

Plat Doc: PLAT
Recorded 03/07/2024 02:26PM

Elisa Zarate, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0206
Penalty: \$0.00
Interest: \$0.00
Participants: 9040303858

THIS AREA RESERVED FOR RECORDING INFORMATION

COPYRIGHT © 2021 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VIOLATES THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.



COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

Boundary Retracement for:
**Luis Contreras Martinez
and Carolina Medrano**

6535 Jefferson Road
Athens, GA 30607
Clarke County
1347th G.M.D.

Being that parcel of land described in
Deed Book 5561 page 4, Clarke
County Records.

Total Project Area: 4.354 Acres
Tax Parcel #: 054C 087
Existing Zoning: AR



Contact 811 where you dig

COLORS FOR UTILITY LOCATING:

White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer

This plat is a Retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land. 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.

Stacy C. Carroll
Stacy C. Carroll, Georgia PLS #2729 3-7-24 Date



Date
Prepared:

3-7-24

Project #:

24-500-886

Revisions	Date
...	...

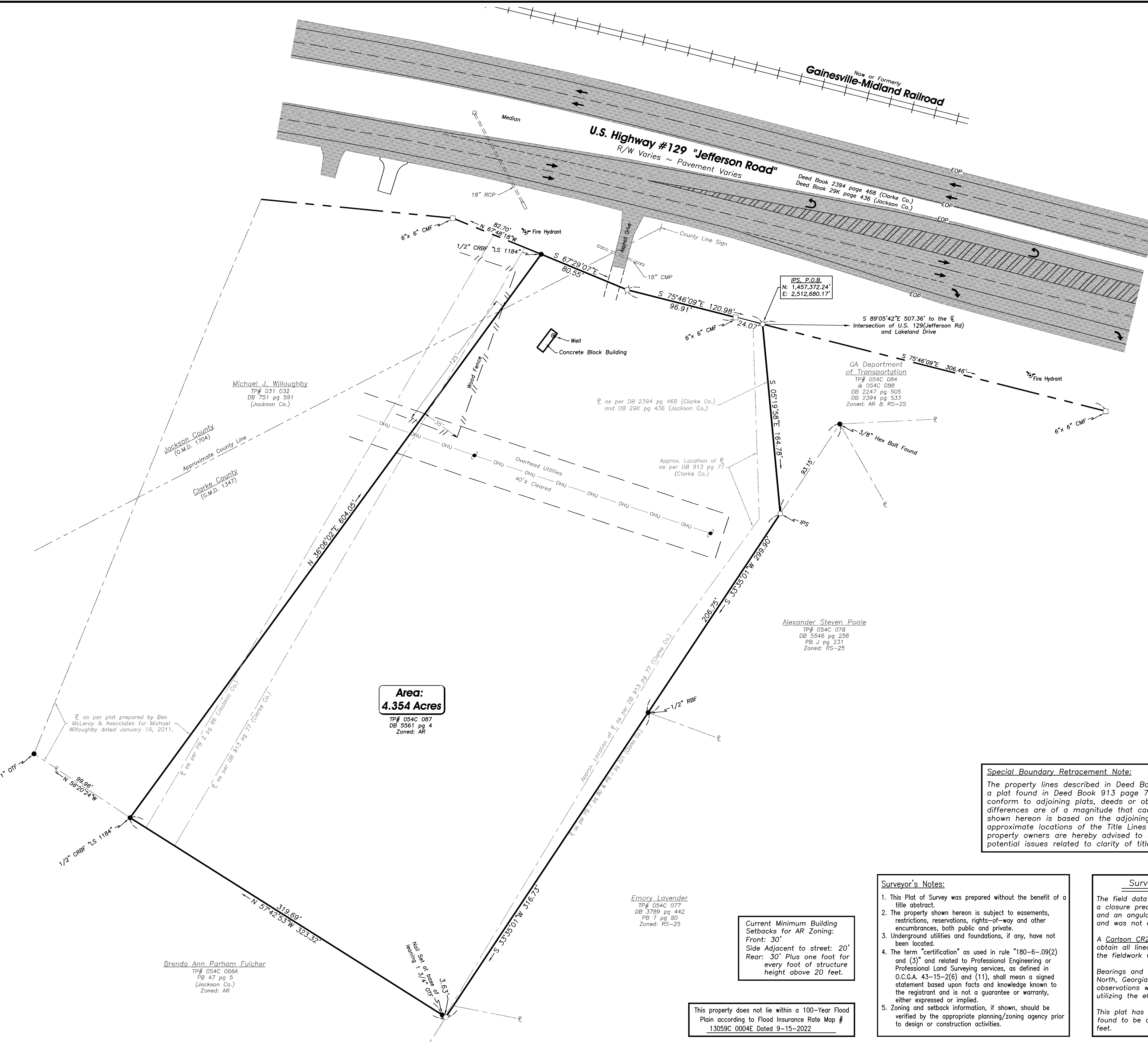
Graphic Scale
0' 20' 40' 80' 120'
Scale: 1" = 40'



Sheet #

1

1



Area:
4.354 Acres

TP# 054C 087
DB 5561 pg 4
Zoned: AR

Special Boundary Retracement Note:

The property lines described in Deed Book 5561 page 4 and depicted on a plat found in Deed Book 913 page 77, Clarke County records do not conform to adjoining plats, deeds or obvious lines of possession. The differences are of a magnitude that cannot be reconciled. The boundary shown hereon is based on the adjoining plats referenced. The approximate locations of the Title Lines are shown in grayscale. The property owners are hereby advised to seek legal counsel concerning potential issues related to clarity of title.

Surveyor's Notes:

- This Plat of Survey was prepared without the benefit of a title abstract.
- The property shown hereon is subject to easements, restrictions, reservations, rights-of-way and other encumbrances, both public and private.
- Underground utilities and foundations, if any, have not been located.
- The term "certification" as used in rule "180-6-.09(2) and (3)" and related to Professional Engineering or Professional Land Surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.

Current Minimum Building
Setbacks for AR Zoning:
Front: 30'
Side Adjacent to street: 20'
Rear: 30' Plus one foot for
every foot of structure
height above 20 feet.

This property does not lie within a 100-Year Flood
Plain according to Flood Insurance Rate Map #
13059C 0004E Dated 9-15-2022

Legend of Survey
Abbreviations/Symbols

CL	Centerline
CMF	Concrete Monument Found
CRBF	Capped Rebar Found
DB	Deed Book
FND	Found
IPS	1/2" Capped Rebar Set Stamped LSF 1010
OTF	Open Top Pipe Found
PL	Property Line
PB	Plot Book
PGB	Point of Beginning
POC	Point of Commencement
R/W	Right-of-Way
RBF	Rebar Found
TP	Tax Parcel Number
OTF	1/2" Capped Rebar Set Stamped LSF 1010 (Unless otherwise noted)
IP	Iron Pin Found
CMF	(As described)
CMF	Concrete Monument Found
CP	Computed Point (No pin)
UP	Utility Pole
W	Well
OHU	Overhead Utilities