

Plat Doc: PLAT
Recorded 10/03/2024 12:05PM

Elisa Zarate, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0360-0361
Penalty: \$0.00
Interest: \$0.00
Participants: 9576554662

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP FOR CLARKE COUNTY, GA. COMMUNITY PANEL 130040 0008 E HAVING AN EFFECTIVE DATE OF 05/30/2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. SEE SHEET 2 FOR AFFECTED AREA.

2. IF THIS PROPERTY CONTAINS FEMA OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.

3. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999972951. (GRID DISTANCE SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).

5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION T2 GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,198 FEET AND AN ANGULAR CLOSURE OF 00'00"02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY C.P.

7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:

TRACT "B" - WITHIN ONE FOOT IN 313,959 FEET

TRACT "C" - WITHIN ONE FOOT IN 118,421 FEET.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

9. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

10. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

11. THE FIELD SURVEY WAS CONDUCTED ON JUNE 20TH, 2024.

12. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM THE POINT WHERE EROSION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

SURVEYOR'S CERTIFICATION:



HALL COUNTY SURVEYOR

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 RECORD AS EVIDENCED BY APPROVALS, AFFIRMATIONS, SIGNATURES, STAMPS, OR STATEMENTS ON THIS PLAT. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS 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.

Chris M. Patton, G.A.R.L.S. #2647

06/20/2024

LEGAL DESCRIPTION: TRACT "B"

This tract of land lying and being in 219th G.M.D. City of Athens, Clarke County, Georgia as shown on a sketch and described prepared by Patton Land Surveying, LLC, for CJB Athens, LLC, dated June 20th, 2024, and being a portion of Tract "B" as shown on Plat Book "K", pages 82 & 83, Clarke County, Georgia plat records, and being more particularly described as follows:

Commencing at a calculated point at the Georgia Department of Transportation baseline intersection of U.S. Highway No. 72 (Hull Road) (varying width right-of-way) (per right-of-way map project EDS-72(26), dated May 3rd, 1995) & Voyles Road, located at Georgia State Plane Coordinate Northing 1455378.18, Easting 2551432.24, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 57 degrees 32 minutes 47 seconds West for a distance of 526.50 feet to a 1/2" rebar pin found with cap stamped "LSF 1029" and said point being the TRUE POINT OF BEGINNING.

Thence South 32 degrees 54 minutes 35 seconds West for a distance of 418.68 feet to a 2" open top pin found "disturbed"; Thence South 60 degrees 58 minutes 05 seconds West for a distance of 150.23 feet to a 1" open top pin found; Thence continue South 60 degrees 58 minutes 05 seconds West for a distance of 63.17 feet to a nail set in the nail set on the Easterly line of that certain Access Easement as described in Deed Book 5605, Pages 535-547, Clarke County, Georgia, deed records.

Thence following the Easterly line of said Access Easement the following courses:

Thence along a curve to the left having a radius of 228.50 feet and an arc length of 5.95 feet, being subtended by a chord of South 30 degrees 22 minutes 41 seconds East for a distance of 5.95 feet to a nail set; Thence South 31 degrees 07 minutes 26 seconds East for a distance of 181.11 feet to a 1/2" rebar pin found on the Northerly right-of-way line of said U.S. Highway No. 72;

Thence leaving the Easterly line of said Access Easement and following the Northerly right-of-way line of said U.S. Highway No. 72 the following course:

Thence North 60 degrees 44 minutes 26 seconds West for a distance of 68.61 feet to a 1/2" rebar pin found with cap stamped "LSF 1029";

Thence leaving the Northerly right-of-way line of said U.S. Highway No. 72 the following courses:

Thence North 29 degrees 10 minutes 49 seconds West for a distance of 826.94 feet to a 1/2" rebar pin found; Thence North 29 degrees 10 minutes 49 seconds East for a distance of 49.94 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 490.00 feet and an arc length of 3.91 feet, being subtended by a chord of South 67 degrees 24 minutes 27 seconds East for a distance of 3.95 feet to a calculated point; Thence South 67 degrees 38 minutes 17 seconds East for a distance of 20.20 feet to a 1/2" rebar pin set. Thence along a curve to the left having a radius of 790.00 feet and an arc length of 248.07 feet, being subtended by a chord of South 76 degrees 38 minutes 03 seconds East for a distance of 247.06 feet to a calculated point. Thence along a curve to the right having a radius of 370.50 feet and an arc length of 137.13 feet, being subtended by a chord of South 80 degrees 05 minutes 49 seconds East for a distance of 136.92 feet to a 1/2" rebar pin found with cap stamped "LSF 1029" and said point being the POINT OF BEGINNING.

