

Plat Doc: PLAT
Recorded 02/22/2023 03:17PM

Beverly Logan, Clerk Superior
Court
Athens-Clarke County, Ga.
BK 000QJ Pg 0520-0522
Penalty: \$0.00
Interest: \$0.00
Participants: 6925354841

SURVEYORS CERTIFICATION:

As required by subsection (D) of O.C.G.A. Section 45-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidence by approval of certificates, signatures, stamps or statements in person. Such approvals or affirmations should be confined 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 & Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.

This survey is an accurate representation of the property surveyed under my supervision. This survey was performed without a title commitment and may be subject to easements, covenants, and restrictions not reflected upon this survey.

Roy N. Woods
Georgia Registered Land Surveyor No. 2049
Date 01-20-2023

Reserved for Clerk of Court

THERE ARE NO WELLS ON OR WITHIN 100 FEET OF THE PROPERTY BOUNDARIES.
THERE IS NO SANITARY SEWER AVAILABILITY WITHIN 500 FEET OF THE PROPERTY BOUNDARIES.
THERE WAS NO OBSERVED TRASH PITS OR BURIED TRASH ON THIS PROPERTY.

WATERSHED STATEMENT:
THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

GROUNDWATER RECHARGE STATEMENT:
NO PORTION OF SUBDIVISION LIES IN A GROUND WATER RECHARGE AREA PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02.

POINT OF BEGINNING
GEORGIA WEST ZONE
STATE PLANE COORDINATES
N=1446302 E=2514615

SOIL NOTES:
Soil classifier recommendations regarding soil properties are followed by each lot. Some lots may require additional footage of drain lines or special requirements based on these recommendations. This subdivision is reviewed based on three or four bedroom homes with average appearances and a footprint of 2,000 square feet or less. If the home is to be larger, more than 4 bedrooms, or if excessive grading or filling is required to form home foundation a site plan will be required, additional information may be needed, and a larger lot size may be required. Depending on house size, placement and number of bedrooms, site plan requirements may be waived at the discretion of the health authority.
Site Homes may require additional soil testing, pumps or site plans depending on topography. The Health Department may require certain foundations to be used based on lot topography.

PETER H. SANDERS
DB. 4045 PG. 538
PB. H PG. 228
Zoned RS-15

KEN MERRY
DB. 4119 PG. 151
PB. H PG. 182
Zoned RS-15

KEN MERRY
DB. 4119 PG. 151
PB. H PG. 182
Zoned RS-15

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PB. H PG. 182
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DB. 4119 PG. 151
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- REFERENCES:**
- 1) DEED BOOK 5030 PAGE 175
 - 2) PLAT BOOK H PAGE 108
 - 3) SURVEY FOR WILLIAM W. MILLER BY BEN HOLROY & ASSOC. DATED AUG. 16, 1974
 - 4) PLAT BOOK A PAGE 251

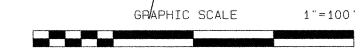
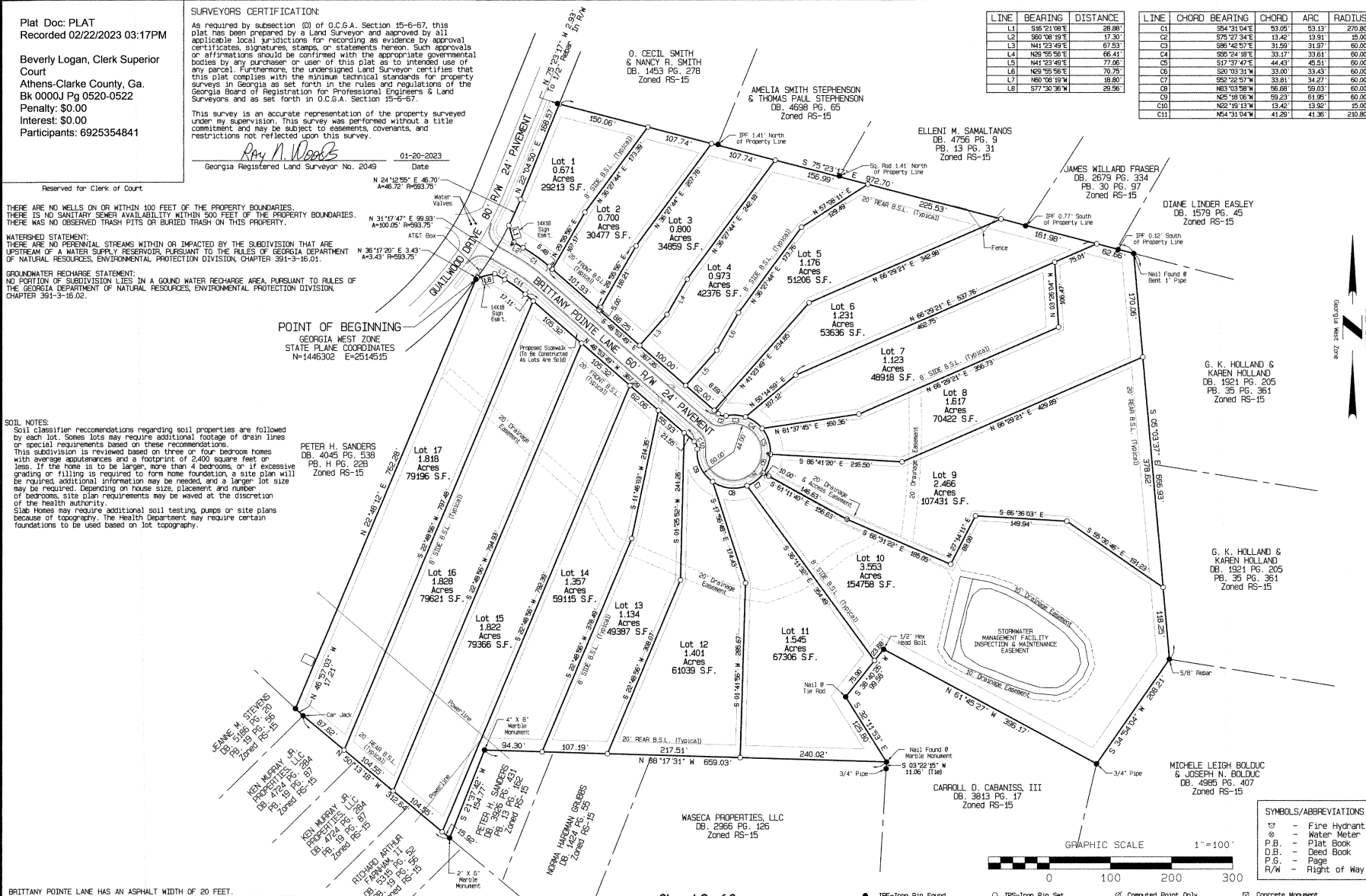
PROPERTY ADDRESS:
210 QUAILWOOD DRIVE

