

9766382786
PARTICIPANT ID

BK:2023 PG:87-87
P2023000084

FILED IN OFFICE
CLERK OF COURT
06/21/2023 11:02 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson
CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ADJOINER NOTE			
N/F OWNER NAME	TAX PARCEL #	DEED BOOK & PAGE	LOT - P.B.
A UPTOWN SATION HOLDINGS, LLC	C 03V 025	D.B. 1608, P. 217	LOT 25 - P.B. 2020, P. 69
B UPTOWN SATION HOLDINGS, LLC	C 03V 024	D.B. 1608, P. 215	LOT 24 - P.B. 2020, P. 69
C CHRISTINE BROWNLIE	C 03V 023	D.B. 1620, P. 343	LOT 23 - P.B. 2019, P. 22
D TWM RENTALS, LLC	C 03V 020	D.B. 1504, P. 334	LOT 20 - P.B. 2019, P. 22
E ANDREW PENICK and COURTNEY PENICK	C 03V 019	D.B. 1505, P. 218	LOT 19 - P.B. 2019, P. 22

Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677

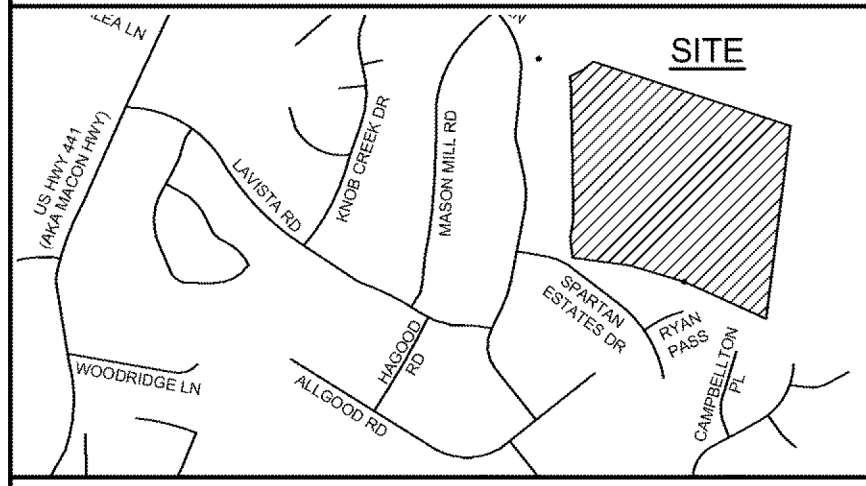
P: 770-725-1200
www.carterengineering.net

