

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

**FUTURE PUBLIC ROAD TRACT
"TALLEY CROSSING"**
(80' ACCESS & UTILITY EASEMENT)
(PLAT BOOK "J", PAGES 178 & 179)

N/F
EXCALIBUR DEVELOPMENT, LLC
(DEED BOOK 5014, PAGES 174 & 175)

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

N/F
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(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
EDS-72(26) DATED MAY 3RD, 1995)

1/2" R.B.F.C.
STAMPED "LSF 1029"

1/2" R.B.F.C.
(1.7' S.E. ON P/L
EXTENDED)

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N/F
HP-231136 ATHENS, LLC
(DEED BOOK 5542, PAGES 46-49)
TRACT "A"
(PLAT BOOK "K", PAGES 82 & 83)

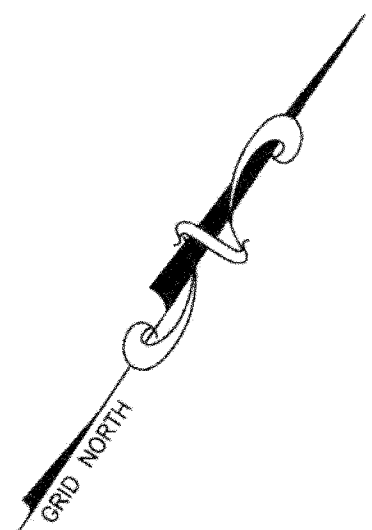
N/F
HP-231141 ATHENS TALLEY TH, LLC
(DEED BOOK 5609, PAGES 318-323)
TRACT "B"
(PLAT BOOK "K", PAGES 82 & 83)
(REVISED AREA - 5.85 ACRES)
"NO INTERIOR IMPROVEMENTS LOCATED"

N/F
EXCALIBUR DEVELOPMENT
(DEED BOOK 4637,
PAGES 165-167)
TRACT "C"
(0.90 ACRES)

N/F
LISA VAUGHN & GINA SARTAIN NEILL
(DEED BOOK 4668,
PAGE 400-402)

LINE	BEARING	DISTANCE
L1	S 67°38'17" E	20.20
L2	S 60°44'26" W	43.02
L3	N 31°07'26" W	179.71
L4	N 40°37'48" W	28.28
L5	S 85°37'48" E	83.00
L6	S 49°22'12" W	28.28
L7	N 84°03'27" E	37.41
L8	S 05°56'33" E	20.00
L9	S 84°03'27" W	28.01
L10	N 31°07'26" W	21.16
L11	S 84°03'27" W	36.10
L12	N 21°09'15" W	94.70
L13	N 15°33'10" W	29.12
L14	S 85°37'48" E	20.00
L15	S 15°33'10" E	24.62
L16	S 21°09'15" E	78.43
L17	N 84°03'27" E	11.41
L18	S 81°57'12" E	10.28
L19	S 83°13'28" E	11.47
L20	S 84°32'58" E	11.06
L21	S 85°46'18" E	9.35
L22	S 85°51'46" E	10.83
L23	N 11°11'25" E	29.30
L24	S 11°11'25" W	16.67
L25	N 04°22'12" E	10.39
L26	S 04°22'12" W	30.39

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	228.50	5.95	5.95	N 30°22'41" W	1°29'28"
C2	490.00	3.95	3.95	S 67°24'27" E	0°27'41"
C3	790.00	248.07	247.06	S 76°38'03" E	17°59'31"
C4	710.00	137.13	136.92	S 80°05'49" E	11°03'58"
C5	271.50	168.19	165.51	N 1°32'37" W	35°29'58"
C6	228.50	135.60	133.62	S 12°37'52" E	34°00'09"
C7	228.50	0.94	0.94	N 31°00'21" W	0°14'08"
C8	228.50	5.01	5.01	S 30°15'37" E	11°15'21"
C9	41.00	104.80	78.51	S 77°35'37" W	146°26'51"
C10	41.00	91.04	73.46	N 34°25'55" E	127°13'45"
C11	790.00	129.30	129.15	S 72°19'37" E	9°22'39"
C12	790.00	70.00	70.00	S 77°44'28" E	1°27'03"
C13	790.00	98.77	98.71	S 82°02'54" E	7°09'49"



NAIL FOUND @
BASE 2" O.T.F.
DISTURBED

R=750.00'
L=539.38'
Δ=41°12'20"
C BRG=N 53°00'06" W
C DIST=527.83

POINT OF BEGINNING
TRACT "B"
(1/2" R.B.F.C.
STAMPED LSF 1029)

FENCE CORNER
(ON P/L)

POINT OF BEGINNING
TRACT "C"
(2" O.T.F.)
(DISTURBED)

PROPERTY TIE:
N 57°32'47" W 526.50'

CENTERLINE PROPOSED
EXTENSION OF TALLEY
CROSSING

POINT OF COMMENCEMENT
(G.D.O.T. BASELINE INTERSECTION
OF U.S. HIGHWAY 72 & VOYLES ROAD)
(CALCULATED POINT)
N=1455378.18
E=2851432.24

GRAPHIC SCALE - 1 INCH = 50 FEET

REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.
SURVEYED BY: C.P.
DRAFTED BY: C.K.
CHECKED BY: C.P.

SUBDIVIDE SURVEY FOR:
CJB ATHENS LLC
- LOCATED IN -
219TH G.M.D.
CITY OF ATHENS
CLARKE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	08-20-2024	REVISED PLAT PER COUNTY COMMENTS
2	09-12-2024	REVISED UTILITY NOTE
3	09-29-2024	REVISED UTILITY NOTE

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