

VICINITY MAP

LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- - CONCRETE RIGHT OF WAY POST FOUND
- ⊙ - POINT ONLY
- ⊕ - POWER (PP), TELEPHONE (TP), LIGHT (LP) POLE

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 \_\_\_\_\_

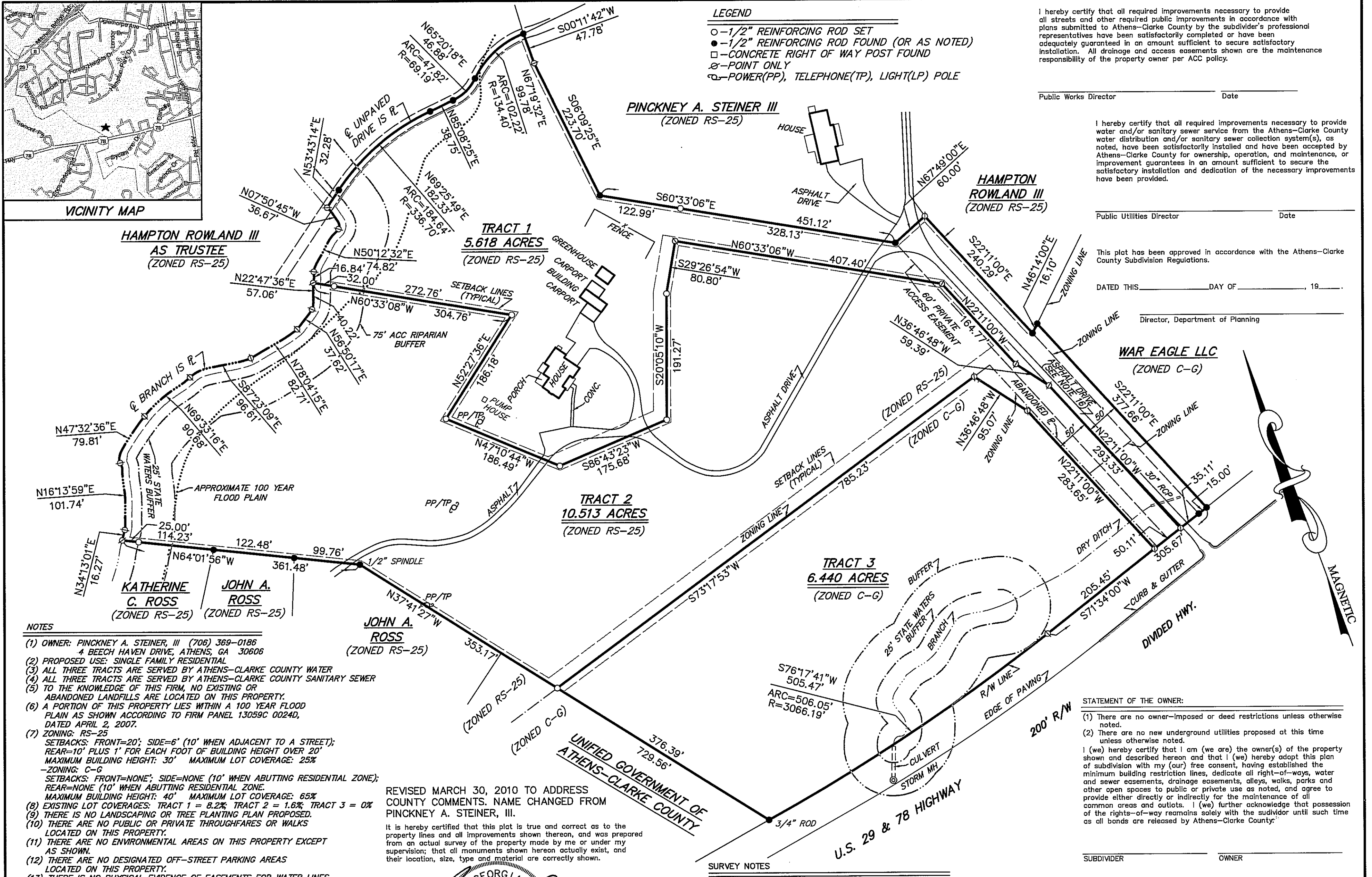
I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, 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 \_\_\_\_\_

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

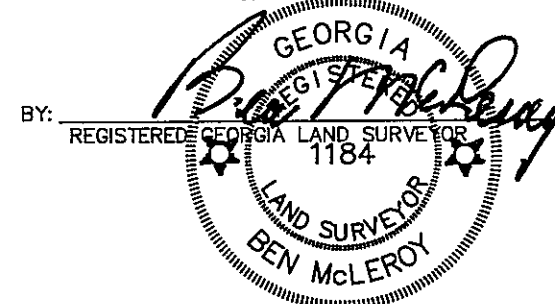
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