FINAL PLAT FOR:
SPARTAN MANOR

SPARTAN LANE
ATHENS, GEORGIA 30606
OCONEE COUNTY
221 GEORGIA MILITIA DISTRICT

TOTAL AREA: 108.824 ACRES
TAX PARCEL # C 03 017
EXISTING ZONING: R-1

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	◆	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	⊕	BENCHMARK/CONTROL
BM	BENCHMARK	⊕	BOLLARD
BSL	BUILDING SETBACK LINE	⊕	BURIED CABLE POST
CL	CENTERLINE	⊕	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	⊕	CATCH BASIN (SINGLE WING)
CSB	CITY/STATE BOLT	⊕	CATCH BASIN (DOUBLE WING)
CONC	CONCRETE	⊕	CHAIN LINK FENCE
COV	COVERED	⊕	ELECTRIC BOX
DB	DEED BOOK	⊕	ELECTRIC MANHOLE
DE	DRAINAGE EASEMENT	⊕	ELECTRIC METER
DWCB	DOUBLE WING CATCH BASIN	⊕	ELECTRIC PEDESTAL
ENCR	ENCROACHMENT	⊕	FIRE HYDRANT
EP	EDGE OF PAVEMENT	⊕	GAS BOX
ESMT	EASEMENT	⊕	GAS LINE (BURIED)
ET	ELECTRIC TRANSFORMER	⊕	GAS METER
FES	FLAIRED END SECTION	⊕	GAS POST
FD	FOUNDED	⊕	GAS VALVE
INV	INVERT	⊕	GAS VENT STACK
IP	IRON PIPE	⊕	GATE/WATER VALVE
IPC	IRON PIPE WITH CAP	⊕	GREASE TRAP MH
IR	IRON REBAR	⊕	GUY/ANCHOR
IRC	IRON REBAR WITH CAP	⊕	IRRIGATION CONTROL VALVE
M	MEASURED	⊕	METAL LIGHT POLE
MH	MANHOLE	⊕	OVERHEAD UTILITIES
NF	NOW OR FORMERLY	⊕	PHONE LINE (BURIED)
NTS	NOT TO SCALE	⊕	POWER (BURIED)
OS	OFFSET	⊕	SANITARY SEWER CLEAN-OUT
P	PLAT	⊕	SS LINE (BURIED)
PB	PLAT BOOK	⊕	SANITARY SEWER MANHOLE
PDI	PEDESTAL DROP INLET	⊕	SIGN
PG	PAGE	⊕	STORM SEWER MANHOLE
POB	POINT OF BEGINNING	⊕	STORM SEWER LINE (BURIED)
POC	POINT OF COMMENCEMENT	⊕	STREET FRANKING LIGHT
R	RADIAL/RADIUS	⊕	STUB (UNKNOWN)
RCP	REINFORCED CONCRETE PIPE	⊕	TELEPHONE PEDESTAL
RW	RIGHT-OF-WAY	⊕	TRAFFIC SIGNAL BOX
SWB	STATE WATERS BUFFER	⊕	WATER LINE (BURIED)
SWCB	SINGLE WING CATCH BASIN	⊕	WATER METER
SS	SANITARY SEWER	⊕	WATER VALVE
SSMH	SANITARY SEWER MANHOLE	⊕	WOOD FENCE
TYP	TYPICAL	⊕	WOOD LIGHT POLE
UE	UTILITY EASEMENT	⊕	WOOD POLE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 130453, MAP NUMBER 13216C0070E, DATED SEPTEMBER 15, 2022

