https://search.gsccca.org/imaging/HTML5Viewer.aspx?id=20134698&key1=G&key2=4B&county=29&countyname=CLARKE&userid=43101&appid=28 1/1

RECORDED PLAT

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
R.B.F.	= RE-BAR FOUND
R.B.S.	= RE-BAR SET
C.T.	= CRIMP TOP
C.T.	= CRIMPED TOP
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
P.P.	= POWER POLE
—x—	= FORESTY LINE
—x—	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
N/F	= NOW OR FORMERLY
B.K.	= DEED BOOK
P.B.	= PLAT BOOK
P.G.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.E.	= SEWER EASEMENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
C.B.	= CATCH BASIN
999.8 E.	= EXISTING SPOT ELEVATION
999.8 F.	= FINISHED SPOT ELEVATION
999.8 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
———	= SURFACE DRAINAGE FLOW

BASED ON THE FIRM PANELS, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA.

REFERENCE:
P.B. 36 PG. 295

The field data upon which this map or plat is based has a closure precision of one foot in 74638 feet and an angular error of 02" per angle point and was adjusted using L. SQUARES.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 632578 feet.

EQUIPMENT USED: TOPCON GTS 313/ HP DATA COLLECTOR

N
W E
S
MAGNETIC NORTH

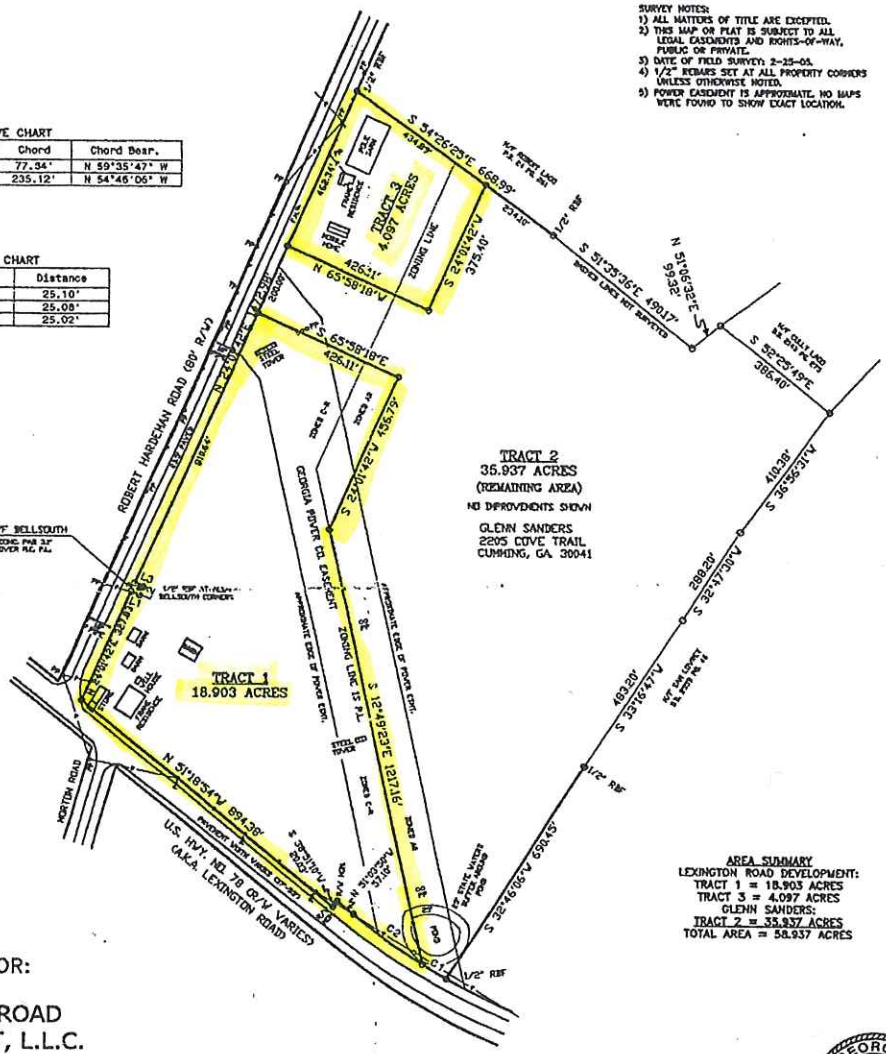
SURVEY NOTES:
1) ALL MATTERS OF TITLE ARE EXCEPTED.
2) THIS MAP OR PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
3) DATE OF FIELD SURVEY: 2-25-05.
4) 1/2" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
5) POWER EASEMENT IS APPROXIMATE. NO MAPS WERE FOUND TO SHOW EXACT LOCATION.

R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	1855.00'	77.35'	77.34'	N 59°35'47" W
C2	1855.00'	235.28'	235.12'	N 54°46'06" W

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	S 65°51'24" E	25.10'
L2	N 24°11'19" E	25.08'
L3	N 65°54'40" W	25.02'



AREA SUMMARY
LEXINGTON ROAD DEVELOPMENT:
TRACT 1 = 18.903 ACRES
TRACT 3 = 4.097 ACRES
GLENN SANDERS:
TRACT 2 = 35.937 ACRES
TOTAL AREA = 58.937 ACRES

Doc: PLAT
Recorded 05/19/2005 11:59AM
Deeds Large
Clerk Superior Court, Athens-Clarke County, Ga.
Bk 0000C Pg 0013

SURVEY FOR:

LEXINGTON ROAD
DEVELOPMENT, L.L.C.

LOCATED WITHIN:
CITY OF ATHENS
G.M.D. 220
CLARKE COUNTY, GEORGIA
DATE: FEBRUARY 23, 2005
SCALE: 1"=200'

GEORGIA REGISTERED No. 2740 4-19-05 LAND SURVEYOR DAVID J. BAGGETT

SHEET 1 OF 2

To my knowledge, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

DAVID J. BAGGETT GRLS #2740

D.J. BAGGETT LAND SURVEYING
517 COSBY ROAD
WINDER, GA. 30680
PHONE: (770) 867-7663

200 0 200 400 600
GRAPHIC SCALE - FEET

FILE NUMBER A3278

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