



PLANNING DIRECTOR CERTIFICATION:

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

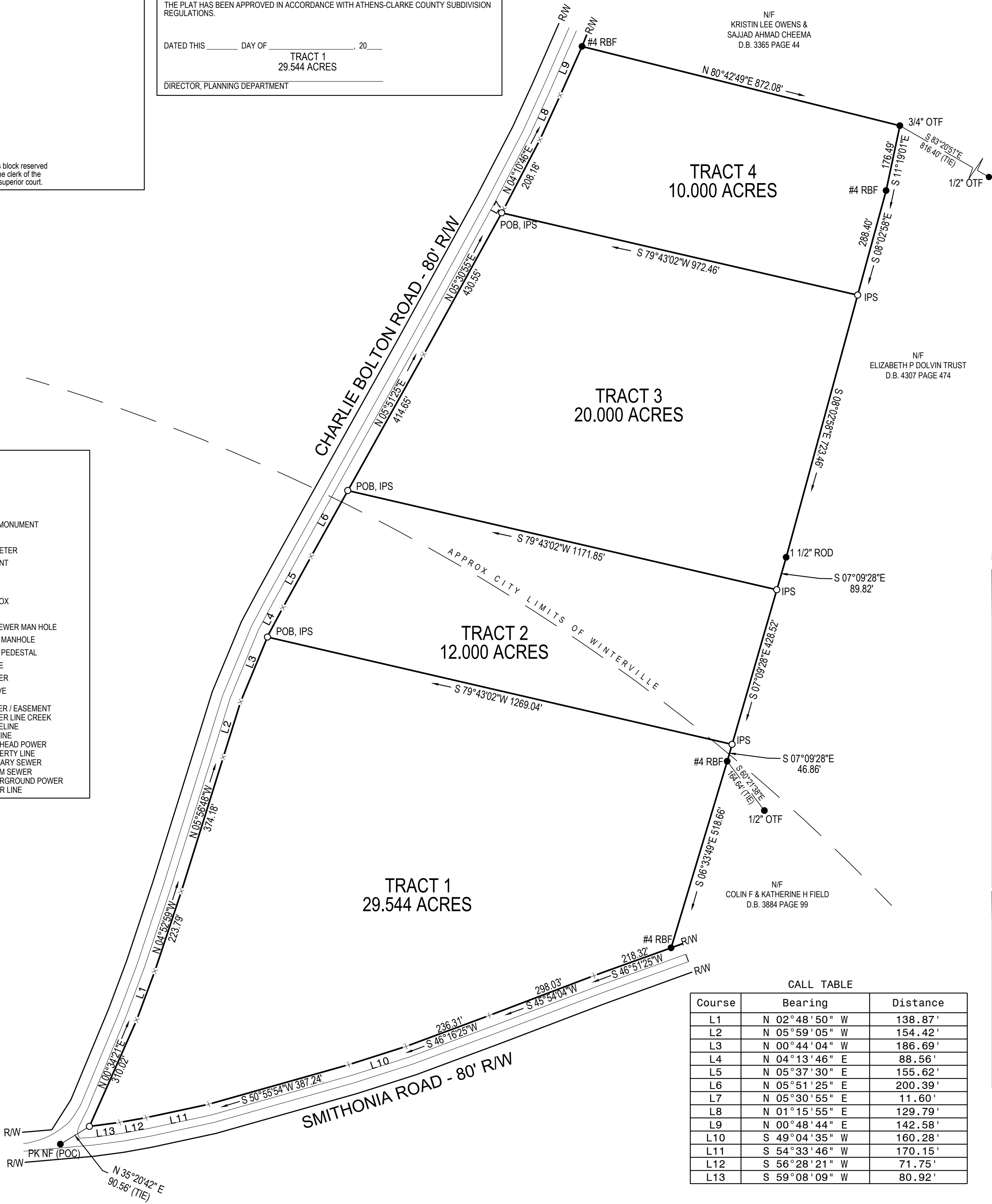
DATED THIS _____ DAY OF _____, 20____

TRACT 1
29.544 ACRES

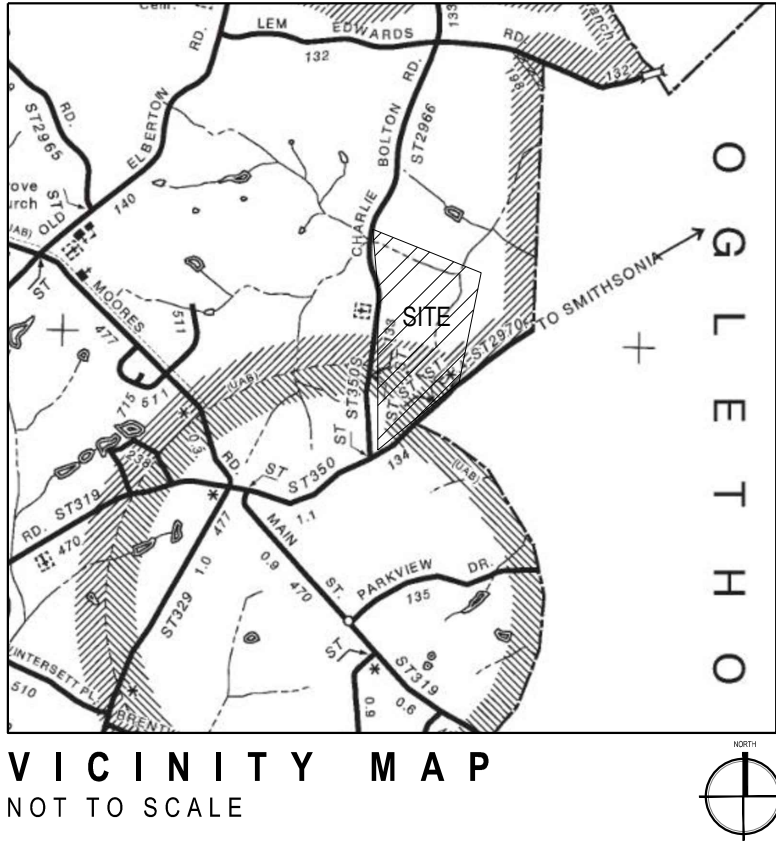
DIRECTOR, PLANNING DEPARTMENT

Legend:

- = IPF
- = IPS W/ CAP
- ⊕ = POINT ONLY
- = CONCRETE MONUMENT
- = BOLLARD
- [E] = ELECTRIC METER
- ⌋ = FIRE HYDRANT
- ⊗ = GAS METER
- = GUY WIRE
- Ⓜ = JUNCTION BOX
- * = LIGHT POLE
- Ⓢ = SANITARY SEWER MAN HOLE
- Ⓜ = TELEPHONE MANHOLE
- ⊕ = TELEPHONE PEDESTAL
- ⌋ = UTILITY POLE
- Ⓜ = WATER METER
- ⌋ = WATER VALVE
- - - - - = BUFFER / EASEMENT
- - - - - = CENTER LINE CREEK
- - - - - = FENCELINE
- - - - - = GAS LINE
- - - - - = OVERHEAD POWER
- - - - - = PROPERTY LINE
- - - - - = SANITARY SEWER
- - - - - = STORM SEWER
- - - - - = UNDERGROUND POWER
- - - - - = WATER LINE



CALL TABLE		
Course	Bearing	Distance
L1	N 02°48'50" W	138.87'
L2	N 05°59'05" W	154.42'
L3	N 00°44'04" W	186.69'
L4	N 04°13'46" E	88.56'
L5	N 05°37'30" E	155.62'
L6	N 05°51'25" E	200.39'
L7	N 05°30'55" E	11.60'
L8	N 01°15'55" E	129.79'
L9	N 00°48'44" E	142.58'
L10	S 49°04'35" W	160.28'
L11	S 54°33'46" W	170.15'
