

Plat Doc: PLAT
Recorded 08/15/2025 12:28PM

Elisa Zarate, Clerk Superior Court
Athens-Clarke County, Ga.
BK 0000L Pg 0062
Penalty: \$0.00
Interest: \$0.00

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PARCELS BELOW (NO NEW PARCELS ARE BEING CREATED)				
TRACT	PARCEL #	EXISTING ACREAGE	RECONFIGURED ACREAGE	
1	154 036	21.755	23.653	
2	154 036D	1.430	1.387	
3	154 038Q	1.321	1.150	
4	154 038P	2.092	2.138	
TOTAL		28.328	28.328	

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

OWNER'S ACKNOWLEDGEMENT
(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 RIGHTS-OF-WAY, 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 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.

Elisa Zarate 7/30/2025 DATE
OWNER: PARCEL 154 036 & 154 036E
LAWRENCEVILLE LAND HOLDINGS, LLC
Signed by: *Elisa Zarate*
7/30/2025 DATE
OWNER: PARCEL 154 036D
DT ATHENS GA, LLC
Signed by: *Elisa Zarate*
7/30/2025 DATE
OWNER: PARCEL 154 038P & 154 038Q
DRH PROPERTIES, LLC
Signed by: *Elisa Zarate*

PLANNING DIRECTOR
THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS

Bruce Spence 08/15/2025
PLANNING DIRECTOR DATE

PUBLIC WORKS DIRECTOR
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.

Steph Bailey 08/15/2025
PUBLIC WORKS DIRECTOR DATE

PUBLIC UTILITIES DIRECTOR
I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE WATER AND/OR SANITARY SEWER SERVICE 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 THE NECESSARY IMPROVEMENTS, HAVE BEEN PROVIDED.

Harris Long II 08/15/2025
PUBLIC UTILITIES DIRECTOR DATE

UTILITY NOTE
TRACT 1: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.
TRACT 2: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.
TRACT 3: ATHENS-CLARKE COUNTY WATER IS NOT AVAILABLE AND SANITARY SEWER IS AVAILABLE.
TRACT 4: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.

BUILDING SETBACKS:
(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER ATHENS-CLARKE COUNTY GEORGIA MUNICIPLE TABLE 9-J0-3. THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

ZONING AND SETBACK REQUIREMENTS
BASED ON MUNICIPLE TABLE REFERENCED ABOVE.

