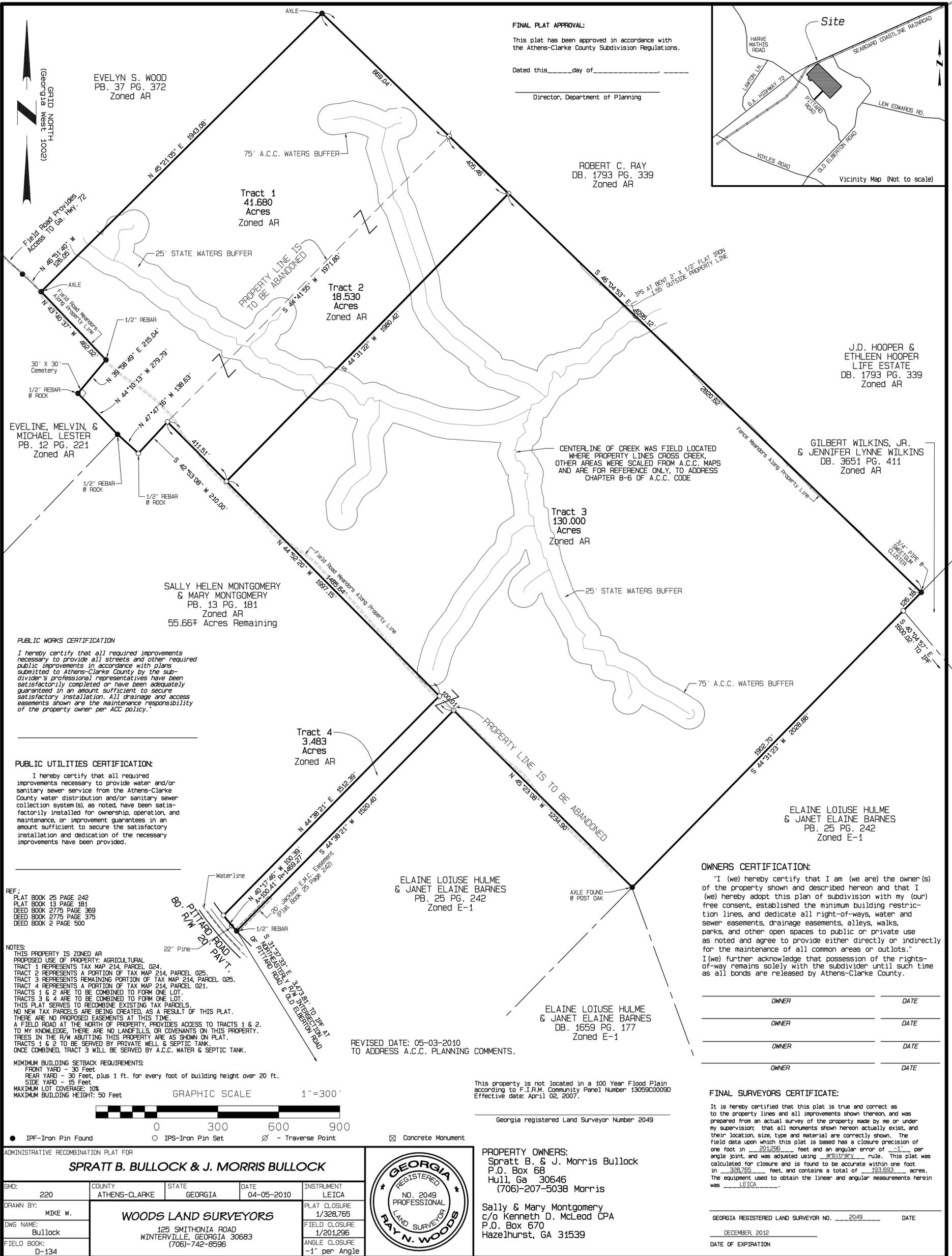


2010-42 (Rev. 05-03-2010)



**FINAL PLAT APPROVAL:**  
This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_  
Director, Department of Planning

ROBERT C. RAY  
DB. 1793 PG. 339  
Zoned AR

J.D. HOOPER & ETHELEN HOOPER  
LIFE ESTATE  
DB. 1793 PG. 339  
Zoned AR

GILBERT WILKINS, JR.  
& JENNIFER LYNN WILKINS  
DB. 3651 PG. 411  
Zoned AR

SALLY HELEN MONTGOMERY  
& MARY MONTGOMERY  
PB. 13 PG. 181  
Zoned AR  
55.66± Acres Remaining

ELAINE LOUISE HULME  
& JANET ELAINE BARNES  
PB. 25 PG. 242  
Zoned E-1

ELAINE LOUISE HULME  
& JANET ELAINE BARNES  
DB. 1659 PG. 177  
Zoned E-1

ELAINE LOUISE HULME  
& JANET ELAINE BARNES  
PB. 25 PG. 242  
Zoned E-1

**OWNERS CERTIFICATION:**  
"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, established the minimum building restriction lines, and 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 or outlots."  
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.