Director, Department of Planning

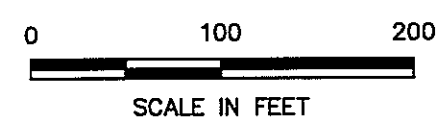


- NOTES
- (1) OWNER: PINCKNEY A. STEINER, III (706) 369-0186  
4 BEECH HAVEN DRIVE, ATHENS, GA 30606
  - (2) PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  - (3) ALL THREE TRACTS ARE SERVED BY ATHENS-CLARKE COUNTY WATER
  - (4) ALL THREE TRACTS ARE SERVED BY ATHENS-CLARKE COUNTY SANITARY SEWER
  - (5) TO THE KNOWLEDGE OF THIS FIRM, NO EXISTING OR ABANDONED LANDFILLS ARE LOCATED ON THIS PROPERTY.
  - (6) A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ACCORDING TO FIRM PANEL 13059C 0024D, DATED APRIL 2, 2007.
  - (7) ZONING: RS-25  
SETBACKS: FRONT=20'; SIDE=6' (10' WHEN ADJACENT TO A STREET); REAR=10' PLUS 1' FOR EACH FOOT OF BUILDING HEIGHT OVER 20'  
MAXIMUM BUILDING HEIGHT: 30' MAXIMUM LOT COVERAGE: 25%  
-ZONING: C-G  
SETBACKS: FRONT=NONE; SIDE=NONE (10' WHEN ABUTTING RESIDENTIAL ZONE); REAR=NONE (10' WHEN ABUTTING RESIDENTIAL ZONE).  
MAXIMUM BUILDING HEIGHT: 40' MAXIMUM LOT COVERAGE: 65%
  - (8) EXISTING LOT COVERAGES: TRACT 1 = 8.2%; TRACT 2 = 1.6%; TRACT 3 = 0%
  - (9) THERE IS NO LANDSCAPING OR TREE PLANTING PLAN PROPOSED.
  - (10) THERE ARE NO PUBLIC OR PRIVATE THROUGHFARES OR WALKS LOCATED ON THIS PROPERTY.
  - (11) THERE ARE NO ENVIRONMENTAL AREAS ON THIS PROPERTY EXCEPT AS SHOWN.
  - (12) THERE ARE NO DESIGNATED OFF-STREET PARKING AREAS LOCATED ON THIS PROPERTY.
  - (13) 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 TELEPHONE CABLE LINES EXCEPT AS SHOWN.
  - (14) THERE ARE NO ATHENS-CLARKE COUNTY TREES LOCATED IN THE R/W ADJACENT TO THIS PROPERTY EXCEPT AS SHOWN.
  - (15) TAX PARCEL 121 004 AND 121 004A ARE BEING RECOMBINED AND DIVIDED AS SHOWN HEREON.
  - (16) IMPROVED WIDTH OF ASPHALT DRIVE IS 16'.  
-15 PARCELS CURRENTLY HAVE A BEECH HAVEN DRIVE ADDRESS AND ARE ACCESSED AT LEAST PARTIALLY THROUGH THE ASPHALT DRIVE.  
-TRACT 2 IS THE ONLY NEW LOT BEING CREATED AS A RESULT OF THIS PLAT AND IT HAS DIRECT ACCESS TO ATLANTA HIGHWAY.

REVISED MARCH 30, 2010 TO ADDRESS COUNTY COMMENTS. NAME CHANGED FROM PINCKNEY A. STEINER, III.  
It is hereby certified that this plot 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: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE IN FEET

SURVEY NOTES

- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 07" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/24,664, ADJUSTED BY LEAST SQUARES.
- (4) MINIMUM PLAT CLOSURE: 1/142,846

REFERENCES

- (1) OUR SURVEY FOR ALICE ROWLAND JACOBS, DATED FEBRUARY 26, 1993.
- (2) OUR SURVEY FOR JACK L. ROWLAND & HAMPTON ROWLAND, JR., DATED MARCH 28, 1989.
- (3) SURVEY BY DANNER & HUDSON FOR MRS. EFFIE H. ROWLAND, DATED AUGUST 1987.
- (4) OUR PLAT FOR C.A. ROWLAND ESTATE, DATED AUGUST 21, 2007.
- (5) OUR PLAT FOR ROBERT ROSS & UNIFIED GOVERNMENT OF ATHENS CLARKE COUNTY, DATED NOVEMBER 8, 2007.

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 (we) 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 \_\_\_\_\_

SURVEY FOR: ADMINISTRATIVE SUBDIVISION PLAT

BEECH HAVEN

ATHENS

COUNTY: CLARKE	G.M.D.: 216	STATE: GEORGIA
DATE: SEP. 14, 2009	SCALE: 1"=100'	DWN. BY: STEPHEN
FIELDBOOK: 973	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 706-548-5673 140 MILL CENTER BLVD. BOGART, GA.	FILE NO.: 32177- J61