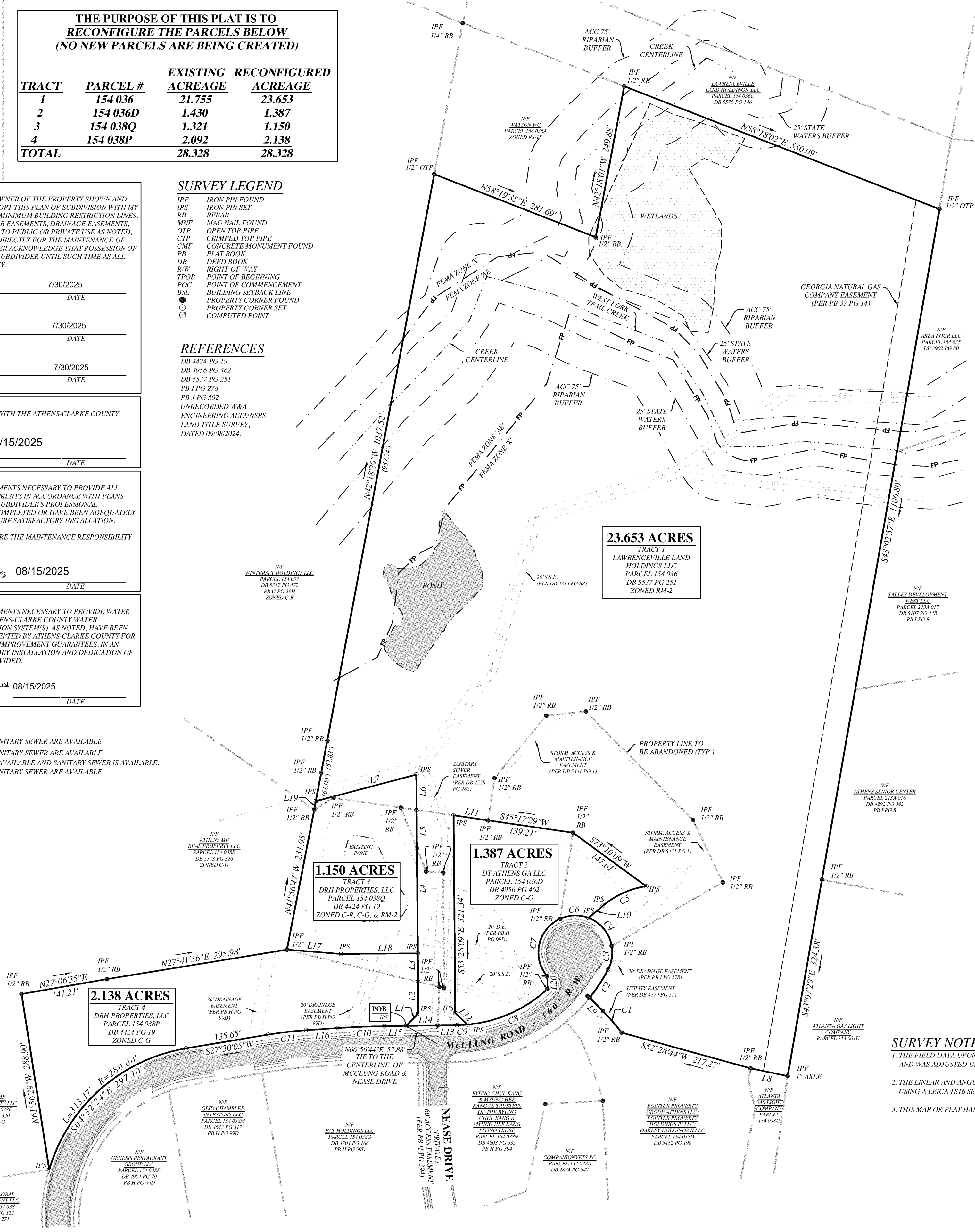
(RM-2 ZONING):
MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT WIDTH: 50'
MINIMUM LOT DEPTH: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 6'
MINIMUM SIDE YARD ADJACENT TO STREET: 10'
MINIMUM REAR YARD: 10', PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET.
MINIMUM RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MINIMUM LOT COVERAGE: 65%
MINIMUM LANDSCAPED AREA: 35%
MAXIMUM BUILDING HEIGHT: 35'

(C-G ZONING):
PRINCIPAL BUILDING SETBACKS:
FRONT: NONE | SIDE: NONE
MINIMUM LOT AREA: 2,500 S.F.
MINIMUM LOT WIDTH: 50'
MINIMUM LOT DEPTH: 50'
MAXIMUM BUILDING HEIGHT: 65'

(C-R ZONING):
PRINCIPAL BUILDING SETBACKS:
FRONT: 20' | SIDE: 6'
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 200'
MAXIMUM BUILDING HEIGHT: 65'

