

Plat Doc: PLAT  
Recorded 09/22/2025 02:32PM

Elisa Zarate, Clerk Superior  
Court  
Athens-Clarke County, Ga.  
Bk 0000L Pg 0100  
Penalty: \$0.00  
Interest: \$0.00

BRADY M. KALESSA  
GEORGIA REGISTERED  
LAND SURVEYOR #3624

P.O. BOX 269  
WATKINSVILLE, GA 30677  
706-769-6610

THIS PLAT IS NOT VALID  
OR RECORDABLE UNLESS SAID  
SURVEYOR'S SIGNATURE APPEARS IN  
ORIGINAL BLUE INK OVER THE  
STAMP.

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

#### SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- CONCRETE MONUMENT
- FENCE

SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE  
DESIGNATION OF ZONE-X, DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE OF FLOODPLAIN PER FLOOD  
INSURANCE RATE MAP NO. 13059C0031E WITH AN  
EFFECTIVE DATE OF 9/15/2022 FOR COMMUNITY PANEL  
NUMBER 130640. (ATHENS-CLARKE COUNTY), GEORGIA

*Brady M. Kalesa*  
BRADY M. KALESSA  
REGISTERED LAND SURVEYOR #3624

#### SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (D) OF C.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN  
PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES.  
SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR  
AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL  
BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY  
PARCEL. 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 C.G.C.A. SECTION 15-6-67.

*Brady M. Kalesa*  
BRADY M. KALESSA, GA. RES#3624

#### FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT WAS BASED  
WAS PERFORMED USING A DUAL FREQUENCY GPS  
2017 GNSS RECEIVER. THE DATA WAS COLLECTED  
USING A REAL TIME KINEMATIC APPLICATION AND HAS  
A RELATIVE POSITIONAL ACCURACY OF 0.08 FEET AT  
THE 95% CONFIDENCE LEVEL, AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON AUGUST 11TH,  
2025.

#### PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
343,000 FEET.

**SITE**

**B**  **SELINE**  
**SURVEYING &  
ENGINEERING, INC.**

P.O. BOX 269  
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

#### VICINITY MAP

NOT TO SCALE

#### PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
BRADY M. KALESSA, GA. RES#3624  
P.O. BOX 269 WATKINSVILLE, GA 30677  
BRADY@BASELINEGA.COM  
706-769-6610

- TOTAL PROJECT ACREAGE: 16.80 ACRES
- TAX PARCEL #: 044 034
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR  
ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE  
SEARCH.
- ZONED E-1
- SETBACK REQUIREMENTS  
ZONE E-1  
FRONT: 10 feet  
SIDE: NONE  
SIDE ADJACENT TO STREET: 10 feet  
MINIMUM REAR YARD WHEN ABUTTING RESIDENTIAL ZONE: 10 feet, plus  
one foot for each foot of building height above 30 feet.
- MAXIMUM BUILDING HEIGHT ZONE E-1 = 65'
- MAXIMUM LOT COVERAGE E-1 = 85%
- TRACT 1-3: "ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER  
ARE AVAILABLE."
- TO THE BEST OF MY KNOWLEDGE NO UTILITIES OR UTILITY  
EASEMENTS EXIST ON THIS SITE EXCEPT AS SHOWN HEREON
- TO THE BEST OF MY KNOWLEDGE NO ENVIRONMENTAL AREAS EXIST  
EXCEPT AS SHOWN HEREON
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS  
OF RECORD, SHOWN OR NOT SHOWN.

**PLAT FOR:**  
**DAN WEBBER**

241st GEORGIA  
MILITIA DISTRICT

ATHENS-CLARKE COUNTY

PHYSICAL ADDRESS:

1930 & 1940 NEW JIMMIE  
DANIEL ROAD & 865  
JENNINGS MILL PARKWAY  
ATHENS, GA  
30606

REVISIONS	DATE

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT  
BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF BASELINE  
SURVEYING & ENGINEERING, INC.

