

MAGNETIC NORTH

Plat Doc. PLAT
Recorded 07/17/2007 03:31PM

Beverly Logza
Clark Superior Court, Athens-Clarke County, Ga.
Bk 0000C Pg 0811

PB 8-81 I

313.91
156.13
159.3
463.99
100.92
265.17

1459.40 along Hwy 78

PUBLIC WORKS CERTIFICATION:

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.

DATED THIS 17 DAY OF July, 2007.

Director, Public Works

PUBLIC UTILITIES CERTIFICATION:

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 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.

- AS NOTED

DATED THIS 12 DAY OF July, 2007.

Director, Public Utilities Department

NOTES:

1. CURRENTLY ZONED CN
2. PROPOSED USE, COMMERCIAL
3. TAX PARCEL: 24-2-003, 03A, 03B
4. TRACT TWO IS CURRENTLY SERVED BY CITY WATER & SEWER, TRACT ONE IS CURRENTLY SERVED BY CITY WATER & INDIVIDUAL SEPTIC SYSTEM, TRACT THREE IS TO BE SERVED BY CITY WATER INDIVIDUAL SEPTIC SYSTEMS.
5. CURRENT ABOVE GROUND UTILITIES: TELEPHONE, CABLE, ELECTRIC
6. CURRENT UNDERGROUND UTILITIES: SEWER, GAS, WATER
7. NO NEW UTILITIES ARE PROPOSED.
8. NO EASEMENT FOR UTILITIES ARE PROPOSED.
9. NO LANDSCAPING AND TREE PLANTING PLANS PROPOSED.
10. NO COMMON OPEN AREAS ARE PROPOSED.
11. NO AREAS ARE TO BE CONVEYED/DEDICATED TO ATHENS-CLARKE COUNTY FOR PUBLIC USE.
12. NO THOROUGHFARES/WALKS ARE PROPOSED.
13. NO OFF STREET PARKING IS PROPOSED.
14. THIS FIRM HAS NO KNOWLEDGE OF ANY LANDFILL AREAS ON THIS PROPERTY.
15. THIS FIRM HAS NO KNOWLEDGE OF ANY LEIN HOLDERS ON THIS PROPERTY.
16. PROPERTY SUBJECT TO ALL EASEMENTS & COVENANTS OF RECORD.
17. ALL STRUCTURES SHOWN ON THIS PLAT ARE EXISTING.
18. THERE ARE NO ENVIRONMENTAL AREAS ON THIS PROPERTY.
19. EACH LOT IS TO BE REVIEWED BY THE ATHENS-CLARKE COUNTY HEALTH DEPARTMENT & APPROVED FOR SEPTIC SYSTEM INSTALLATION PRIOR TO ISSUING A BUILDING PERMIT.

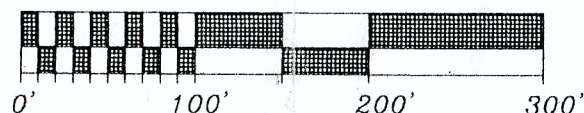
OWNERS ADDRESS: H & S CONSTRUCTION INC.
129 SANDSTONE DRIVE
ATHENS, GEORGIA 30605
TELEPHONE: (706)224-2113

TOTAL AREA: 14.907 ACRES, 649,390 SQ. FT.

ZONING REQUIREMENTS FOR : CN

1. SETBACKS:
FRONT SETBACK IS 10'
REAR SETBACK IS 10' PLUS 1' FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30' WHEN ABUTTING A RESIDENTIAL ZONE.
SIDE SETBACK IS 6', 6' WHEN ADJACENT TO A STREET
2. MINIMUM LOT SIZES:
5,000 SQ. FT. WITH A MINIMUM WIDTH OF 50' AND A MINIMUM DEPTH OF 50'.
3. COVERAGES:
MAXIMUM GROUND COVERAGE 75%
MAXIMUM BUILDING HEIGHT IS 65 FEET.
5. MINIMUM LANDSCAPED AREA 25%

SCALE: 1" = 100'



OWNER'S ACKNOWLEDGMENT AND DECLARATION:

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.
All parties having a record title interest in this property consent to preparation and recording of this plat.

