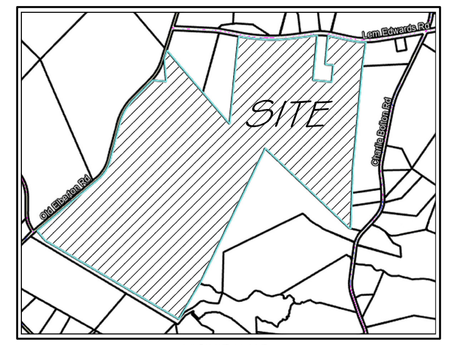


VICINITY MAP
NOT TO SCALE

HEALTH NOTE:

THE CLARKE COUNTY HEALTH DEPT. HAS NOT MADE ANY EVALUATION OF THIS PROPERTY FOR SUITABILITY OF DEVELOPMENT WITH ON-SITE WASTE MANAGEMENT SYSTEMS. AT TIME OF DEVELOPMENT SUITABLE SOIL DATA WILL NEED TO BE SUBMITTED TO THE HEALTH DEPT. FOR EVALUATION.

Owner's acknowledgement 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 indirecty 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.

Subdivider Owner

Planning Director Certificate:

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

Planning Director Date

Public Utilities Director Certificate:

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.

Public Utilities Director Date

Public Works Director Certificate:

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 prcperty owner per ACC policy.

Public Works Director Date

General regulations for the AR zone are contained in the table below:

Minimum lot area	10 acres
Minimum lot width [1]	200 feet
Minimum lot depth	200 feet
Minimum structure separation, subdivisions of more than 10 acres	30 feet
Minimum front yard	30 feet
Minimum side yard, adjacent to street	20 feet
Minimum rear yard	30 feet, plus one foot for each foot of structure height above 20 feet.
Maximum Lot Coverage, except agricultural structures	10%
Maximum structure height	50 feet
Maximum structure height, agricultural structures	65 feet
Minimum side yard	15 feet

LEGEND

IPS = 1/2" REBAR PIN SET
PCC = PROPERTY CORNER COMPUTED
CTP = CRIMP TOP PIPE
IPF = IRON PIN FOUND
OTP = OPEN TOP PIPE
RBWC = REBAR W/CAP
RBF = REBAR PIN FOUND
RW = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
P/L = PROPERTY LINE
B/L = BUILDING LINE
CL = CENTERLINE
EP = EDGE OF PAVEMENT
TPED = TELEPHONE/FIBER PEDESTAL
DIP = DUCTILE IRON PIPE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
MH = MAN HOLE
CB = CATCH BASIN
JB = JUNCTION BOX
DI = DROP INLET
HW = HEAD WALL
PP/TP = POWER/TELEPHONE POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FFE = FINISHED FLOOR ELEVATION
-P- = AERIAL POWER LINE
-UGP- = UNDERGROUND POWER LINE
-S- = SANITARY SEWER LINE/PIPE
::: = STORM SEWER LINE/PIPE
-X- = FENCE LINE
ooo= FLOOD HAZARD ZONE LINE
N/F = NOW OR FORMERLY

GEORGIA REGISTERED NO. 2772 LAND SURVEYOR DANIEL S. GRIFFIN

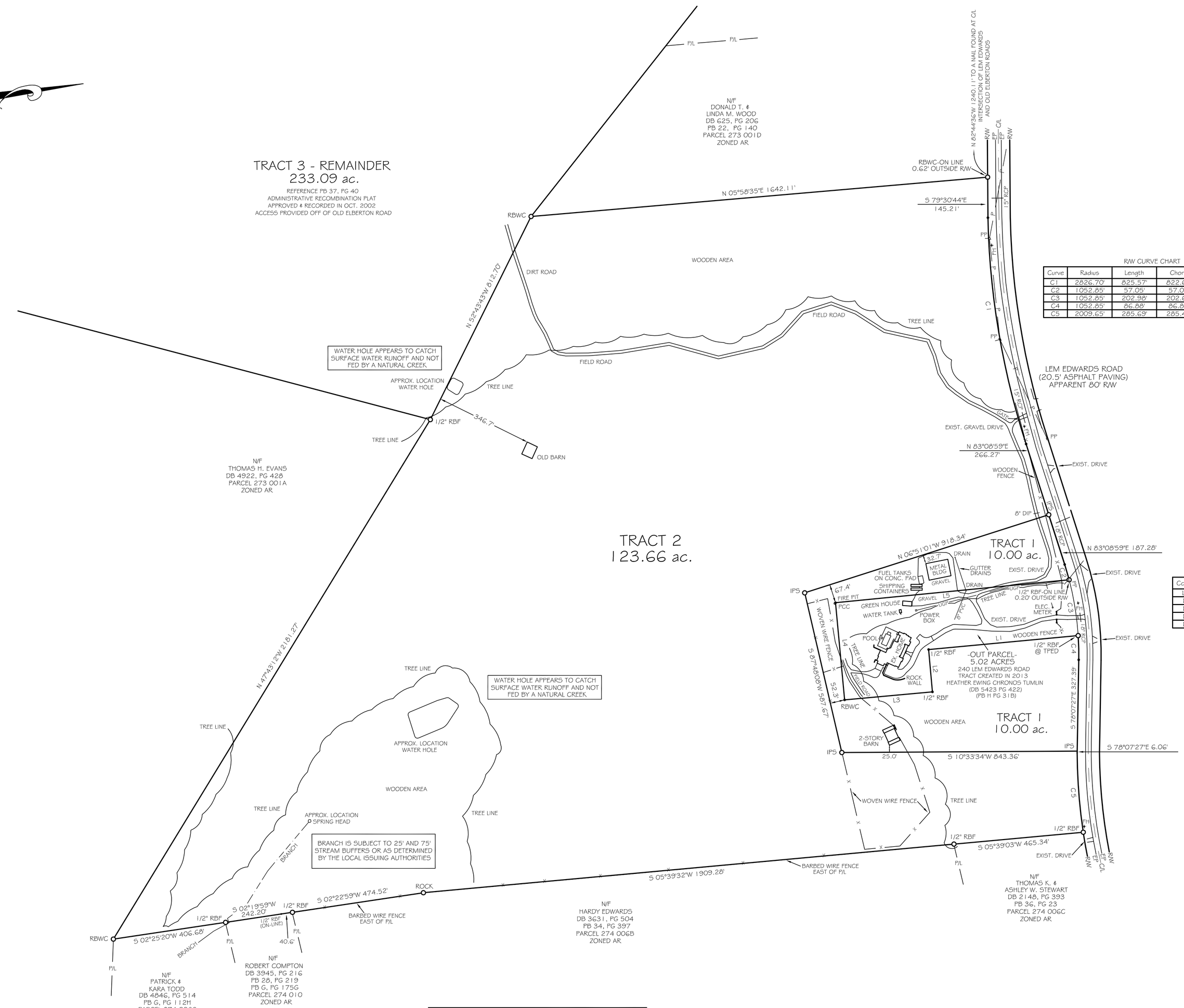
CERTIFICATION:
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD 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 O.C.G.A. 15-6-67.