Said property contains 5.85 acres more or less.

LEGAL DESCRIPTION: TRACT "C"

All that tract or parcel of land lying and being in 219th G.M.D., City of Athens, Clarke County, Georgia as shown on a combination survey prepared by Patton Land Surveying, LLC, for CJB Athens, LLC, dated June 20th, 2024, and being a portion of Tract "B" as shown on Plat Book "K", pages 82 & 83, Clarke County, Georgia plat records, located at that certain point of land as described in Deed Book 4637, Pages 165-167, Clarke County, Georgia, deed records, and being more particularly described as follows:

Commencing at a calculated point at the Georgia Department of Transportation baseline intersection of U.S. Highway No. 72 (Hull Road) (varying width right-of-way) (per right-of-way map project EDS-72(26), dated May 3rd, 1995) & Voyles Road, located at Georgia State Plane Coordinate Northing 1455378.18, Easting 2551432.24, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 57 degrees 32 minutes 47 seconds West for a distance of 526.50 feet to a 1/2" rebar pin found with cap stamped "LSF 1029" and said point being the POINT OF BEGINNING.

Thence following the Southeasterly line of said Tract "B" the following course:

Thence South 32 degrees 54 minutes 35 seconds West for a distance of 418.68 feet to a 2" open top pin found "disturbed" at the Northeast corner of said Deed Book 4637, Pages 165-167 and said point being the TRUE POINT OF BEGINNING.

Thence leaving the Easterly line of said Tract "B" and following the Easterly line of said Deed Book 4637, Pages 165-167 the following course:

Thence South 29 degrees 08 minutes 52 seconds East for a distance of 186.11 feet to a 1/2" rebar pin found & cap stamped "LSF 1029" on the Northerly right-of-way line of said U.S. Highway No. 72;

Thence leaving the Easterly line of said Deed Book 4637, Pages 165-167 and following the Northerly right-of-way line of said U.S. Highway No. 72 the following courses:

Thence South 60 degrees 44 minutes 26 seconds West for a distance of 150.44 feet to a 1/2" rebar pin found & cap stamped "LSF 1029"; Thence continue South 60 degrees 44 minutes 26 seconds West for a distance of 56.59 feet to a 1/2" rebar pin set on the Easterly line of that certain 43' wide Access Easement as described in Deed Book 5605, Pages 535-547, Clarke County, Georgia deed records;

Thence leaving the Easterly line of said Access Easement the following courses:

Thence North 31 degrees 07 minutes 26 seconds West for a distance of 181.11 feet to a nail set; Thence along a curve to the right having a radius of 228.50 feet and an arc length of 5.95 feet, being subtended by a chord of North 30 degrees 22 minutes 41 seconds West for a distance of 5.95 feet to a nail set;

Thence leaving the Easterly line of said Access Easement the following courses:

Thence North 60 degrees 58 minutes 05 seconds East for a distance of 63.17 feet to a 1" open top pin found at the Northwest corner of said Deed Book 4637, Pages 165-167;

Thence following the Northerly line of said Deed Book 4637, Pages 165-167 the following course:

Thence continue North 60 degrees 58 minutes 05 seconds East for a distance of 150.23 feet to a 2" open top pin found "disturbed" and said point being the POINT OF BEGINNING.

Said property contains 0.90 acres more or less.