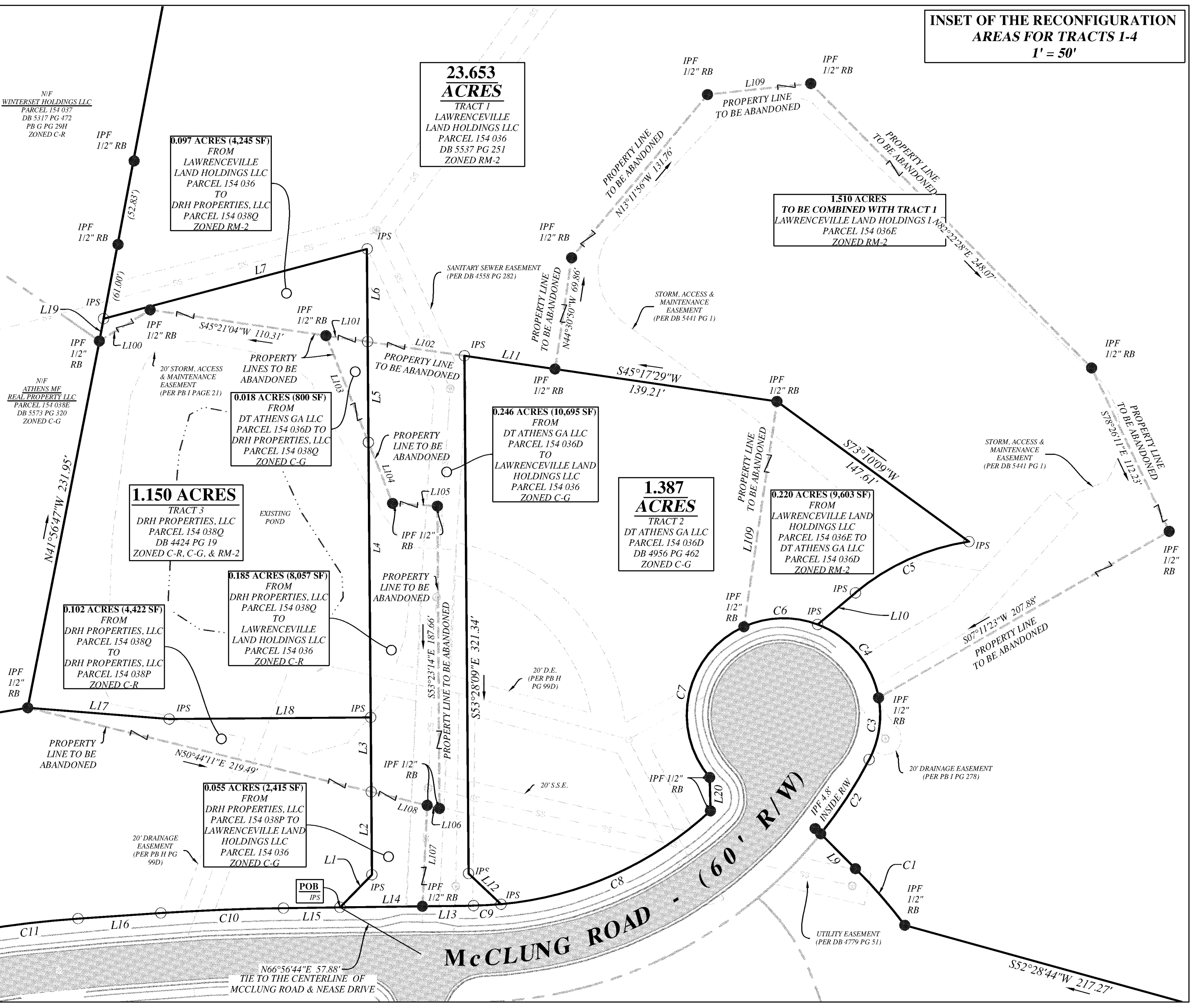
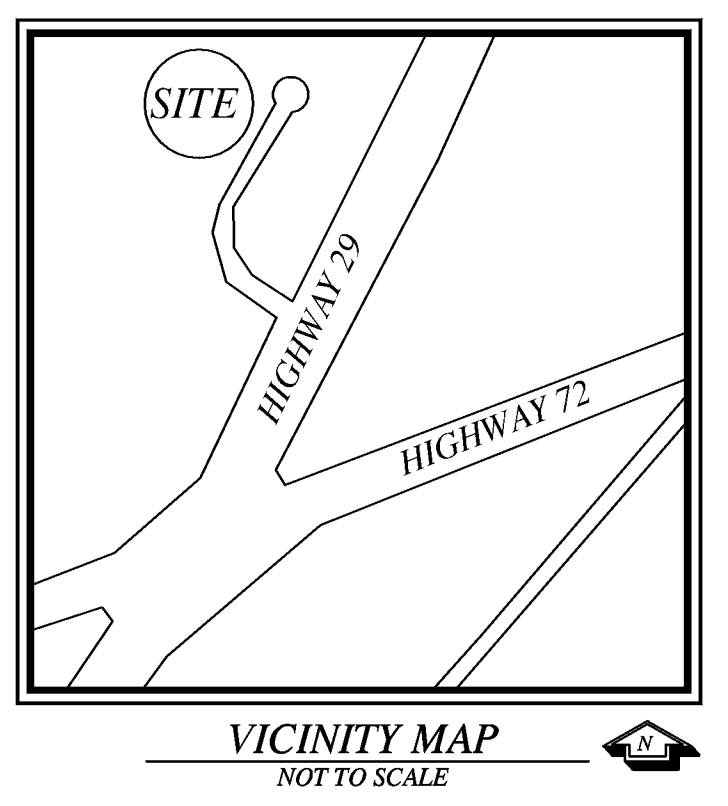
SURVEY LEGEND
IPF IRON PIN FOUND
IPF IRON PIN SET
RB REBAR
MNF MAG NAIL FOUND
OTF OPEN TOP PIPE
CTP CROWNED TOP PIPE
CMF CONCRETE MONUMENT FOUND
PB PLAT BOOK
DB DEED BOOK
R/W RIGHT-OF-WAY
TPOB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
BSL BUILDING SETBACK LINE
PCF PROPERTY CORNER FOUND
CPC COMPUTED POINT

REFERENCES
DB 4424 PG 19
DB 4956 PG 462
DB 5537 PG 251
PB 1 PG 278
PB 1 PG 502
UNRECORDED W.A.
ENGINEERING ALTA/NSPS
LAND TITLE SURVEY,
DATED 09/08/2024.



