

VICINITY MAP

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.

Public Works Director _____ Date _____

BRIDGES FUNERAL HOME INC.

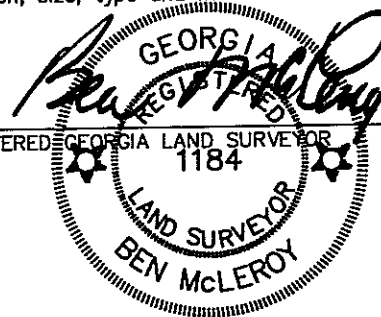
I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation, and maintenance, or improvement guarantees in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements have been provided.

Public Utilities Director _____ Date _____

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; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown.

BY:

REGISTERED GEORGIA LAND SURVEYOR
1184



DATED THIS _____ DAY OF _____, 19____.

Director, Department of Planning

0 60 120
SCALE IN FEET

HEYWARD ALLEN PARKWAY

U.S. HWY. 29 & 78 (ATLANTA HIGHWAY)

4 LANES PAVED 200' R/W

LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- - CONCRETE RIGHT OF WAY POST FOUND
- ⊗ - POINT ONLY
- ⊕ - POWER(PP), TELEPHONE(TP), LIGHT(LP) POLE

NOTE:
THERE IS NO INGRESS-EGRESS EASEMENT OF RECORD OR OTHERWISE IN FAVOR OF THE PROPERTY NOW OR FORMERLY OWNED BY LOIS VAN HORN TO THE EAST OF SUBJECT PROPERTY. FURTHER, LOIS VAN HORN QUITCLAIMED ANY INTEREST IN SUBJECT PROPERTY AT DEED BOOK 2167, PAGE 61, ATHENS-CLARKE COUNTY, GEORGIA RECORDS.

NOTES

- (1) CURRENT OWNER: LOTS 1 AND 2
AMERICAN GUARDIAN CORPORATION
C/O MARTIN VAN HORN
250 CLEVELAND ROAD APT. 203
BOGART GA 30622
BUYER: LOT 1
FAIRWAY OUTDOOR
C/O ANDREW HEDRICK
ATHENS, GA 30607
- (2) PROPOSED USE: LOT 1 - BILLBOARD
LOT 2 - COMMERCIAL
- (3) PROPOSED WATER SUPPLY: ATHENS CLARKE COUNTY
- (4) PROPOSED SEWERAGE DISPOSAL: ATHENS CLARKE COUNTY
- (5) TO THE KNOWLEDGE OF THIS FIRM, NO EXISTING OR ABANDONED LANDFILLS ARE LOCATED ON THIS PROPERTY.
- (6) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO.130040 0023 C DATED MAY 4, 1992.
- (7) ZONING: C-G
SETBACKS:
FRONT -NONE
SIDE -NONE
REAR -NONE (10' WHEN ABUTTING RESIDENTIAL DISTRICT)
MAXIMUM BUILDING HEIGHT: 65'
- (8) SUBDIVISION OF THIS PROPERTY AS SHOWN HEREON WILL MEET ALL OF THE ATHENS CLARKE COUNTY ZONING REQUIREMENTS AS TO LOT SIZE, SETBACKS, AND MINIMUM FRONTAGE.
- (9) CONTOURS SHOWN ARE TAKEN FROM ATHENS-CLARKE COUNTY TOPOGRAPHICAL MAPS AND ARE FOR THE SOLE AND EXCLUSIVE USE OF THE ATHENS-CLARKE COUNTY PLANNING DEPARTMENT.
- (10) THERE IS NO LANDSCAPING OR TREE PLANTING PLAN PROPOSED.
- (11) MINIMUM BUILDING SETBACK LINES SHOWN ARE THOSE REQUIRED BY ZONING AND MAY NOT BE IN CONFORMITY WITH THOSE REQUIRED BY SUBDIVISION COVENANTS, WHICH MAY BE GREATER.
- (12) THERE ARE NO PUBLIC OR PRIVATE THROUGHFARES OR WALKS LOCATED ON THIS PROPERTY.
- (13) THERE ARE NO ENVIRONMENTAL AREAS ON THIS PROPERTY EXCEPT AS SHOWN.
- (14) THERE ARE NO DESIGNATED OFF-STREET PARKING AREAS LOCATED ON THIS PROPERTY.
- (15) THERE IS NO PHYSICAL EVIDENCE OF EASEMENTS FOR WATER LINES, FIRE HYDRANTS, SEWER OR STORM SEWER LINES, OR TRAILS EXCEPT AS SHOWN. THERE IS ALSO NO EVIDENCE OF UNDERGROUND ELECTRIC, GAS, TELEPHONE OR TELEPHONE CABLE LINES EXCEPT AS SHOWN.
- (16) TAX PARCEL 074 A 024 IS BEING DIVIDED INTO TWO LOTS AS SHOWN.

STATEMENT OF THE OWNER:

- (1) There are no owner-imposed or deed restrictions unless otherwise noted.
 - (2) There are no new underground utilities proposed at this time unless otherwise noted.
- I (we) hereby certify that I am (we are) the owner(s) 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-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 further certify that there are no easements, liens, or other encumbrances against this property.

SUBDIVIDER _____ OWNER _____

REFERENCES

- (1) SHERALD G. SHARP'S SURVEY FOR AMERICAN GUARDIAN CORP. DATED JUNE 16, 1983.
- (2) SHERALD G. SHARP'S SURVEY FOR MARTIN VAN HORNE DATED AUG. 15, 1988.
- (3) OUR SURVEY FOR MARTIN VAN HORNE DATED APRIL 4, 1989.
- (4) OUR SURVEY FOR RONALD M. CLEMENTS DATED MARCH 29, 1985.
- (5) OUR SURVEY FOR RONALD M. CLEMENTS DATED MAY 3, 1984.
- (6) OUR SURVEY FOR BRIDGES FUNERAL HOME DATED DEC. 15, 1970.
- (7) DEED BOOK 437 PAGE 518.

SURVEY NOTES

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY
- (4) MINIMUM PLAT CLOSURE: 1/85,313

SURVEY FOR:

MARTIN VAN HORN

COUNTY:	CLARKE	G.M.D.:	1467	STATE:	GEORGIA
DATE:	3 FEB. 2006	SCALE:	1"=60'	DWN. BY:	STEPHEN
FIELDBOOK:	911	SURVEYED BY:	BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD. BOGART, GA.	FILE NO.:	29449-