**DATE**  
**08/12/2025**

**PROJECT**  
**25-4173S**

**ADMINISTRATIVE  
SUBDIVISION  
PLAT**

**SHEET**  
**1 OF 1**



#### OWNER'S ACKNOWLEDGMENT AND DECLARATION:

I (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER 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 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  
OTHER DIRECTLY OR INDIRECTLY FOR THE MAINTENANCE OF ALL  
COMMON AREAS AND OUTLETS. I (WE) FURTHER ACKNOWLEDGE THAT  
POSSESSION OF THE RIGHTS-OF-WAY REMAINS SOLELY WITH THE  
SUBDIVIDER UNTIL SUCH TIME AS ALL BONDS ARE RELEASED BY  
ATHENS-CLARKE COUNTY.

*Daniel G. Webb*  
OWNER  
PARCEL #044 034  
DATE 9/19/25

FUTURE DEVELOPMENT ON THIS PROPERTY SHALL BE IN  
ACCORDANCE WITH ATHENS-CLARKE COUNTY STORM WATER  
MANAGEMENT REGULATIONS AND MAY REQUIRE PERMITTING AND  
CONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES IN  
ACCORDANCE WITH APPROVED PLANS.

A STORMWATER MANAGEMENT PLAN THAT PROVIDES FOR THE  
DEVELOPMENT OF THESE LOTS AND PREPARED BY A PROFESSIONAL  
ENGINEER OR LANDSCAPE ARCHITECT REGISTERED IN GEORGIA,  
MUST BE APPROVED BY THE ACC. TRANSPORTATION AND PUBLIC  
WORKS DEPARTMENT PRIOR TO APPROVAL OF A ZONING PERMIT OR  
ISSUANCE OF A BUILDING PERMIT.

THIS PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE  
ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS.

*Gregg J. Boush*  
PLANNING DIRECTOR  
DATE 09/19/2025

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  
SEWER 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.

ALL DRAINAGE AND ACCESS EASEMENTS SHOWN ARE THE MAINTENANCE  
RESPONSIBILITY OF THE PROPERTY OWNER PER ACC. P.21.C.1.

