

Plat Doc: PLAT
 Recorded 07/14/2023 09:21AM
 Elisa Zarate, Clerk Superior
 Court
 Athens-Clarke County, Ga.
 Bk 0000K Pg 0059
 Penalty: \$0.00
 Interest: \$0.00
 Participants: 6925354841

THIS BLOCK RESERVED FOR RECORDING INFORMATION

MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069
 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.

FIELD SURVEY CLOSURE STATEMENT

ALL OF THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED WAS PERFORMED USING A DUAL FREQUENCY
 EGNSS 2017 GNSS RECEIVER. ALL DATA WAS COLLECTED
 USING A REAL TIME KINEMATIC APPLICATION AND HAS A
 RELATIVE POSITIONAL ACCURACY OF 0.65 FEET AT A
 95% CONFIDENCE LEVEL AND WAS NOT ADJUSTED.
 THE FIELD WORK WAS COMPLETED ON APRIL 20, 2023.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
 134,362 FEET.



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
 MATTHEW D. ULMER, GA. RLS#3069
 P.O. BOX 269 WATKINSVILLE, GA 30677
 MATT@BASELINEGA.COM
 706-769-6610

- TOTAL PROJECT ACREAGE: 4.48 ACRES
- TAX PARCELS #: 182B 035 & 036A
- 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 C-O
- ZONING REQUIREMENTS & SETBACKS

MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	50'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	6'
MINIMUM SIDE SETBACK, ADJACENT TO STREET	6'
MINIMUM SIDE SETBACK, ADJUTING RESIDENTIAL ZONING	10' plus one foot for each foot of building height above 30'
- MAXIMUM LOT COVERAGE

MAXIMUM OVERALL BUILDING HEIGHT	65%	40'
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- NO ATHENS-CLARKE COUNTY TREES EXIST WITHIN THE RIGHT OF WAY.
- ATHENS-CLARKE COUNTY WATER IS AVAILABLE.
- ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAYS, DEED RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN HEREON.
- COVERAGES

	TRACT 1	TRACT 2
BUILDING DRIVE & WALKS	805 SQ. FT.	11,066 SQ. FT.
	0 SQ. FT.	17,779 SQ. FT.
TOTAL COVERAGE	805 SQ. FT.	28,845 SQ. FT.
	> 1%	44%
- CONTOURS ARE FROM NOAA LIDAR, NAVD 88 DATUM, CONTOUR INTERVAL IS 1 FOOT.
- UTILITY LOCATIONS ARE FROM FIELD LOCATIONS AND REPORT DATED MARCH 28TH, 2023 BY UTILISURVEY, LLC UNLESS OTHERWISE NOTED.

PLAT FOR:
**THE JACKSON
 EIGHT, LLC**

1899th GEORGIA
 MILITIA DISTRICT
 CLARKE COUNTY
 PHYSICAL ADDRESS:
 1580 BARNETT SHOALS &
 570 RESEARCH DRIVE
 ATHENS, GA.
 30605

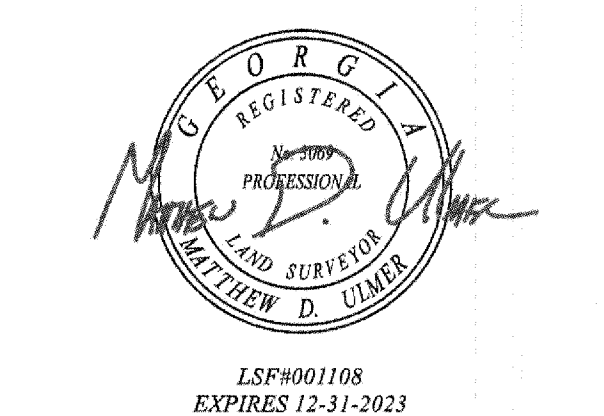
REVISIONS	DATE
TO ADDRESS COUNTY COMMENTS	6-30-23

DATE
 04/20/2023

PROJECT
 23-3208S

**ADMINISTRATIVE
 RECOMBINATION
 SURVEY**

SHEET
 1 OF 1



PLAT ABBREVIATIONS

AC	AIR CONDITIONING UNIT
ASL	BUILDING SETBACK LINE
CL	CENTERLINE
CO	CLEAN OUT
CR	CABLE RISER
DB	DEED BOOK
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
FES	FLARED END SECTION
FIM	FEDERAL INSURANCE RATE MAP
FH	FIRE HYDRANT
GCB	GATE CONTROL BOX
GEN	GENERATOR
GI	GRATE INLET
GM	GAS METER
HW	HEAD WALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LL	LAND LOT
N/F	NOW OR FORMERLY
OCS	OUTLET CONTROL STRUCTURE
OHE	OVERHEAD ELECTRIC
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PP	POWER POLE
P-W	POWER WIRE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSMH	STORM SEWER MANHOLE
TSP	TRAFFIC SIGNAL POLE
TR	TELEPHONE RISER
TRN	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

SYMBOL LEGEND

⊙	CALCULATED POINT
⊙	IRON MARKER FOUND
⊙	1/2" IRON PIN SET
⊙	CONCRETE MONUMENT
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	POWER POLE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	OVER HEAD POWER
---	UNDERGROUND POWER
---	WATER LINE
---	GAS LINE
---	UNDERGROUND TELEPHONE
---	SANITARY SEWER LINE
---	FENCE

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 (9-26-2-T-6)
 PUBLIC WORKS DIRECTOR DATE 4/13/2023

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 EITHER 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.
 ASST. PLANNING DIRECTOR DATE 7/14/23
 OWNER DATE 7/12/23

GRID NORTH
 BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)
GRAPHIC SCALE
 0' 15' 30' 60' 90'
 1 INCH = 30 FEET

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 SYSTEMS, 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.
 PUBLIC UTILITIES DIRECTOR DATE 7/13/2023

SURVEYOR CERTIFICATIONS
 AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 13-6-87 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, SEALS, OR STATEMENTS ON THIS PLAT AS INTENDED FOR 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 O.C.G.A. SECTION 13-6-47.
 MATTHEW D. ULMER, GA. RLS#3069