Plat Doc: PLAT
Recorded 05/14/2014 02:34PM
Beverly Cobb
Clerk Superior Court, Athens-Clarke County, Ga
Bk 0000H Pg 0030
Pelatiah 60.00
Interest 60.00

PROJECT DATA:
PROPERTY OWNERS: AMERICAN REAL ESTATE INVESTMENT CO. — AUTHORIZED AGENTS: WILLIAMS & ASSOCIATES
2600 DANIELLS BRIDGE RD — 2470 DANIELLS BRIDGE RD
GREENSBORO, GA 30642 — SUITE - 161
(706) 453-2397 — ATHENS, GEORGIA 30606
(706) 310-0400

TAX PARCEL: 231 COLLINS INDUSTRIAL B.VD. - GMD: 219
TOTAL AREA OF PARCELS: 20.365 ACRES
TOTAL NUMBER OF LOTS PROPOSED: 3 (1 EXISTING LOT, PARCEL 162 024D)

THERE ARE STATE WATERS ONSITE. THERE ARE NO ACC TREES ADJACENT TO PROPERTY.
THERE ARE WETLANDS DELINEATED ON SITE (BY OTHERS).
THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.
A PORTION OF THE PROPERTY LIES IN A 100 YEAR FLOODPLAIN AND IS SHOWN PER FEMA FIRM PANEL 13059C0061D, DATED APRIL 2, 2007

WATER SUPPLY & SANITARY SEWER DISPOSAL: ACC PUBLIC UTILITIES DEPARTMENT
SOLID WASTE: PRIVATE CONTRACT
UTILITIES: POWER, GAS, WATER, SANITARY SEWER, TELEPHONE CABLE TV

SURVEYOR'S CERTIFICATE

THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED UNDER MY SUPERVISION. THIS SURVEY WAS PREFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

JOHN MARK DUNLAP, RLS — 4/28/14
GA RLS 3142 — DATE

SURVEY NOTES

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TCRP 1203 TOTAL STATION INSTRUMENT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,734 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 153,323 FEET, AND CONTAINS A TOTAL OF 8.316 ACRES.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A TOPCON HIPER LITE+ RECEIVER

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY

Parcel Line Table (Creek Centerline)

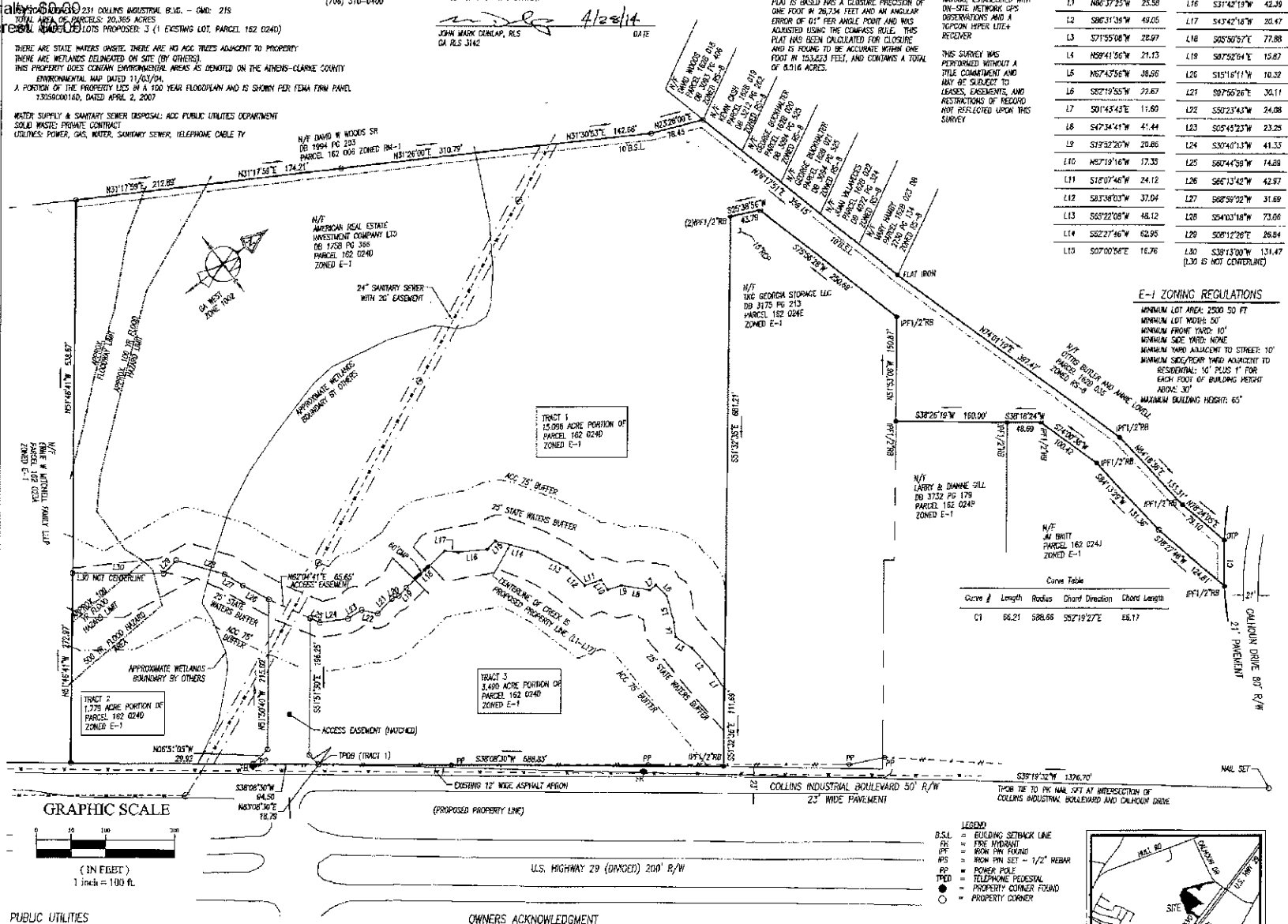
Line #	Direction	Length
L1	N86°37'25"W	25.58
L2	S86°31'36"W	49.05
L3	S71°55'08"W	28.97
L4	N58°41'56"W	21.13
L5	N67°43'56"W	38.96
L6	S82°19'55"W	22.67
L7	S01°43'43"E	11.60
L8	S47°34'41"W	41.44
L9	S13°52'20"W	20.86
L10	N87°19'16"W	17.33
L11	S18°07'46"W	24.12
L12	S83°38'03"W	37.04
L13	S63°22'08"W	48.12
L14	S82°27'46"W	62.95
L15	S07°00'56"E	16.76

