

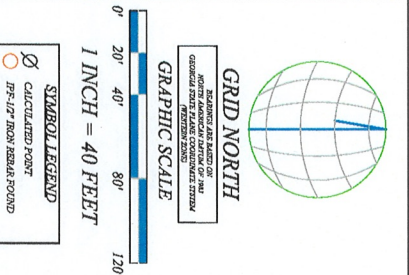
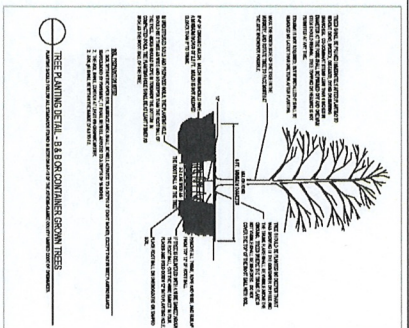
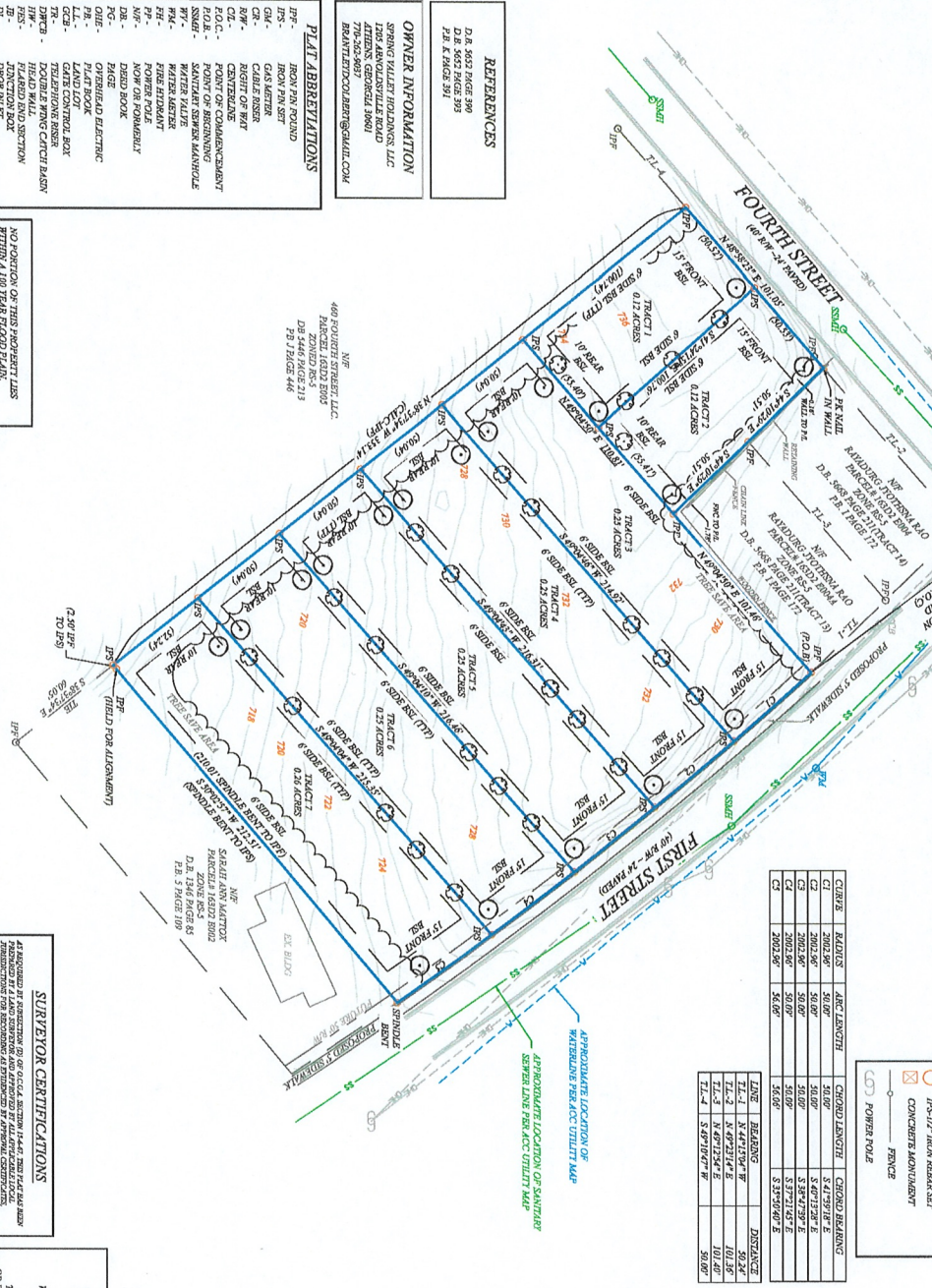