BRITANNY POINTE LANE HAS AN ASPHALT WIDTH OF 20 FEET.
THE DISTANCE FROM THE BACK OF CURB TO THE EDGE OF ASPHALT IS 2 FEET.
THIS DISTANCE FROM THE RADIUS POINT OF THE CURVES TO THE EDGE OF ASPHALT IS 44 FEET.

NOTE:
THIS PROPERTY IS ZONED RS-15
PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE SPECIFIED.
THE LENGTH OF BRITANNY POINTE LANE IS 0.104 MILES (550 FEET)
TOTAL AREA OF PROPERTY: 26.110 ACRES
TOTAL AREA OF RESIDENTIAL LOTS: 25.214 ACRES
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP 064 013B.
ATHENS-CLARKE COUNTY SANITARY SEWER IS NOT AVAILABLE.
ALL STORMWATER DRAINAGE EASEMENTS SHOWN ON THIS PLAT, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
ATHENS-CLARKE COUNTY WATER IS AVAILABLE.

LINE	BEARING	DISTANCE
L1	S46°21'08"E	29.88'
L2	S60°08'30"E	17.30'
L3	S85°42'57"E	67.53'
L4	N28°24'18"E	66.41'
L5	N41°23'49"E	77.66'
L6	N28°29'58"E	70.75'
L7	N60°08'19"W	19.80'
L8	S77°30'36"W	29.56'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S54°31'04"E	53.05'	53.13'	270.80'
C2	S76°27'34"E	13.42'	13.91'	15.00'
C3	S85°42'57"E	31.98'	31.97'	69.00'
C4	S55°24'18"E	33.17'	33.61'	60.00'
C5	S17°37'47"E	44.43'	45.51'	60.00'
C6	S20°03'31"W	33.00'	33.43'	60.00'
C7	S25°22'57"W	33.81'	34.27'	60.00'
C8	N63°03'58"W	56.66'	59.03'	60.00'
C9	N28°18'58"W	59.23'	61.97'	60.00'
C10	N28°19'13"W	13.42'	13.92'	15.00'
C11	N54°31'04"W	41.29'	41.36'	210.80'



SYMBOLS/ABBREVIATIONS

- ⊕ - Fire Hydrant
- ⊗ - Water Meter
- P.B. - Plat Book
- D.B. - Deed Book
- P.S. - Page
- R/W - Right of Way

Sheet 2 of 3

PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 442,883 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,320 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL, GPT-3002M 99X515.

ROY N. WOODS
GEORGIA REGISTERED
LAND SURVEYOR #6049
THIS PLAT IS NOT VALID
ON RECORDABLE UNLESS SAID
SURVEYORS SIGNATURE APPEARS
ON ORIGINAL BLUE INK OVER
THE STAMP
IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAWS.

FINAL PLAT FOR	
BRITANNY POINTE SUBDIVISION	
GND: 1347	COUNTY: ATHENS-CLARKE
STATE: GEORGIA	DATE: 11-07-2022
INSTRUMENT: LEICA	PLAT CLOSURE: 1/442,883
FIELD CLOSURE: 1/30,320	ANGLE CLOSURE: 2" per Angle