Line Table			Line Table			Curve Table		
Line #	Direction	Length	Line #	Direction	Length	Curve #	Length	Radius
L1	N08°36'13\"W	28.34'	L11	S45°17'29\"W	56.88'	C1	46.57'	332.50'
L2	N53°28'09\"W	51.54'	L12	N80°25'45\"E	27.71'	C2	55.16'	280.00'
L3	N53°28'09\"W	46.12'	L13	S36°14'43\"W	31.75'	C3	39.49'	60.00'
L4	N53°28'09\"W	170.70'	L14	S36°14'43\"W	51.16'	C4	61.89'	60.00'
L5	N53°28'09\"W	62.50'	L15	S36°14'43\"W	35.11'	C5	78.28'	143.00'
L6	N53°28'09\"W	57.53'	L16	S33°07'36\"W	51.53'	C6	46.94'	60.00'
L7	S22°10'08\"W	169.00'	L17	S41°34'19\"W	88.12'	C7	111.16'	60.00'
L8	S48°46'08\"W	61.55'	L18	S36°31'31\"W	125.00'	C8	144.90'	220.00'
L9	S81°56'51\"W	30.54'	L19	N42°18'29\"W	14.06'	C9	17.07'	220.00'
L10	N02°55'39\"W	30.59'	L20	S54°10'20\"E	20.72'	C10	76.15'	1391.60'
						C11	61.78'	629.22'

PROPERTY LINES TO BE ABANDONED AS SHOWN IN THE INSET		
Line #	Direction	Length
L100	S05°29'17\"W	36.98'
L101	S45°17'29\"E	26.06'
L102	N45°17'29\"E	60.71'
L103	S74°39'00\"E	71.29'
L104	S74°39'00\"E	40.74'
L105	N40°22'33\"E	27.84'
L106	S50°46'52\"W	7.81'
L107	S50°16'59\"E	62.69'
L108	S50°44'11\"W	35.75'
L109	S44°39'16\"E	141.37'



SURVEY NOTES
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,248 FEET, AND WAS ADJUSTED USING COMPASS RULE.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:
1 FOOT IN 1,917,588 FEET FOR TRACT 1 (PARCEL 154 036)
1 FOOT IN 124,943 FEET FOR TRACT 2 (PARCEL 154 036D)
1 FOOT IN 157,647 FEET FOR TRACT 3 (PARCEL 154 038Q)
1 FOOT IN 268,309 FEET FOR TRACT 4 (PARCEL 154 038P)

GENERAL NOTES
1. FIELD SURVEY WAS COMPLETED ON 08/28/2023.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTIES ARE:
PARCEL 154 036: LAWRENCEVILLE LAND HOLDINGS LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
PARCEL 154 036D: DT ATHENS GA LLC, P.O. BOX 9397, GREENVILLE, SOUTH CAROLINA 29604
PARCEL 154 036E: LAWRENCEVILLE LAND HOLDINGS LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
PARCEL 154 038P: DRH PROPERTIES, LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
PARCEL 154 038Q: DRH PROPERTIES, LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13059C0017 WITH AN EFFECTIVE DATE OF 09/15/2022 FOR COMMUNITY NUMBER 13040, ATHENS-CLARKE COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITES ARE ZONED "C-G" (COMMERCIAL-GENERAL), "C-R" (COMMERCIAL-RURAL), OR "RM-2" (MIXED DEDICATED) AS NOTED, PER ATHENS-CLARKE COUNTY MUNICIPLE, SECTION 9-3-2, ACCESSED 07/15/2024.
7. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

W&A ENGINEERING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400

Building Better Communities, One Project at a Time.

GA WEST, ZONE
1002 NAD 83

0 15 30 60
SCALE 1" = 30'

DATE
03/13/2025

REVISIONS

ADMINISTRATIVE RECONFIGURATION PLAT FOR:

UNIVERSAL PLANNING AND DEVELOPMENT, LLC

McCLUNG ROAD, ATHENS, GEORGIA 30601
ATHENS-CLARKE COUNTY
219TH G.M.D.

JOB NUMBER	230240
DRAFTED BY	AC
REVIEWED BY	JB

SURVEYOR'S CERTIFICATE
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.

John F. Brewer, III
JOHN F. BREWER, III RLS#2905

03/13/2025
DATE