN MCLEROY DATED MARCH 2, 1982, RECORDED IN PLAT BOOK 19, PAGE 74.

2> SURVEY FOR LARRY ADCOCK PREPARED BY RAY N. WOODS DATED FEBRUARY 10, 1997, RECORDED IN PLAT BOOK 33, PAGE 341.



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 119,166, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,813 FEET. DLH, INT.

This survey has been 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.

Land Surveying • 3D Laser Scanning

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Certificate of Authorization #LSF-000621

SHEET TWO OF TWO

LOT SPLIT

4300 Athens Highway

FOR

CARMAX AUTO SUPERSTORES, INC.

ALEWINE ENTERPRISES

GS JOB NO:	20175417	DRAWING SCALE:	1"= 50'	SURVEY DATE:	JANUARY 27, 2017
FIELD WORK:	RT	CITY:	ATHENS	STATE:	GA
PROJ MGR:	DLH	COUNTY:	CLARKE	G.M.D.:	241
REVIEWED:	JRC				
DWG FILE:	20175417-02				

REVISIONS	
No.	Date