Plat Doc: PLAT
Recorded 01/13/2020 02:50PM

Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000I Pg 0278
Penalty: $0.00
Interest: $0.00
Participants: 7138367114

OWNER'S CERTIFICATE

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, having established the minimum building restriction lines, dedicate all right-of-way, water, and sewer easements, drainage easements, alleys, walks, parks, and other opens spaces to public or private use as notes, and agree to provide either directly or indirectly for the maintenance of all common areas and outlets. 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 — Date: 1-9-20

SURVEYOR'S CERTIFICATE (ATHENS-CLARKE COUNTY)

This survey is an accurate representation of the property surveyed under my supervision. This survey was preformed without a title commitment and may be subject to easements, covenants, and restrictions of record not reflected upon this survey.

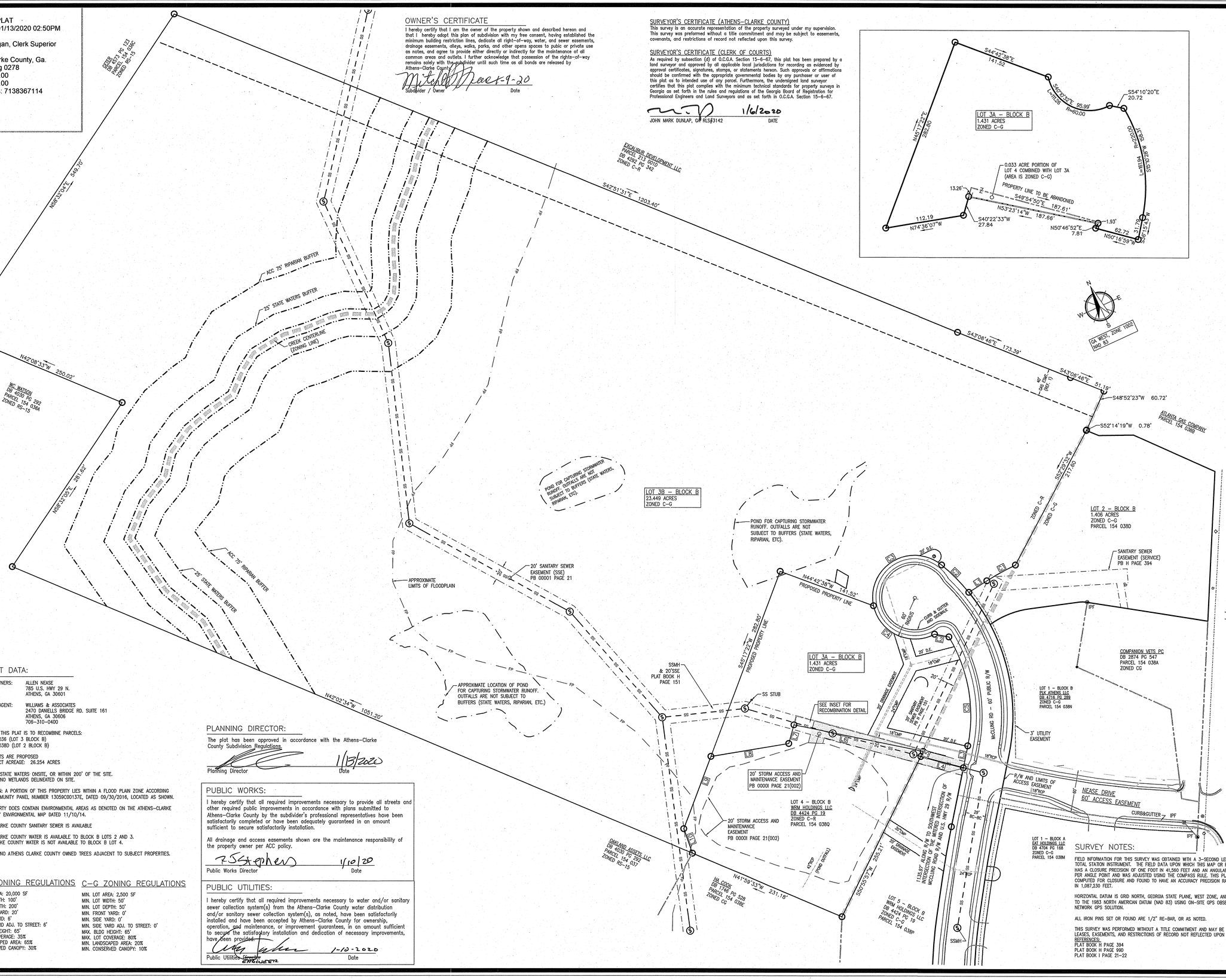
SURVEYOR'S CERTIFICATE (CLERK OF COURTS)

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.