SUBDIVIDER

OWNER

DATE

DATE

FINAL SURVEYORS CERTIFICATE:

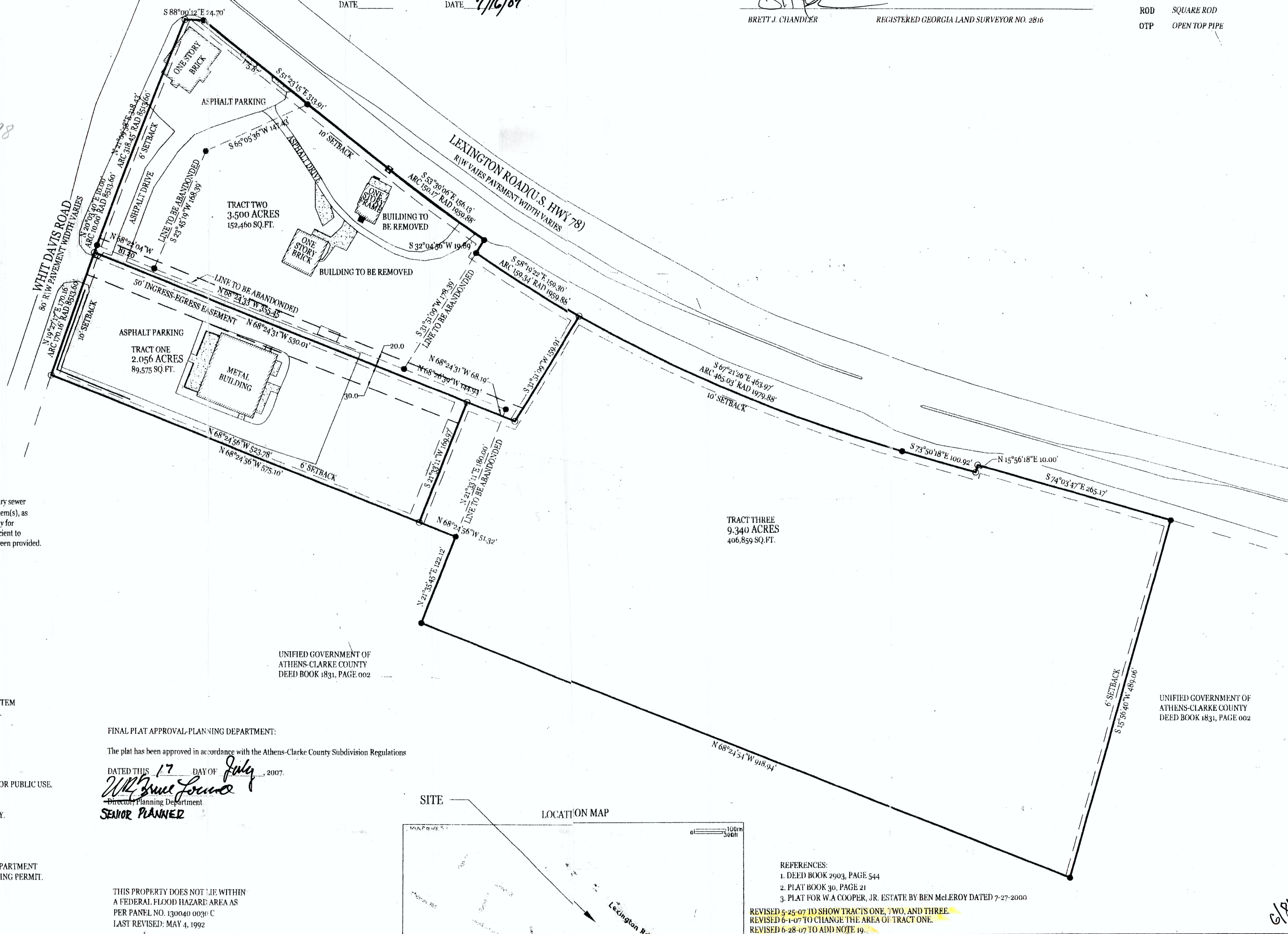
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot 31.090 feet and an angular error of 07" per angle point, and was adjusted by least squares.
This plat was calculated for closure and is found to be accurate within one foot in 210,325 feet, and contains a total of 14.907 acres. The equipment used to obtain the linear and angular measurements was a Topcon Total Station.

