

● Denotes Iron Pin Found (1/2" Rebar)
 ♂ Denotes Point Only (60d Nail)

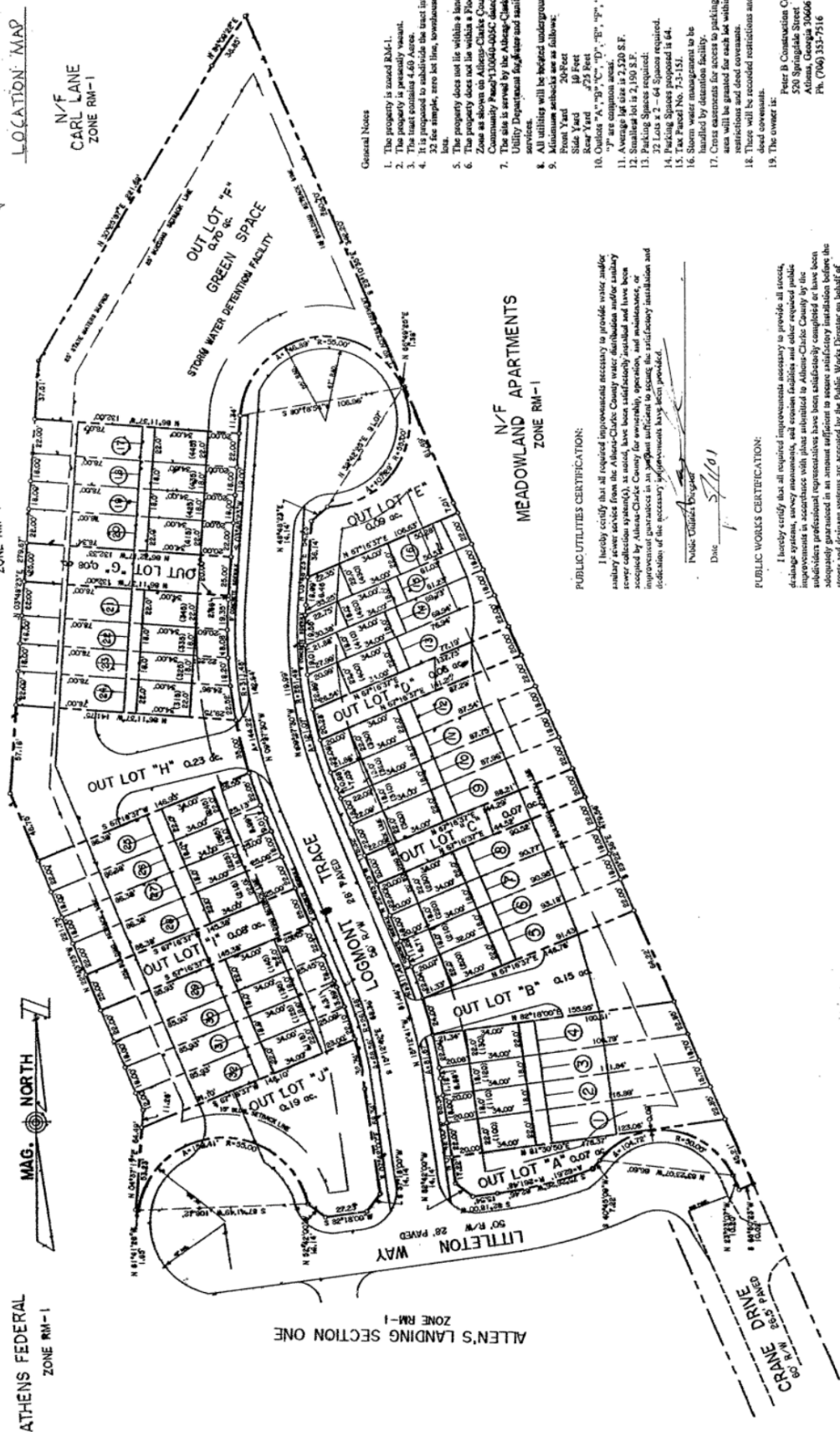
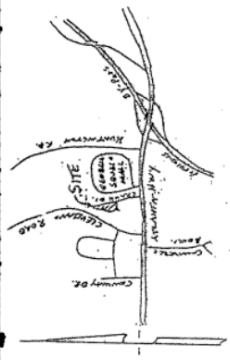
N/F
 ATHENS FEDERAL
 ZONE RM-1