Parcel Line Table (Creek Centerline)

Line #	Direction	Length
L16	S31°42'19"W	42.39
L17	S43°42'18"W	20.47
L18	S05°50'57"E	77.88
L19	S07°52'04"E	15.87
L20	S15°16'11"W	10.32
L21	S07°55'26"E	30.11
L22	S50°23'43"W	24.08
L23	S05°45'23"W	23.25
L24	S30°40'13"W	41.33
L25	S66°44'39"W	14.89
L26	S66°13'42"W	42.97
L27	S68°59'02"W	31.69
L28	S54°03'18"W	73.06
L29	S08°12'26"E	26.84
L30 (L30 IS NOT CENTERLINE)	S39°13'00"W	131.47

E-1 ZONING REGULATIONS

MINIMUM LOT AREA: 2500.50 FT
MINIMUM LOT WIDTH: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: NONE
MINIMUM YARD ADJACENT TO STREET: 10'
MINIMUM SIDE/REAR YARD ADJACENT TO RESIDENTIAL: 10' PLUS 1' FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30'
MAXIMUM BUILDING HEIGHT: 65'

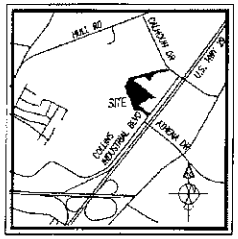


Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	66.21	588.66	S52°19'27"E	66.17

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND
B.S.L. = BUILDING SETBACK LINE
FH = FIRE HYDRANT
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
PP = POWER POLE
TPED = TELEPHONE PEDESTAL
● = PROPERTY CORNER FOUND
○ = PROPERTY CORNER



VICINITY MAP
NOT TO SCALE

PUBLIC UTILITIES

I hereby certify that all required improvements necessary to water and/or sanitary sewer collection system(s) 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 necessary improvements, have been provided.

Public Utilities Director — Date

PUBLIC WORKS

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 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.

5/13/14
Public Works Director — Date

OWNERS ACKNOWLEDGMENT

Owners' 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 right-of-way, water, and sewer easements, drainage easements, alleys, walks, parks, and other space to public or private use as notes, and agree to provide either directly or indirectly 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.

Theodore J Baker — 5/8/14
Subdivider/Owner — Date

PLANNING DIRECTOR

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

5/13/14
Planning Director — Date

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
2400 Daniells Bridge Road, Suite 161
Athens, Georgia 30606
P: 706.310.0400
F: 706.310.0411
Williams & Associates
www.gaplanning.com

ADMINISTRATIVE SUBDIVISION PLAT FOR:

SOUTHERN BREWING COMPANY

231 COLLINS INDUSTRIAL BOULEVARD - ATHENS-CLARKE COUNTY, GEORGIA - GMD 219

PROJECT NO. 13121
FIELD WORK COMPLETED ON: 10/24/2013
DATE OF PLAT: 04/28/2014
SCALE: 1" = 100'
TRACT 1 - 15.098 ACRES

04/28/2014

REVISIONS

13121

GEORGIA REGISTERED LAND SURVEYOR JOHN MARK DUNLAP