Doc: PLAT
Filed: Recorded 03/20/2008 02:57PM
Beverly Logan
Clerk Superior Court, Athens-Clarke County, Ga.
By: BLACK Pg 108C

● IPF - IRON PIN FOUND
○ IPS - IRON PIN SET
⊘ - TRAVERSE POINT
□ CM - CONCRETE MONUMENT

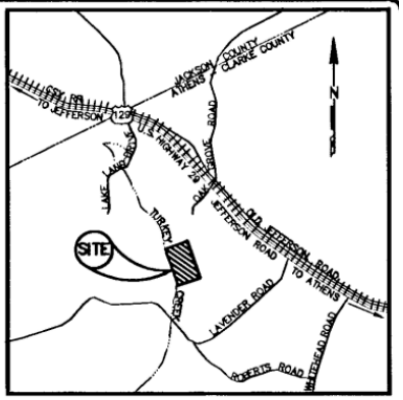
PROJECT DATA

LOCATION: 8095 JEFFERSON ROAD
ATHENS, GEORGIA 30607

OWNERS: NEW OAK GROVE REALTY PARTNERS, LLC.
1 OAK GROVE ROAD
ATHENS, GA 30607
706-215-2104

AUTHORIZED AGENT: THOMAS R. PAUL
P.O. BOX 196
LEXINGTON, GA 30648
706-433-1037

1. SITE ADDRESS: 8095 JEFFERSON ROAD
2. TOTAL PROJECT ACREAGE: 6.257 ACRES
3. TAX PARCEL # 062 023G
4. FLOOD PLAIN: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN ACCORDING TO FIRM PANEL #13059C0013D, DATED APRIL 2, 2007.
5. WATER SUPPLY: ATHENS-CLARKE COUNTY PUBLIC UTILITIES
6. SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY PUBLIC UTILITIES
7. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR
8. EXISTING ZONING: RS-8 PD
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
10. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 65'
11. REQUIRED BUILDING SETBACKS:
    FRONT: 5'
    SIDE: 10'1" MINIMUM BUILDING SEPARATION
    REAR: 0'
12. UTILITIES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
13. TO THE BEST OF MY KNOWLEDGE, ALL ENVIRONMENTAL AREAS ARE SHOWN ON THIS SITE.
14. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
15. THIS SURVEY REFERENCES A SURVEY BY GREG EVANS LAND SURVEYING, INC. FOR OAK GROVE.
16. ALL STREETS ARE PRIVATELY OWNED AND MAINTAINED.
17. LOTS ARE SUBJECT TO OAK GROVE NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON MAY 6, 2003 WITH THE CLERK OF SUPERIOR COURT, ATHENS-CLARKE COUNTY, GEORGIA, LOCATED IN BOOK 2403, PAGE 397, AND ALL SUBSEQUENT AMENDMENTS.



VICINITY MAP
N.T.S.

FINAL SURVEYORS CERTIFICATE

It is hereby certified that this Plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 30,000 feet and an angular error of 2" per angle point, and was adjusted using no rule. This plat was calculated for closure and is found to be accurate within 1 foot in 30,000 feet, and contains a total of 7.350 acres. The equipment used to obtain the linear and angular measurements herein was a Nikon DTM 522.

By: _____ Registered Georgia Land Surveyor
Reg. No. 2474 Date of Expiration 12-31-09

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown 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 right-of-ways, 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 outlots.

Subdivider: _____ Owner: _____
Date: _____ Date: 3/6/08

PUBLIC UTILITIES CERTIFICATION

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from 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 directly for ownership, operation, and maintenance, or improvement guarantees in an amount sufficient to secure this satisfactory instalation and dedication of the necessary improvementsz have been provided.

Dated this: 12 Day of: MARCH 20 08

Director, Athens-Clarke County Public Utilities Department

PUBLIC WORKS CERTIFICATION

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.

Dated this: 17 Day of: MAR 20 08

Director, Athens-Clarke County Public Works Department

FINAL PLAT APPROVAL - PLANNING DEPARTMENT

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

Dated this: 19th Day of: March 20 08

Director, Athens-Clarke County Planning Department

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED NO. 2474 PROFESSIONAL LAND SURVEYOR THOMAS R. PAUL

GRAPHIC SCALE
-30 0 60 120
(IN FEET)
1 inch = 60 ft.

1) N88°10'59"E CRD=26.80' RAD=105.24' ARC=26.87
2) N80°38'44"E 20.04'
3) S55°45'08"E 14.34'

SURVEY FOR: **FINAL PLAT OAK GROVE PHASE 11B**

GMD 1347	COUNTY ATHENS-CLARKE		STATE GA	DATE 07-16-07
THEODOLITE NIKON	DIST. EQUIP. NIKON	CLOSURE 1'/30,000'	ANGLE CLOSURE 2"/ANGLE	ADJUSTMENT NONE
				ADJ. CLOSURE 1'/30,000'
			DRAWN BY GAA	
			DRAWING NO. OG11B	
			FIELD BOOK TDS	

SURVEYED BY:
THOMAS R. PAUL
LAND SURVEYING
P.O. BOX 196
LEXINGTON, GA. 30648
706-433-1037

REVISIONS
REVISED LOT LINES OF LOTS 13 THROUGH 18 TO EXTEND TO CHESTNUT OAK RUN RIGHT-OF-WAY
REVISED UTILITY EASEMENT ~ 10/17/07
REVISED AS PER A-CC COMMENTS. RENUMBERED LOTS IN BLOCK "S." 08-22-07