AREAS:

TRACT B: 5.85 ACRES

TRACT C: 0.90 ACRES

UTILITIES:

1. TRACT B & C: ATHENS-CLARKE COUNTY WATER IS AVAILABLE.

2. ATHENS-CLARKE COUNTY SANITARY SEWER IS NOT AVAILABLE. A SANITARY SEWER MAIN EXTENSION BY OWNER/DEVELOPER IS REQUIRED.

OWNER: *Chris M. Patton*

EXCALIBER DEVELOPMENT LLC
P.O. BOX 520
CONYERS, GA 30012

CJB ATHENS, LLC
P.O. BOX 520
CONYERS, GA 30012

ADDRESS:

TRACT "B":
160 TALLEY CROSSING, ATHENS, GEORGIA 30601

TRACT "C":
1055 HULL ROAD, ATHENS, GEORGIA 30601

TAX PARCEL NUMBERS:

213 018P

213 011

REFERENCES:

- DEED BOOK 5609, PAGES 318-323
- DEED BOOK 4637, PAGES 165-167
- DEED BOOK 5514, PAGES 400-406
- DEED BOOK 5515, PAGES 337-341
- DEED BOOK 5014, PAGES 174 & 175
- DEED BOOK 5542, PAGES 46-49
- DEED BOOK 3349, PAGES 38-40
- DEED BOOK 4686, PAGES 400-402
- PLAT BOOK "K", PAGES 82 & 83

Subdivider *Chris M. Patton* Owner

By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647

Date: 06/20/2024

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

I (we) hereby certify that I am (we are) the owner of the property shown and described herein and that (we) hereby adopt the plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all rights-of-way, 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 outlets. (we) further acknowledge that possession of the right-of-way remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

Chris M. Patton

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Chris M. Patton

By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647

Date: 06/20/2024

**COMBINATION SURVEY FOR:
CJB ATHENS LLC**



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

LEGEND:

△ A.I.F. - ANGLE IRON FOUND

◊ A.F. - AXLE FOUND

■ C.M. - CONCRETE MONUMENT FOUND

○ A.M.F. - ALUMINUM MONUMENT FOUND

○ C.T.F. - CRIMP TOP PIN FOUND

● R.B.F. - REBAR FOUND

○ O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)

○ I.P.F. - IRON PIN FOUND

○ X.K.N.F. - X-KNIFE KALON NAIL FOUND

FX - X-CUT FOUND

♦ N.F. - NAIL FOUND

○ R.F. - ROCK FOUND

● R.R.F. - RAILROAD SPIKE FOUND</p

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- N/F -
ATHENS HOUSING AUTHORITY
(DEED BOOK 5556, PAGES 337-341)

- N/F -
ATHENS HOUSING AUTHORITY
(DEED BOOK 5556, PAGES 337-341)

- N/F -
BH ATHENS LAND, LLC
(DEED BOOK 5514, PAGES 403-406)

U.S. HIGHWAY NO. 72
(HULL ROAD)
(VARYING WIDTH R/W)
(PER G.D.O.T. R/W MAP PROJECT
DS-72(26) DATED MAY 3RD, 1995)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	228.50'	5.95'	5.95'	N 30°22'41" W
C2	490.00'	3.95'	3.95'	S 67°24'27" E
C3	790.00'	248.07'	247.06'	S 76°38'03" E
C4	710.00'	137.13'	136.92'	S 80°05'49" E
C5	271.50'	168.19'	165.51'	N 13°22'37" W
C6	228.50'	135.60'	133.62'	S 12°37'52" E
C7	228.50'	0.94'	0.94'	N 31°00'21" W
C8	228.50'	5.01'	5.01'	S 30°15'37" E
C9	41.00'	104.80'	78.51'	S 77°35'37" W
C10	41.00'	91.04'	73.46'	N 34°25'55" E
C11	790.00'	129.30'	129.15'	S 72°19'37" E
C12	790.00'	20.00'	20.00'	S 77°44'28" E
C13	790.00'	98.77'	98.71'	S 82°02'54" E

DELTA ANGLE
1°29'28"
0°27'41"
17°59'31"
11°03'58"
35°29'38"
34°00'09"
0°14'08"
1°15'21"
146°26'51"
127°13'45"
0°22'39"
1°27'03"
7°09'49"

CJB ATHENS LLC

219TH G.M.D.

CITY OF ATHENS

CLARKE COUNTY, GEORGIA

LOCATED IN -

SUBDIVIDE SURVEY FOR:

REVISIONS

SHEET NUMBER:
2 of 2
SCALE: 1" = 50'
SURVEY DATE: 06/20/2024
PLAT DATE: 06/20/2024
16-021-HULL ROAD COMBINATION.dwg
JN. 16-021

P.O. BOX 256
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