

2015-106B

**PUBLIC UTILITIES CERTIFICATION:**

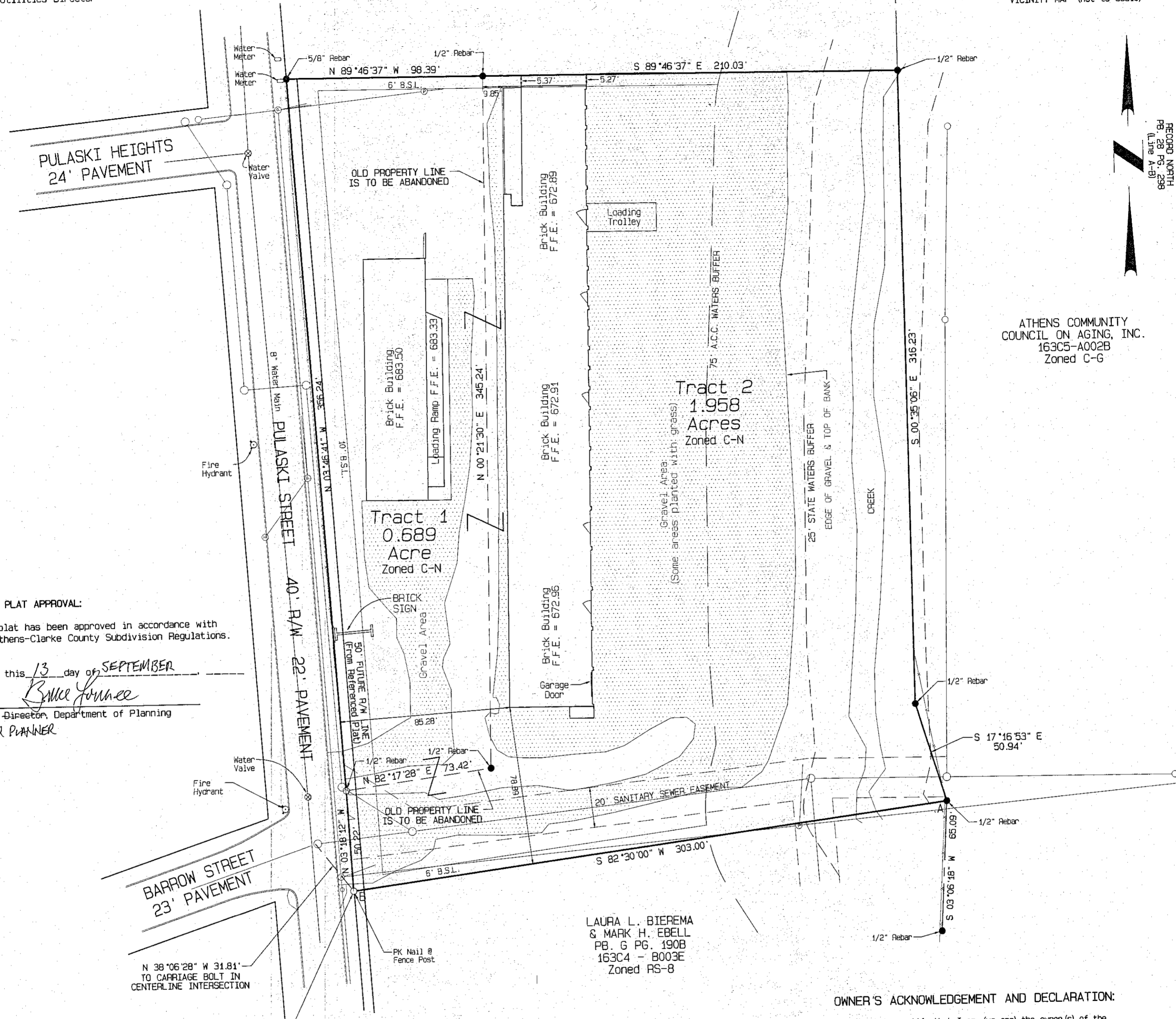
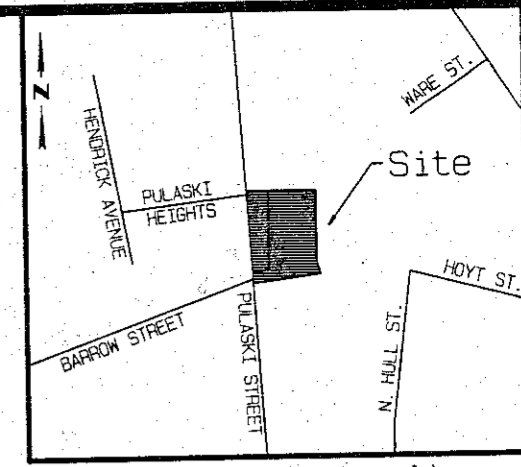
I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from Athens-Clarke County water distribution, and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership,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

*Shane Cole* 9/12/16  
Public Utilities 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 subdividers' 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.