JOHN MARK DUNLAP, GA RLS#3142 — DATE: 1/6/2020

- B.S.L. – BUILDING SETBACK LINE
- CB – CATCH BASIN
- CMF – CONCRETE MONUMENT FOUND
- CMP – CORRUGATED METAL PIPE
- DE – DRAINAGE EASEMENT
- DIP – DUCTILE IRON PIPE
- FDC – FIRE DEPT. CONNECTION
- FES – FLARED END SECTION
- FFE – FINISHED FLOOR ELEVATION
- GI – GRATE INLET
- HDPE – HIGH DENSITY POLYETHYLENE
- IE – INVERT ELEVATION
- LP – LIGHTPOST
- OCS – OUTLET CONTROL STRUCTURE
- PTP – POWER TELEPHONE POLE
- RCP – REINFORCED CONCRETE PIPE
- SSE – SANITARY SEWER EASEMENT
- TPED – TELEPHONE PEDESTAL
- TRANS – POWER TRANSFORMER TRANS
- TYP – TYPICAL
- WM – WATER METER
- WV – WATER VALVE
- SSMH – SANITARY SEWER MH
- CO – CLEANOUT
- FH – FIRE HYDRANT
- WM – WATER METER
- WV – WATER VALVE
- MH – MANHOLE
- JB – JUNCTION BOX
- HW – HEADWALL
- WI – WEIR INLET
- – DOUBLE WING CB
- – SINGLE WING CB
- AC – AIR CONDITIONING UNIT
- FO – FIBER-OPTIC MARKER
- – GAS VALVE
- GAS – GAS METER
- – GAS MARKER
- – LIGHTPOLE
- – TELEPHONE PEDESTAL
- – POWER TRANSFORMER
- – UTILITY POLE
- – TRANSMISSION POLE
- – GUY WIRE/ANCHOR

- FENCE LINE — X —
- OVERHEAD UTILITY — UTL —
- OVERHEAD POWER — P —
- UNDERGROUND POWER — P —
- OVERHEAD TELEPHONE — T —
- UNDERGROUND TELEPHONE — T —
- TRAFFIC UTILITY — TR —
- FIBER-OPTIC — FO —
- NATURAL GAS — GAS —
- FLOODPLAIN — FP —
- SANITARY SEWER — SS —
- SEWER FORCEMAIN — FM —
- SANITARY SEWER SERVICE — SVC —
- WATERLINE — W —



PROJECT DATA:

PROPERTY OWNERS: ALLEN NEASE
785 U.S. HWY 29 N.
ATHENS, GA 30601

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELLS BRIDGE RD. SUITE 161
ATHENS, GA 30606
706-310-0400

PURPOSE OF THIS PLAT IS TO RECOMBINE PARCELS:
-154 038 (LOT 3 BLOCK B)
-154 038D (LOT 2 BLOCK B)

-NO NEW LOTS ARE PROPOSED
TOTAL PROJECT ACREAGE: 26.254 ACRES

-THERE ARE STATE WATERS ONSITE, OR WITHIN 200' OF THE SITE.
-THERE ARE NO WETLANDS DELINEATED ON SITE.

-FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD PLAIN ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C00137E, DATED 09/30/2016, LOCATED AS SHOWN.

-THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/10/14.

-ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

-ATHENS-CLARKE COUNTY WATER IS AVAILABLE TO BLOCK B LOTS 2 AND 3.
ATHENS-CLARKE COUNTY WATER IS NOT AVAILABLE TO BLOCK B LOT 4.

-THERE ARE NO ATHENS CLARKE COUNTY OWNED TREES ADJACENT TO SUBJECT PROPERTIES.

C-R ZONING REGULATIONS

MIN. LOT AREA: 20,000 SF
MIN. LOT WIDTH: 100'
MIN. LOT DEPTH: 200'
MIN. FRONT YARD: 20'
MIN. SIDE YARD: 6'
MIN. SIDE YARD ADJ. TO STREET: 6'
MAX. BLDG HEIGHT: 65'
MAX. LOT COVERAGE: 35%
MIN. LANDSCAPED AREA: 65%
MIN. CONSERVED CANOPY: 30%

C-G ZONING REGULATIONS

MIN. LOT AREA: 2,500 SF
MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 50'
MIN. FRONT YARD: 0'
MIN. SIDE YARD: 0'
MIN. SIDE YARD ADJ. TO STREET: 0'
MAX. BLDG HEIGHT: 65'
MAX. LOT COVERAGE: 80%
MIN. LANDSCAPED AREA: 20%
MIN. CONSERVED CANOPY: 10%

PLANNING DIRECTOR:

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

Planning Director — Date: 1/13/2020

PUBLIC WORKS:

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 satisfactorily installation.

All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

Public Works Director — Date: 1/10/20

PUBLIC UTILITIES:

I hereby certify that all required improvements necessary to water and/or sanitary sewer collection system(s) 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 necessary improvements, have been provided.

Public Utilities Director — Date: 1-10-2020

SURVEY NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TCRP 1203 TOTAL STATION INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,560 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT WAS BEEN COMPUTED FOR CLOSURE AND FOUND TO HAVE AN ACCURACY PRECISION RATIO OF ONE PART IN 1,087,230 FEET.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE, AND IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD 83) USING ON-SITE GPS OBSERVATIONS, NETWORK GPS SOLUTION.

ALL IRON PINS SET OR FOUND ARE 1/2" RE-BAR, OR AS NOTED.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY

REFERENCES:
PLAT BOOK H PAGE 394
PLAT BOOK H PAGE 990
PLAT BOOK I PAGE 21-22

W&A Engineering
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
SURVEYING · SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING · ECONOMIC DEVELOPMENT
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Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

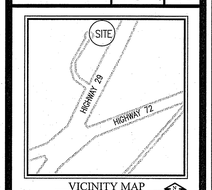
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ADMINISTRATIVE RECOMBINATION PLAT FOR:

ALLEN NEASE 29 North Commercial Subdivision Lots 2 and 3, Block B

150 MCCLUNG RD
G.M.D. 219
ATHENS-CLARKE COUNTY, GEORGIA

LAST DAY OF FIELDWORK: 12/17/2019
LAST REVISION OF PLAT: 01/06/2020



VICINITY MAP
NOT TO SCALE

1/6/2020

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

Surveyor contact information:
Mark Dunlap, (706) 310-0400
markd@waengineering.com

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