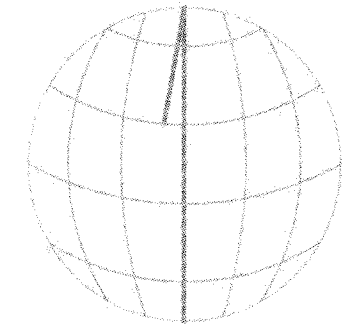
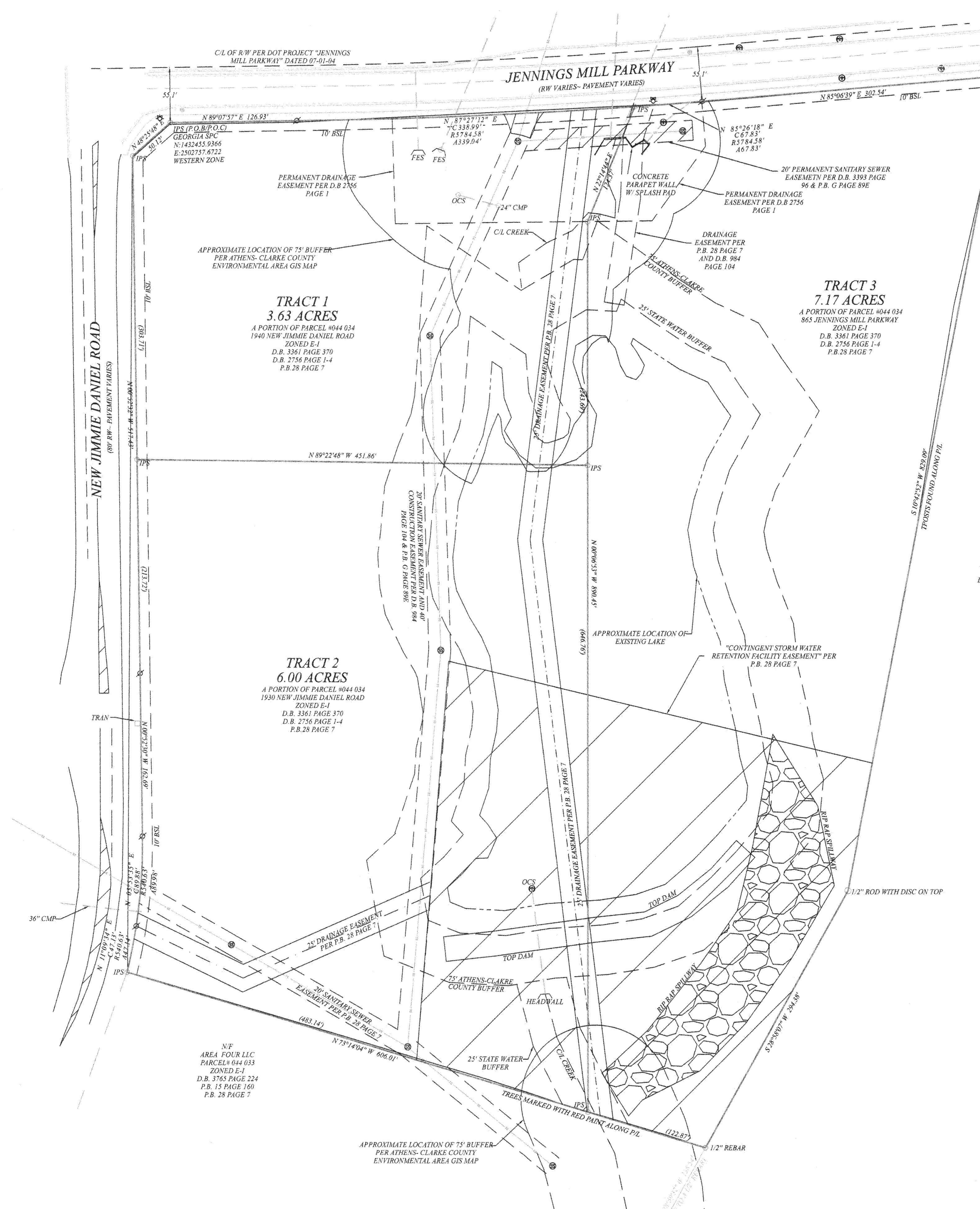
*Steph B. Boush*  
PUBLIC WORKS DIRECTOR  
DATE 09/19/2025

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO  
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SATISFACTORY INSTALLATION AND DEDICATION OF THE NECESSARY  
IMPROVEMENTS, HAVE BEEN PROVIDED.

*Walter J. Jorgensen II*  
PUBLIC UTILITIES DIRECTOR  
DATE 09/19/2025

#### PLAT ABBREVIATIONS

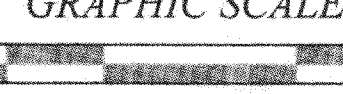
IPF - IRON PIN FOUND  
IPS - IRON PIN SET  
GM - GAS METER  
CR - CABLE RISER  
R/W - RIGHT OF WAY  
C/L - CENTERLINE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
SSMH - SANITARY SEWER MANHOLE  
WV - WATER VALVE  
WM - WATER METER  
TH - FIRE HYDRANT  
PP - POWER POLE  
N/F - NOW OR FORMERLY  
DB - DEED BOOK  
PG - PAGE  
OHE - OVERHEAD ELECTRIC  
PB - PLAT BOOK  
LL - LAND LOT  
GCB - GATE CONTROL BOX  
TR - TELEPHONE RISER  
DWCB - DOUBLE WING CATCH BASIN  
HW - HEAD WALL  
FLSED - FLARED END SECTION  
JB - JUNCTION BOX  
DI - DROP INLET  
TR - TRANSFORMER  
OTF - OPEN TOP PIPE  
EMH - ELECTRIC MANHOLE  
GEN - GENERATOR  
OCS - OUTLET CONTROL STRUCTURE  
PL - PROPERTY LINE  
SS - SANITARY SEWER  
BSL - BUILDING SETBACK LINE  
FIRM - FEDERAL INSURANCE RATE MAP  
CO - CLEAN OUT



GRID NORTH

READINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)

GRAPHIC SCALE



1 INCH = 60 FEET