TREES (PROPOSED)					
Symbol	Scientific Name	Common Name	Size	Root	QTY
	ACER RUBRUM	RED MAPLE	3" Cal.	B&B	18
	QUERCUS TEXANA	NUTTALL OAK	3" Cal.	B&B	25

RS-5 ZONING:
TOTAL PROJECT ACREAGE: 1.96 ACRES (85,640 SQ)
EXISTING TREE CANOPY: 63,540.0 SQ. OR 100% OF NET SITE
TREES GROUP: 63,540.0 SQ.
INDIVIDUAL TREES: 0
ACQUIRED/CONSERVED TREE CANOPY: 15% OF NET SITE (0.30 SQ)
PROPOSED CANOPY: 11,068.8 SQ. OR 15.47% OF NET SITE
TOTAL INDIVIDUAL PLANTED TREE CANOPY: 17,300.5 SQ. OR 34.76% OF NET SITE
ACQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 40% OF NET SITE
TOTAL TREE CANOPY (CONSERVED & PLANTED):
17,306.8 SQ. OR 41.79% OF NET SITE



CLASIS	FEKUTAS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2002.86°	50.00°	50.00°	S 51.77°18.2' E
C2	2002.86°	50.00°	50.00°	S 56.71°22.8' E
C3	2002.86°	50.00°	50.00°	S 55.41°29.5' E
C4	2002.86°	50.00°	50.00°	S 54.11°36.2' E
C5	2002.86°	50.00°	50.00°	S 53.77°40.0' E



<p>REFERENCES</p> <p>D.B. 9652 INCH 300 D.B. 9652 INCH 305 P.E. 8760 301</p>	<p>OWNER INFORMATION</p> <p>SERING TALENT HOLDINGS, LLC ATTENTION: PROJECT MANAGER ATLANTA, GEORGIA 30601 770-252-6937 BRANTLEY@COLUMBIANET.COM</p>
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NO PORTION OF THIS PROJECT LIES
WITHIN A 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP #
13035C000265 09/15/2022

Matthew D. Ulmer

MATTHEW D. ULMER
REGISTERED LAND SURVEYOR #20689

[illegible]

MATTHEW D. DUBBER
 LAND SURVEYOR
 10000 W. 10TH AVE. SUITE 100
 WILMINGTON, CO 80501
 703-942-4400
 703-706-6618

THIS PLAT IS NOT VALID
 OR RECORDABLE IN DEEDS AND
 SUPERVISOR'S SIGNATURE OF THIS
 PLAT IS NECESSARY FOR THE
 SAME.

IN MY OPINION, THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLAT AND HAS BEEN
 PREPARED IN ACCORDANCE WITH
 MINIMUM STANDARDS AND
 REQUIREMENTS OF GEOLOGICAL LAW.


THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS
 A CLOSURE PERCENTAGE OF ONE FOOT IN 14,000 FEET.
 AND AN ANGULAR ERROR OF 9" PER ANGLE POINT. AND
 MEASUREMENTS WERE OBTAINED USING A JONSON
 TOTAL STATION. MODEL 307 3002.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 8,
 2024.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND
 AN AVERAGE OF 1" IN 14,000' IS OBTAINED. ONLY 0.002 IN
 53,700' PER FT.


1 OF 1



LSF0001108
EXP/RES:12-31-2023

<i>VICINITY MAP</i>
<i>NOT TO SCALE</i>
<i>PROJECT DATA</i>

1. TOTAL PROJECT ACRES: 1.8 ACRES
2. TAX PARCELS #: 15102 0000
3. NO ATTACHMENT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLET'S TITLE SEARCH.
5. DATED: 06-25
6. ATTORNEY-IN-CHARGE COUNTY MATTER IS AVAILABLE.
7. ATTORNEY-IN-CHARGE COUNTY SUNDAY SERVICE IS AVAILABLE ON TUESDAYS 4:00PM TO 5:00PM.
8. DUE TO THE PROHIBITION OF EXISTING ATTORNEY-IN-CHARGE COUNTY SUNDAY SERVICE IN THE PUBLIC HEARING OF A NEW SURVEY SERVICE TO TRACT 1 WILL

BASELINE

 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

PROFESSIONAL CORP/CHT
 BASELINE SURVEYING & ENGINEERING
 P.O. BOX 269 WATKINSVILLE, GA 30677
 MATH@BASELINEGA.COM

PRELIMINARY
 PLAT FOR:

SPRING VALLEY
 HOLDINGS, LLC.

2164 GEORGIA
 MILITIA DISTRICT
 CLARKE COUNTY
 PHYSICAL ADDRESS:
 475 FIRST STREET
 ATHENS, GA 30601