N/F
 SWEETWATER CONDOS
 ZONE RM-1

N/F
 CARL LANE
 ZONE RM-1

LOCATION MAP



ALLEN'S LANDING SECTION ONE
 ZONE RM-1

N/F
 MEADOWLAND APARTMENTS
 ZONE RM-1

- General Notes
- The property is zoned RM-1.
 - The property is presently vacant.
 - The proposed improvements are shown on this plan.
 - It is recommended to subdivide the tract into 32 lots.
 - 32 lot simple, zero lot line, townhouse lots.
 - The property does not lie within a landfill area.
 - The property does not lie within a Flood Hazard Zone as shown on Athens-Clarke County Community Hazard Flood Hazard Map dated May 4, 1992.
 - The proposed improvements are shown on this plan. Utility Department field and sanitary sewer services.
 - All utility will be located underground.
 - Minimum setbacks are as follows:
 Front Yard 20 Feet
 Side Yard 10 Feet
 Rear Yard 20 Feet
 Corner Lot 20 Feet
 Street 20 Feet
 - Setbacks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
 - Average lot size is 2,320 S.F.
 - Smallest lot is 2,150 S.F.
 - Parking Spaces required:
 32 Lots x 2 - 64 Spaces required.
 - Parking Spaces proposed is 64.
 - See Plat No. 7-5-151.
 - Improvements to be installed as shown on this plan and as detailed by the site plan.
 - Crane easements for access to parking area will be granted for each lot within restrictions and deed covenants.
 - There will be recorded restrictions and deed covenants.
 - The owner is:
 Peter B. Construction Company
 520 Springdale Street
 Atlanta, Georgia 30306
 Ph. (770) 352-7516

PUBLIC UTILITIES CERTIFICATION:
 I hereby certify that all required improvements necessary to provide water and sanitary sewer services from the Athens-Clarke County water, distribution and/or sanitary sewer systems, and all other improvements shown on this plan, are shown on this plan and are in accordance with the Athens-Clarke County Code and standards, 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 5/1/01

PUBLIC WORKS CERTIFICATION:
 I hereby certify that all required improvements necessary to provide all access, drainage systems, survey monuments, and erosion facilities and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivision applicant have been satisfactorily completed or have been satisfactorily guaranteed in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements have been provided.

Public Works Director
 Date 5/1/01

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 made by me or under my supervision. All monuments shown hereon actually exist, and their location and dimensions are as shown on this plat. The date upon which this plat is based has a closure precision of one foot in 100,000 feet and an angular error of 1/100,000 per angle point, and was found to be correct within the limits of the above stated accuracy. A total of 416.46 acres. The equipment used to obtain the linear and angular measurements herein is as follows: Trimble 5 D.M.

OWNERS ACKNOWLEDGMENT AND DECLARATION:
 I (they) hereby certify that I am (we) the owner(s) of the property (shown and described herein) and that (they) hereby adopt this plan of subdivision and (they) have consent, having established the minimum building restrictions thereon, dedicate all public ways, water and sewer easements, ditches, wells, pipes and other open spaces to public or private use as shown and agree to provide either directly or indirectly for the maintenance of all common ways and easements shown on this plan.

SUBDIVISION APPROVAL:
 [Signature]
 Department of Planning

FINAL PLAT APPROVAL:
 [Signature]
 Public Works Director

The plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.
 DATED THIS 10 DAY OF May 2001

REVISED: 4/18/01

FINAL PLAT FOR:

SECTION TWO	
COUNTY: CLARKE	CITY: ATHENS
SCALE: 1" = 50'	DATE: 3/9/01
STATE: GEORGIA	DWN BY: SR
JOB NO: C4763F2	J. R. HOLLAND
LANDMARK ENGINEERING CORPORATION	475 NEWTON BRIDGE ROAD ATHENS, GEORGIA 30607
PHONE: (706) 345-6868	FAX: (706) 359-1724



PLAT RECORDED
 IN PLAT BOOK 36 PAGE 161
 This Day of May 2001
 [Signature]
 CLERK