BRETT J. CHANDLER

REGISTERED GEORGIA LAND SURVEYOR NO. 2816

LEGEND

- IPS 1/2" REBAR
- IPF
- ⊗ COMPUTED POINT ONLY
- ⊠ CONCRETE R/W MONUMENT
- ⬤ POWER POLE
- OE — OVERHEAD ELECTRIC LINE
- X — FENCE
- ROD SQUARE ROD
- OTP OPEN TOP PIPE



FINAL PLAT APPROVAL-PLANNING DEPARTMENT:

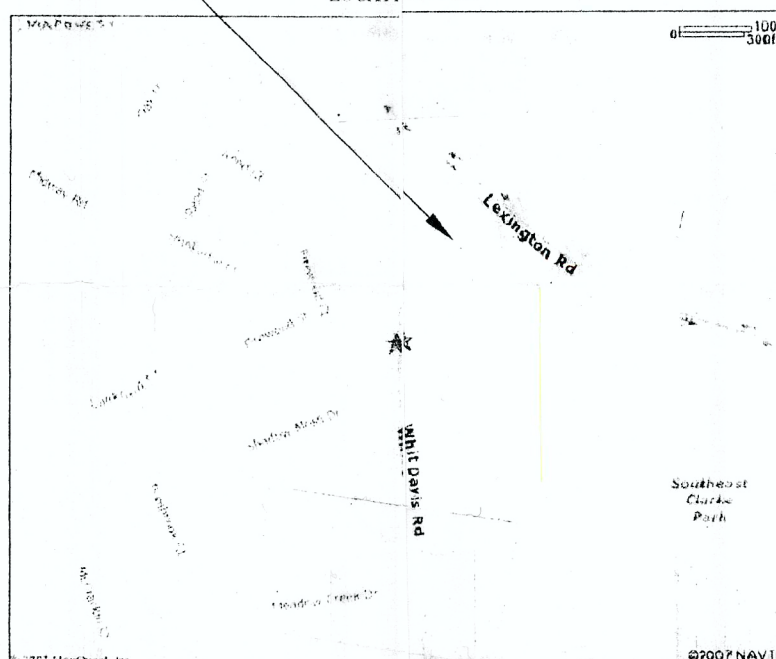
The plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations

DATED THIS 17 DAY OF July, 2007.

UNIFIED GOVERNMENT OF
ATHENS-CLARKE COUNTY
DEED BOOK 1831, PAGE 002

SITE

LOCATION MAP



REFERENCES:

1. DEED BOOK 2903, PAGE 544
2. PLAT BOOK 30, PAGE 21
3. PLAT FOR W.A. COOPER, JR. ESTATE BY BEN McLEROY DATED 7-27-2000

REVISED 5-25-07 TO SHOW TRACTS ONE, TWO, AND THREE.
REVISED 6-1-07 TO CHANGE THE AREA OF TRACT ONE.
REVISED 6-28-07 TO ADD NOTE 19.



SURVEY NOT VALID WITHOUT
ORIGINAL BLACK INK SIGNATURE

RECOMBINATION PLAT FOR:

H & S CONSTRUCTION

SURVEYED: 03-20-07	DRAWN: 04-01-07	SCALE: 1"=100'	BY: BJC
DISTRICT: 218 GMD			
COUNTY: CLARKE			
STATE OF GEORGIA			
	155 WHIT DAVIS RD & 4410 LEXINGTON RD.		

SURVEY BY:

BRETT CHANDLER & ASSOCIATES

205 CHAPMAN PLACE, ATHENS, GA 30606
PHONE: 706.549.7395 FAX: 706.549.7977

FIELD BOOK: 36-37

07015