BY: _____
DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772

A GTS 312 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,048 FEET AND AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 349,275 FEET AND CONTAINS133.73ACRES.



R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	2826.70'	825.57'	822.64'	S 88°40'39" E
C2	1052.85'	57.05'	57.05'	N 84°37'31" E
C3	1052.85'	202.58'	202.66'	S 88°17'57" E
C4	1052.85'	86.85'	86.85'	S 80°24'45" E
C5	2009.65'	285.69'	285.45'	S 83°30'47" E

5.02 AC OUT PARCEL CALLS

Course	Bearing	Distance
L1	S 05°34'40" W	538.37'
L2	S 84°18'47" E	152.47'
L3	S 05°34'05" W	316.21'
L4	N 84°25'29" W	349.68'
L5	N 05°17'20" E	841.19'

REFERENCES:

1. SUBJECT DEED RECORDED IN DB 4674, PG 373 RECORDED IN ATHENS-CLARKE COUNTY RECORDS.
2. ALL OTHER DEEDS AND REFERENCES ARE SHOWN HEREON.

NOTES:

1. THIS SURVEY WAS PREPARED AT REQUEST OF THE OWNER TO SUBDIVIDE EXISTING PARCEL 273-001 INTO 3 TRACTS AS DEPICTED.
2. DATE OF FIELD SURVEY WAS PERFORMED BETWEEN JUNE 1ST AND JUNE 6TH, 2023.
3. PROPERTY IS AVAILABLE TO COUNTY WATER AND PRIVATE SEPTIC TANKS.
4. NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS PROPOSED AS PART OF THIS SURVEY.
5. THIS PROPERTY IS NOT SUBJECT TO SPECIAL FLOOD HAZARDS AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF ATHENS-CLARKE COUNTY, GA. COMMUNITY PANEL NO. 13059C 0018E, EFFECTIVE 9/15/22 AND PANEL NO. 13059C 0019D, EFFECTIVE 4/2/2007.
6. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. THE PROPERTY IS SUBJECT TO ANY EASEMENTS AND/OR SITUATIONS OR CIRCUMSTANCES, OF OR NOT OF RECORD, THAT COULD AFFECT TITLE. THE LAND PLATTED HEREON IS SUBJECT TO OTHER RESTRICTIONS AND/OR RESERVATIONS THAT MAY EXIST EITHER WRITTEN OR UNWRITTEN. BY PERFORMING THIS SURVEY AND PREPARING THIS PLAT DS GRIFFIN, INC. DOES NOT MAKE ANY TITLE OPINIONS AS SUCH.

AREA CHART SUMMARY OF PARENT PARCEL 273-001

TRACT 1 = 10.00 AC.
TRACT 2 = 123.66 AC.
TRACT 3 = 233.09 AC.
TOTAL = 366.75 AC.

200 0 200 400 600
GRAPHIC SCALE - FEET

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

No.	By	Date	Revision

Cadd File No:

MINOR SUBDIVISION PLAT FOR:

FAE CLARKE, LLC.

ORIGINAL TAX PARCEL #273-001 - ZONED AR

DS GRIFFIN, INC.
PROFESSIONAL LAND SURVEYING SERVICES
2048 MILL LANDING COURT
LAWRENCEVILLE, GA. 30043
770-778-3293

Date: 06/10/23 GA. MILITIA DISTRICT : GMD 220 Sheet No. 1 OF 1
County: ATHENS-CLARKE, GEORGIA Scale: 1" = 200'
Project: LEMEDRDS Drawn By: DSG