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 \_\_\_\_\_ feet, and an angular error of \_\_\_\_\_ per angle point, and was adjusted using \_\_\_\_\_ rule. This plat was calculated for closure and is found to be accurate within one foot in \_\_\_\_\_ feet, and contains a total of \_\_\_\_\_ acres. The equipment used to obtain the linear and angular measurements herein was \_\_\_\_\_ LEICA \_\_\_\_\_.

GEORGIA REGISTERED LAND SURVEYOR NO. \_\_\_\_\_ 2049 \_\_\_\_\_ DATE  
DECEMBER, 2012  
DATE OF EXPIRATION \_\_\_\_\_

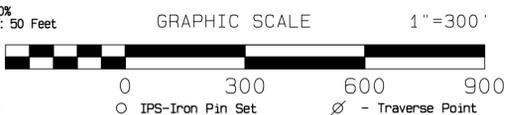
**PUBLIC WORKS CERTIFICATION**  
I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivider's professional representatives have been satisfactorily completed or have 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 UTILITIES CERTIFICATION:**  
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 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.

REF:  
PLAT BOOK 25 PAGE 242  
PLAT BOOK 13 PAGE 181  
DEED BOOK 2775 PAGE 369  
DEED BOOK 2775 PAGE 375  
DEED BOOK 2 PAGE 500

**NOTES:**  
THIS PROPERTY IS ZONED AR  
PROPOSED USE OF PROPERTY: AGRICULTURAL  
TRACT 1 REPRESENTS TAX MAP 214, PARCEL 024.  
TRACT 2 REPRESENTS A PORTION OF TAX MAP 214, PARCEL 025.  
TRACT 3 REPRESENTS REMAINING PORTION OF TAX MAP 214, PARCEL 025.  
TRACT 4 REPRESENTS A PORTION OF TAX MAP 214, PARCEL 021.  
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.  
TRACTS 3 & 4 ARE TO BE COMBINED TO FORM ONE LOT.  
THIS PLAT SERVES TO RECOMBINE EXISTING TAX PARCELS.  
NO NEW TAX PARCELS ARE BEING CREATED, AS A RESULT OF THIS PLAT.  
THERE ARE NO PROPOSED EASEMENTS AT THIS TIME.  
A FIELD ROAD AT THE NORTH OF PROPERTY, PROVIDES ACCESS TO TRACTS 1 & 2.  
TO MY KNOWLEDGE, THERE ARE NO LANDFILLS, OR COVENANTS ON THIS PROPERTY.  
TREES IN THE R/W ABUTTING THIS PROPERTY ARE AS SHOWN ON PLAT.  
TRACTS 1 & 2 TO BE SERVED BY PRIVATE WELL & SEPTIC TANK.  
ONCE COMBINED, TRACT 3 WILL BE SERVED BY A.C.C. WATER & SEPTIC TANK.

**MINIMUM BUILDING SETBACK REQUIREMENTS:**  
FRONT YARD - 30 Feet  
REAR YARD - 30 Feet, plus 1 ft. for every foot of building height over 20 ft.  
SIDE YARD - 15 Feet  
MAXIMUM LOT COVERAGE: 10%  
MAXIMUM BUILDING HEIGHT: 50 Feet



ADMINISTRATIVE RECOMBINATION PLAT FOR <b>SPRATT B. BULLOCK &amp; J. MORRIS BULLOCK</b>			
GMD: 220	COUNTY: ATHENS-CLARKE	STATE: GEORGIA	DATE: 04-05-2010
DRAWN BY: MIKE W.	WOODS LAND SURVEYORS 125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596		INSTRUMENT: LEICA PLAT CLOSURE: 1/328,765 FIELD CLOSURE: 1/201,296 ANGLE CLOSURE: -1" per Angle
DWG NAME: Bullock	RAY N. WOODS REGISTERED LAND SURVEYOR NO. 2049 PROFESSIONAL		
FIELD BOOK: D-134	PROPERTY OWNERS: Spratt B. & J. Morris Bullock P.O. Box 68 Hull, Ga 30646 (706)-207-5038 Morris Sally & Mary Montgomery c/o Kenneth D. McLeod CPA P.O. Box 670 Hazlehurst, GA 31539		

This property is not located in a 100 Year Flood Plain according to F.I.R.M. Community Panel Number 13059C0009D Effective date: April 02, 2007.

Georgia registered Land Surveyor Number 2049