W. STAN MULLINS  
PB. 28 PG. 298  
DB. 1329 PG. 49  
163C4-B002B  
Zoned C-N



**FINAL PLAT APPROVAL:**

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

Dated this 13 day of SEPTEMBER

*Bruce Jonnee*  
Director, Department of Planning  
SENIOR PLANNER

**NOTE:**  
THIS PROPERTY IS ZONED C-N.  
THIS PROPERTY IS SERVED BY A.C.C. WATER & SANITARY SEWER.  
TRACT 1 REPRESENTS A SURVEY OF TAX MAP 163C4, PARCEL B002A.  
TRACT 2 REPRESENTS A SURVEY OF TAX MAP 163C4, PARCEL B002.  
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.  
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD, SHOWN OR NOT SHOWN.  
THERE IS A 50FT. FUTURE R/W ALONG PULASKI STREET, AS SHOWN HEREON.  
TO MY KNOWLEDGE, THERE ARE NO LANDFILLS OR ENVIRONMENTAL AREAS ON THIS PROPERTY.

**A.C.C. MINIMUM BUILDING SETBACK REQUIREMENTS:**  
FRONT YARD: 10 Feet  
SIDE YARD: 6 Feet  
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE: 10 Feet, plus 1ft. for every foot of building height above 30ft.

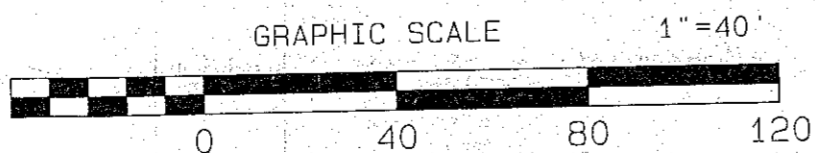
**MAXIMUM BUILDING HEIGHT:** 65 Feet  
**MAXIMUM LOT COVERAGE:** 75%

**REFERENCES:**  
DEED BOOK 1433 PG. 219  
PLAT BOOK 28 PAGE 298

**STREET ADDRESS:**  
TRACT 1 - 630 PULASKI STREET  
TRACT 2 - 600 PULASKI STREET

**FIELD WORK COMPLETED:** FEB. 22, 2016

- IPF-Iron Pin Found
- IPS-Iron Pin Set
- ⊗ Computed Point Only
- ⊠ Concrete Monument



**PROPERTY OWNER:**  
PULASKI EXCHANGE, LLC  
869 HILL STREET  
Athens, GA 30606  
CONTACT: Todd Burton (706)-714-6969

PER F.I.R.M. COMMUNITY PANEL NO. 13059C  
0025D EFFECTIVE DATE APRIL 02, 2007  
THIS PROPERTY IS NOT LOCATED IN A 100  
YEAR FLOOD PLAIN

*Ray Woods*  
Georgia Registered Land Surveyor No. 2049

**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.

*Todd Burton* 9/18/16  
Owner Date

**FINAL SURVEYORS CERTIFICATE:**

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. The field data upon which this plat is based has a closure precision of one foot in 83,583 feet and an angular error of 1" per angle joint, and was adjusted using arbitrary rule. This plat was calculated for closure and is found to be accurate within one foot in 233,214 feet, and contains a total of 2.647 acres. The equipment used to obtain the linear and angular measurements herein was LEICA.

*Ray Woods*  
GEORGIA REGISTERED LAND SURVEYOR NO. 2049 DATE  
DECEMBER, 2015

DATE OF EXPIRATION

Plat Doc: PLAT  
Recorded 09/14/2016 08:53AM  
Beverly Logan  
Clerk Superior Court, Athens-Clarke County, Ga.  
Bk 0000H Pg 119A  
Penalty: \$0.00  
Interest: \$0.00

ADMINISTRATIVE RECOMBINATION PLAT FOR				
PULASKI EXCHANGE, LLC				
GMD:	COUNTY:	STATE:	DATE:	INSTRUMENT:
216	ATHENS-CLARKE	GEORGIA	08-22-2016	LEICA
OWG NAME:	WOODS LAND SURVEYORS, INC.		PLAT CLOSURE:	1/233,214
PulaskiEx	125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596		FIELD CLOSURE:	1/83,583
FIELD BOOK:	D-140		ANGLE CLOSURE:	1" per Angle