N

DATE PREPARED:
02-03-2023

PROJECT #:
21001MHRD

GRID NORTH - GA WEST

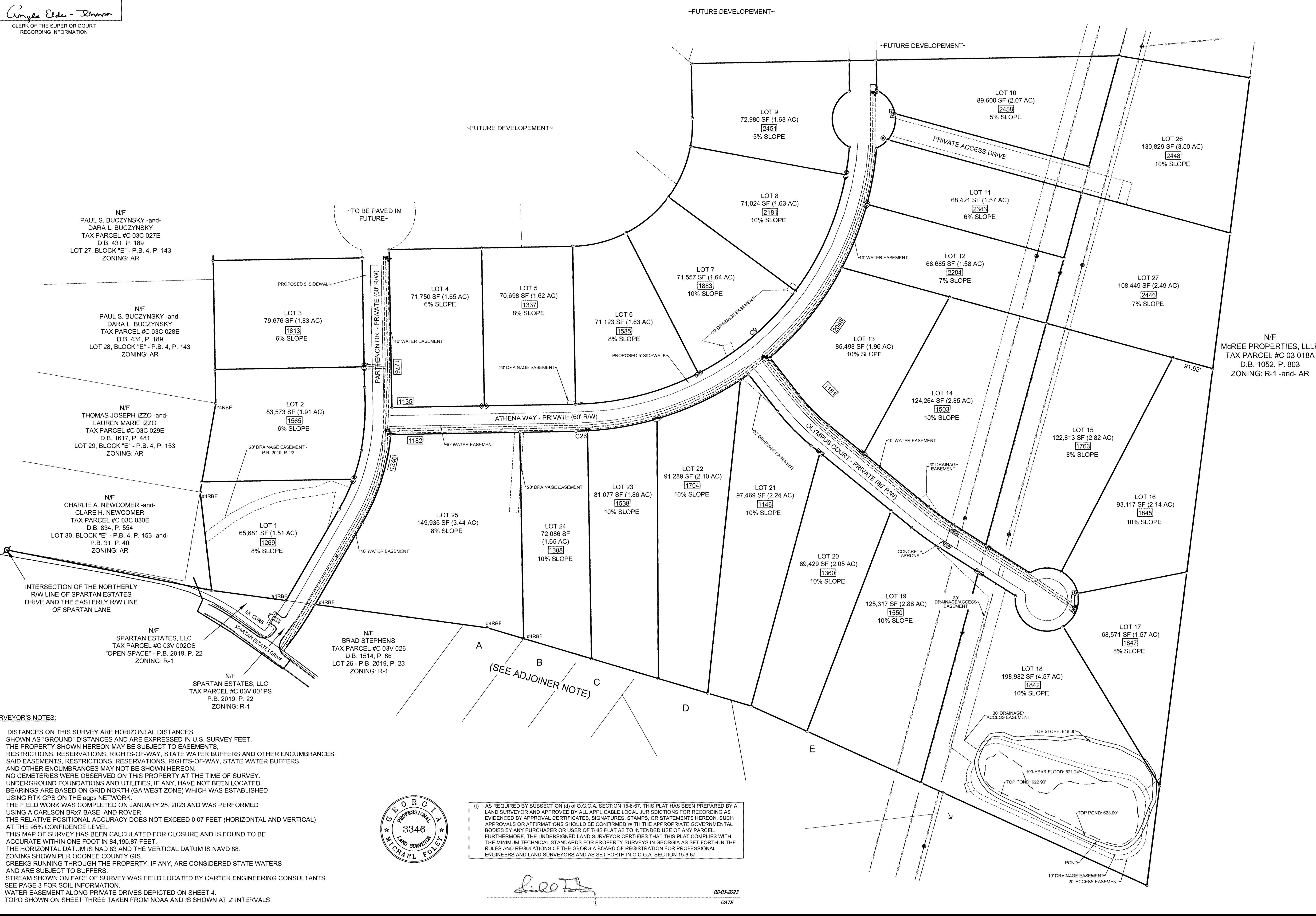
REVISIONS:	DATE:
ADDRESS OCONEE COUNTY COMMENTS	03-06-2023
ADDRESS OCONEE COUNTY COMMENTS	04-03-2023
ADD TOPOGRAPHY	04-28-2023
ADDRESS OCONEE COUNTY COMMENTS	05-19-2023
ADDED WATER METERS	05-25-2023
ADDED SETBACK LINES	05-31-2023
ADDRESS OCONEE COUNTY COMMENTS	06-12-2023

GRAPHIC SCALE

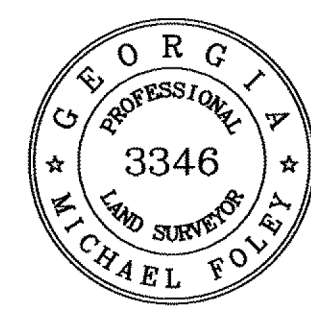
0' 50' 100' 200' 300'

SCALE: 1" = 100'

SHEET #
4



- SURVEYOR'S NOTES:**
- DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
 - NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
 - UNDERGROUND FOUNDATIONS AND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
 - BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE eGPS NETWORK.
 - THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2023 AND WAS PERFORMED USING A CARLSON BR7 BASE AND ROVER.
 - THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
 - THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,190.87 FEET.
 - THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
 - ZONING SHOWN PER OCONEE COUNTY GIS.
 - CREEKS RUNNING THROUGH THE PROPERTY, IF ANY, ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO BUFFERS.
 - STREAM SHOWN ON FACE OF SURVEY WAS FIELD LOCATED BY CARTER ENGINEERING CONSULTANTS.
 - SEE PAGE 3 FOR SOIL INFORMATION.
 - WATER EASEMENT ALONG PRIVATE DRIVES DEPICTED ON SHEET 4.
 - TOPO SHOWN ON SHEET THREE TAKEN FROM NOAA AND IS SHOWN AT 2' INTERVALS.



(I) AS REQUIRED BY SUBSECTION (d) OF O.G.C.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.

Michael Polley

02-03-2023
DATE