

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 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.

WATER SERVICE EASEMENT NOTE:
Athens-Clarke County Water and Sewer Connection and Service to a purchaser of a lot from owner are subject to receipt of proof by the Director of Public Utilities from such purchaser that the private water line easement serving purchaser's property has been executed and recorded in the office of the Superior court.

Director of Public utilities

Date

Public Works Director

Date

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."

CENTERLINE OF SHOAL CREEK

LINE	BEARING	DISTANCE
1	N18°59'49"W	32.70'
2	N29°56'18"W	60.17'
3	N25°34'06"W	48.72'
4	N19°59'58"W	87.08'
5	N27°49'06"W	72.75'
6	N40°20'54"W	119.53'
7	N32°52'16"W	73.60'
8	N18°40'03"W	59.15'
9	N13°43'27"W	85.72'
10	N12°08'09"E	42.51'
11	N31°47'18"E	106.66'
12	N05°50'49"E	86.90'
13	N19°40'21"E	46.41'
14	N11°49'01"E	27.24'

FINAL PLAT APPROVAL:

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

Dated this ____ day of _____, _____

Director, Department of Planning

HENRY M. NELSON &
PATRICE A. NELSON
DB. 418 PG. 799
Survey for Henry M. Nelson
By Landmark Engineering Corporation
Dated Feb. 26, 1980
Zoned AR

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) 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. I (we) further acknowledge that possession of the right-of-ways remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

Owner _____ Date _____
Owner _____ Date _____

PROPERTY CONTACT:
GERRY WHITWORTH
398 DEARING STREET
ATHENS, GA 30605
(706)-548-9300
gwhit398@gmail.com

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.
The following governmental bodies have approved this map, plat, or plan for filing:

Public Works Department	Date
Public Utilities Department	Date
Planning Department	Date

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

Georgia Registered Land Surveyor No. 2049 _____ Date _____

PER F.E.M.A. MAP 13059C 0048D EFFECTIVE DATE, APRIL 2, 2007
A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN.
ENVIRONMENTAL AREAS, ARE AS SHOWN HEREON.

A.C.C. MINIMUM BUILDING SETBACK REQUIREMENTS:

Front Yard - 30 Foot
Rear Yard - 30 Foot, plus 1 Foot for every foot of building height above 20 feet
Side Yard - 15 Foot adjacent to a residential property, 20 Foot adjacent to a street

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. Section 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 _____ DATE _____

Tract 1
58.279
Acres

Tract 2
12.221
Acres

Tract 2
Point of
Beginning

Tract 1
Point of
Beginning

NOTE:
THIS PROPERTY IS ZONED AR.
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP 324, PARCEL 001.
THIS PROPERTY HAS ACCESS TO ACC PUBLIC WATER SERVICE.
THIS PROPERTY DOES NOT HAVE ACCESS TO ACC PUBLIC SEWER SERVICE.
THERE ARE NO SIGNIFICATE TREES ALONG THE RIGHT OF WAY, ADJACENT TO SUBJECT PROPERTIES.

- REFERENCES:
- 1) DEED BOOK 4526 PAGES 20-22
 - 2) PLAT BOOK H PAGE 121H
 - 3) SURVEY FOR RICHARD S. KICKLIGHTER BY JAMES M. PAUL DATED JULY 07, 1997
 - 4) PLAT BOOK 28 PAGE 116
 - 5) DEED BOOK 2354 PAGE 489
 - 6) DEED BOOK 412 PAGE 733 (R/W DEED)
 - 7) PLAT BOOK 4 PAGE 203
 - 8) DEED BOOK 1622 PAGE 457

PROPERTY ADDRESS:
4555 BOB GODFREY ROAD

FIELD WORK COMPLETED MAY 22, 2018

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ∅ Computed Point Only ☒ Concrete Monument

REVISED 06-11-18
TO ADDRESS COMMENTS

ADMINISTRATIVE SUBDIVISION PLAT FOR <i>GERRY WHITWORTH & GRANT WHITWORTH</i>									
GMD: 218		COUNTY ATHENS-CLARKE		STATE GEORGIA		DATE 05-22-2018		INSTRUMENT LEICA	
DRAWN BY: MIKE W.		WOODS LAND SURVEYORS, INC. 125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596 COA# 540						PLAT CLOSURE 1/2,482,618	
DWG NAME: Whitworth								FIELD CLOSURE 1/26,835	
FIELD BOOK: D-141								ANGLE CLOSURE 2" per Angle	

