

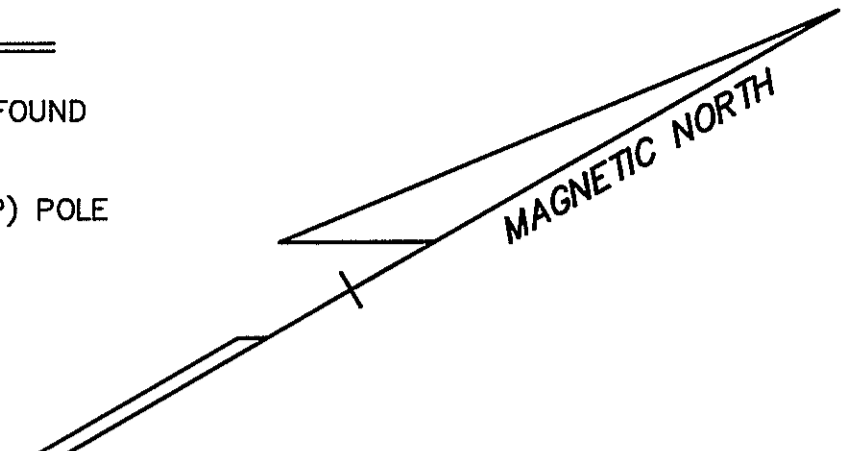
VICINITY MAP

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation, and maintenance, or improvement guarantees in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements have been provided.

Public Utilities Director \_\_\_\_\_ Date \_\_\_\_\_

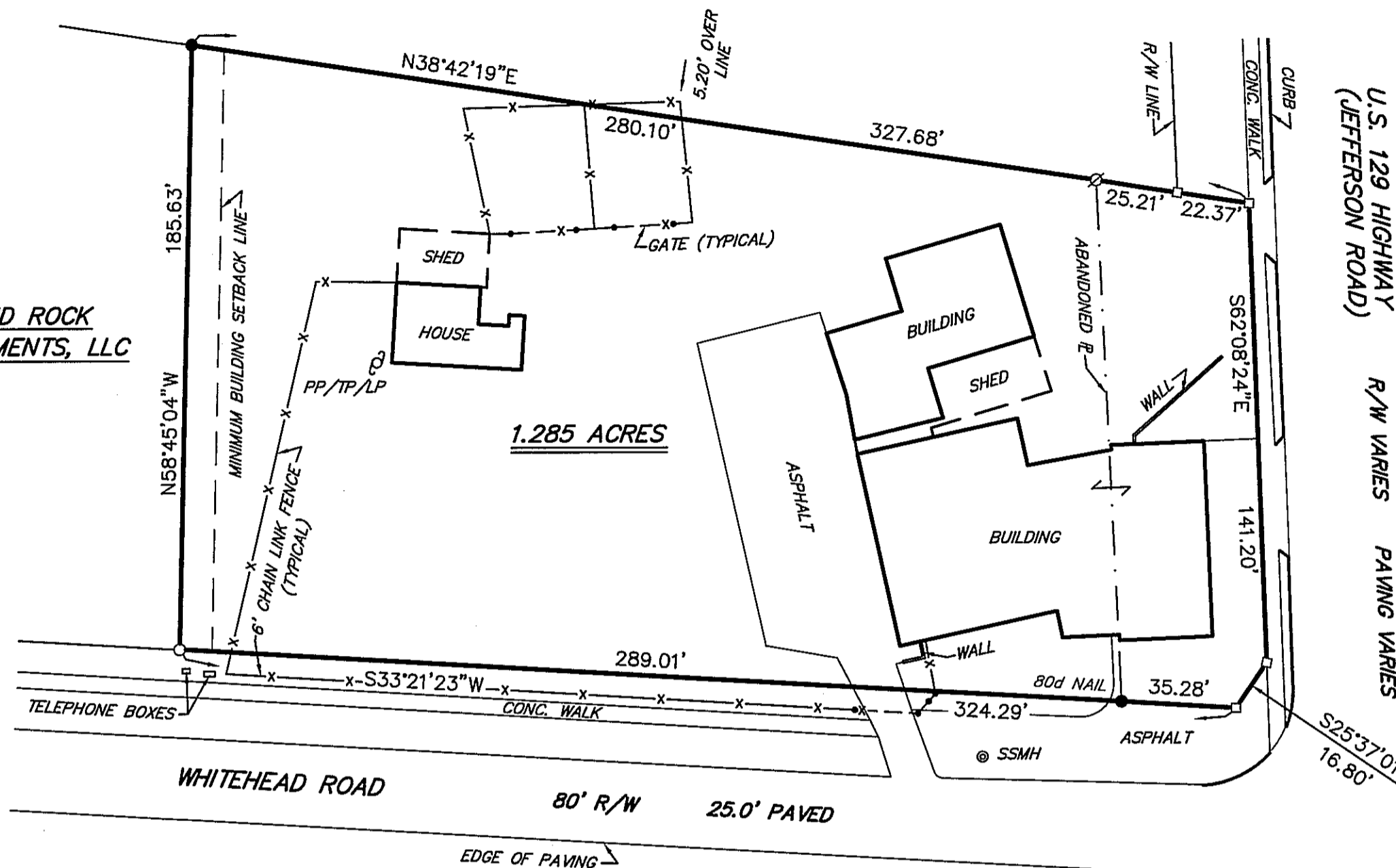
**SUBODH K. AGRAWAL**

- LEGEND**
- - 1/2" REINFORCING ROD SET
  - - 1/2" REINFORCING ROD (OR NOTED) FOUND
  - - POINT ONLY
  - ⊠ - RIGHT OF WAY POST FOUND
  - ⊞ - POWER (PP)/TELEPHONE (TP)/LIGHT (LP) POLE
  - ⊞ - SANITARY SEWER MANHOLE