L12	S 56°28'21" W	71.75'
L13	S 59°08'09" W	80.92'



TOTAL AREA: 71.544 ACRES

FLOODPLAIN NOTE

FLOOD STATEMENT: NO PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13059C0019D FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED: 04/02/2007 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

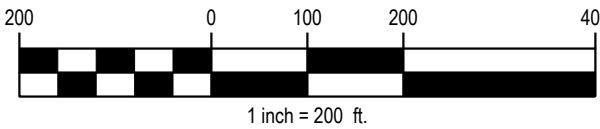
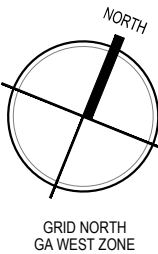
NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:348,097 FEET.
- IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: PB 14 PAGE 182, PB 28 PAGE 123, PB G PAGE 81G, PB 20 PAGE 137-138, PB1 PAGE 54.
- NO IMPROVEMENTS ARE SHOWN

SURVEYORS CERTIFICATION

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.

AARON P. BLOMBERG GA PLS #3100 DATE



Seals:

DRAFT

Aaron P. Blomberg
GA. PLS #3100

Project Info:

Randy Williams

CLARKE COUNTY
STATE OF GEORGIA
G.M.D.: 220

Sheet Data:

Project No.: 25-324

Drawn By: LGB

Surveyed By: CBI/AR

Survey Date: 09/15/25

Checked By: APB

Scale: 1" = 200'

Date: 10/01/2025

REVISIONS:

Firm Info:



SPG Land Surveyors

236 W Franklin Street
Hartwell, GA 30643

706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title:

Preliminary Plat