**SOLID ROCK INVESTMENTS, LLC**

**1.285 ACRES**



**STATEMENT OF THE OWNER:**

- (1) There are no owner-imposed or deed restrictions unless otherwise noted.
  - (2) There are no new underground utilities proposed at this time unless otherwise noted.
- I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlots. I further acknowledge that possession of the rights-of-way remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

SUBDIVIDER \_\_\_\_\_ OWNER \_\_\_\_\_

**STORMWATER NOTES**

- (1) NO LAND DEVELOPMENT ACTIVITIES ARE PROPOSED AS A PART OF THIS PLAT; THEREFORE STORMWATER MANAGEMENT IS NOT APPLICABLE IN ACCORDANCE WITH ACC CODE SECTION 5-4-3(a).
- (2) ANY FUTURE LAND DEVELOPMENT ACTIVITIES ON THIS PROPERTY WILL REQUIRE A STORMWATER MANAGEMENT PLAN.

**NOTES**

- (1) OWNER: TURTLEHEAD FAMILY PARTNERSHIP, LLLP c/o DEBRA MARSDEN 706-546-6436 291 MOSS SIDE DRIVE, ATHENS, GA 30606.
- (2) USE: SINGLE FAMILY RESIDENTIAL.
- (3) WATER SUPPLY: ATHENS-CLARKE COUNTY WATER IS AVAILABLE.
- (4) SANITARY SEWER DISPOSAL: ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE.
- (5) TO THE KNOWLEDGE OF THIS FIRM, NO EXISTING OR ABANDONED LANDFILLS ARE LOCATED ON THIS PROPERTY.
- (6) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 13059C 0014D, DATED APRIL 2, 2007.
- (7) ZONING: C-G  
SETBACKS: FRONT-NONE, SIDE & REAR-NONE EXCEPT 10' WHEN ABUTTING RESIDENTIAL ZONE.  
MAXIMUM BUILDING HEIGHT: 65'.  
MAXIMUM LOT COVERAGE: 80%.
- (8) RECOMBINATION OF THIS PROPERTY AS SHOWN HEREON WILL MEET ALL ATHENS-CLARKE COUNTY ZONING REQUIREMENTS AS TO LOT SIZE, SETBACKS, AND MINIMUM FRONTAGE.
- (9) THERE IS NO LANDSCAPING OR TREE PLANTING PLAN PROPOSED.
- (10) MINIMUM BUILDING SETBACK LINES SHOWN ARE THOSE REQUIRED BY ZONING AND MAY NOT BE IN CONFORMITY WITH THOSE REQUIRED BY SUBDIVISION COVENANTS, WHICH MAY BE GREATER.
- (11) NO PUBLIC OR PRIVATE THROUGHFARES OR WALKS ARE LOCATED ON THIS PROPERTY.
- (12) EXCEPT AS SHOWN, THERE ARE NO ENVIRONMENTAL AREAS LOCATED ON THIS PROPERTY.
- (13) THERE ARE NO DESIGNATED OFF-STREET PARKING AREAS LOCATED ON THIS PROPERTY EXCEPT AS SHOWN.
- (14) THERE IS NO PHYSICAL EVIDENCE OF EASEMENTS FOR WATER LINES, FIRE HYDRANTS, SEWER OR STORM SEWER LINES, OR TRAILS EXCEPT AS SHOWN. THERE IS ALSO NO EVIDENCE OF UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE LINES EXCEPT AS SHOWN.
- (15) EXCEPT AS SHOWN, THERE ARE NO ACC TREES LOCATED IN THE ADJACENT RIGHT OF WAY. ACC TREES CANNOT BE DISTURBED OR REMOVED WITHOUT THE APPROVAL OF THE ATHENS-CLARKE COUNTY LANDSCAPE MANAGEMENT DIVISION.
- (16) TAX PARCELS 111A 077 & 111A 077A ARE BEING RECOMBINED TO FORM ONE TRACT.

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivider's professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

Public Works Director \_\_\_\_\_ Date \_\_\_\_\_

This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Director, Department of Planning

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown.

BY: *Ben McLeroy*  
  
 0 40 80  
 SCALE IN FEET

**REFERENCES**

- (1) GEORGIA D.O.T. RIGHT OF WAY MAP FOR PROJECT NO. MLP-15(77), DATED MAY 9, 1979.
- (2) OUR SURVEY FOR ROBERT L. McLEROY, DATED JANUARY 25, 1966.
- (3) OUR SURVEY FOR ALBERT L. McLEROY, DATED JANUARY 25, 1966.
- (4) OUR SURVEY FOR GOLDEN PANTRY FOOD STORE NO. 20 DATED NOVEMBER 16, 2011.

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.

**SURVEY NOTES**

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/90,221.

SURVEY FOR:			
<b>TURTLEHEAD FAMILY PARTNERSHIP, LLLP</b>			
106 WHITEHEAD ROAD			
COUNTY:	CLARKE	G.M.D.:	1347
STATE:	GEORGIA		
DATE:	SEPTEMBER 19, 2016	SCALE:	1"=40'
DWN. BY:	MIKE		
FIELDBOOK:	985	SURVEYED BY:	BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 706-548-5673 140 MILL CENTER BLVD. ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO: LSF000014
FILE NO.:	35558-		