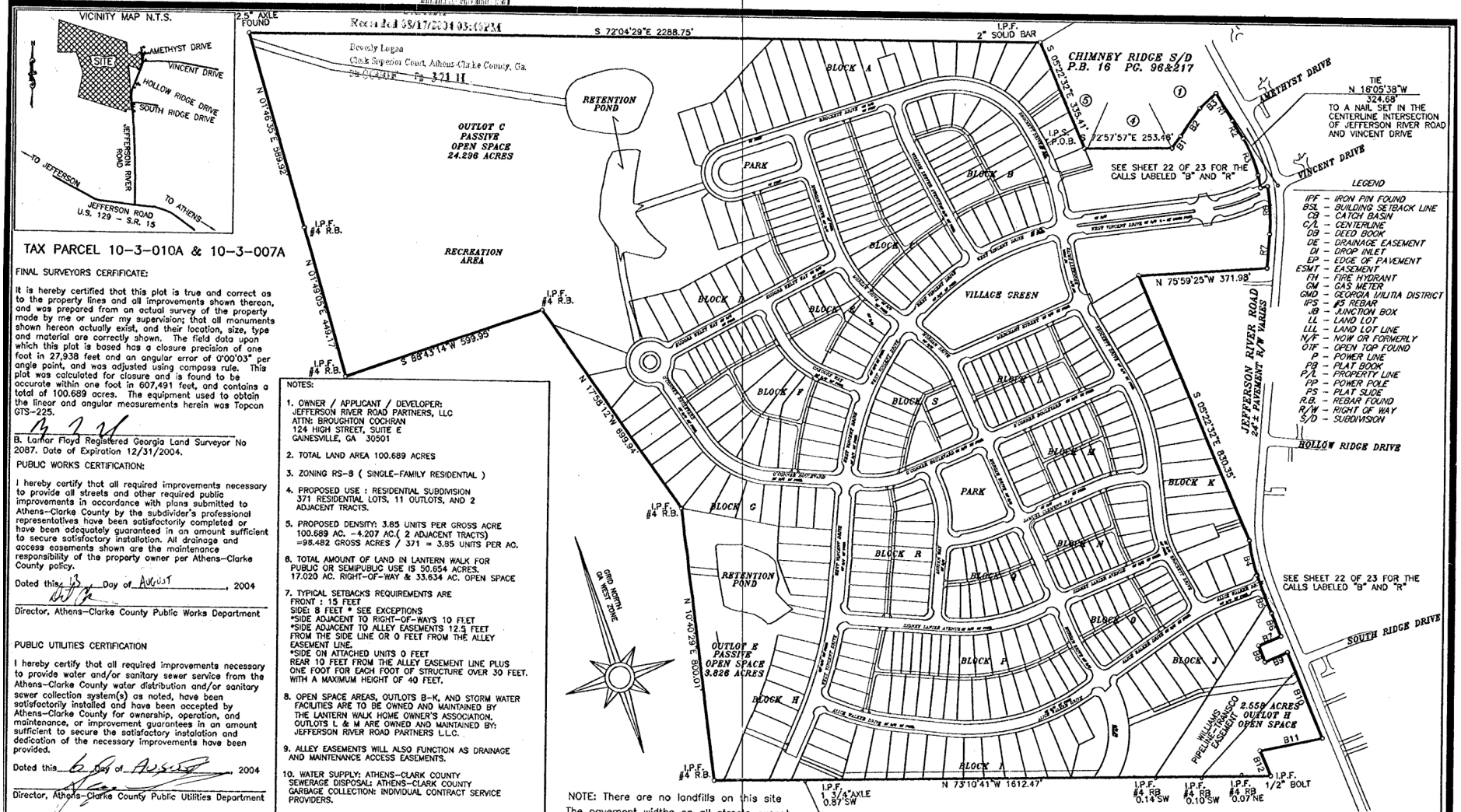


TAX PARCEL 10-3-010A & 10-3-007A

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 27,938 feet and an angular error of 0°00'03" per angle point, and was adjusted using compass rule. This plat was calculated for closure and is found to be accurate within one foot in 607,491 feet, and contains a total of 100.689 acres. The equipment used to obtain the linear and angular measurements herein was Topcon GTS-225.

B. Lamar Floyd Registered Georgia Land Surveyor No 2087. Date of Expiration 12/31/2004.

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 representotives 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 Athens-Clarke County policy.

Dated this 13 Day of AUGUST, 2004

Director, Athens-Clarke County Public Works Department

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 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.

Dated this 6 Day of AUGUST, 2004

Director, Athens-Clarke County Public Utilities Department

OWNER'S ACKNOWLEDGMENT 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) 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 opens spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlets.

Subdivider: _____ Owner: _____ Date: 6/30/04

NOTES:

1. OWNER / APPLICANT / DEVELOPER: JEFFERSON RIVER ROAD PARTNERS, LLC ATTN: BROUGHTON COCHRAN 124 HIGH STREET, SUITE E GAINESVILLE, GA 30501
2. TOTAL LAND AREA 100.689 ACRES
3. ZONING RS-8 (SINGLE-FAMILY RESIDENTIAL)
4. PROPOSED USE : RESIDENTIAL SUBDIVISION 371 RESIDENTIAL LOTS, 11 OUTLOTS, AND 2 ADJACENT TRACTS.
5. PROPOSED DENSITY: 3.85 UNITS PER GROSS ACRE 100.689 AC. -4.207 AC.(2 ADJACENT TRACTS) =98.482 GROSS ACRES / 371 = 3.85 UNITS PER AC.
6. TOTAL AMOUNT OF LAND IN LANTERN WALK FOR PUBLIC OR SEMIPUBLIC USE IS 50.654 ACRES. 17.020 AC. RIGHT-OF-WAY & 33.634 AC. OPEN SPACE
7. TYPICAL SETBACKS REQUIREMENTS ARE FRONT : 15 FEET SIDE: 8 FEET * SEE EXCEPTIONS *SIDE ADJACENT TO RIGHT-OF-WAYS 10 FEET *SIDE ADJACENT TO ALLEY EASEMENTS 12.5 FEET FROM THE SIDE LINE OR 0 FEET FROM THE ALLEY EASEMENT LINE. *SIDE ON ATTACHED UNITS 0 FEET REAR 10 FEET FROM THE ALLEY EASEMENT LINE PLUS ONE FOOT FOR EACH FOOT OF STRUCTURE OVER 30 FEET. WITH A MAXIMUM HEIGHT OF 40 FEET.
8. OPEN SPACE AREAS, OUTLOTS B-K, AND STORM WATER FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE LANTERN WALK HOME OWNER'S ASSOCIATION. OUTLOTS L & M ARE OWNED AND MAINTAINED BY: JEFFERSON RIVER ROAD PARTNERS L.L.C.
9. ALLEY EASEMENTS WILL ALSO FUNCTION AS DRAINAGE AND MAINTENANCE ACCESS EASEMENTS.
10. WATER SUPPLY: ATHENS-CLARK COUNTY SEWERAGE DISPOSAL: ATHENS-CLARK COUNTY GARBAGE COLLECTION: INDIVIDUAL CONTRACT SERVICE PROVIDERS.
12. ALL UTILITIES (WATER, POWER, TELEPHONE, NATURAL GAS, AND CABLE TV) ARE TO BE INSTALLED UNDERGROUND.
13. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM COMMUNITY MAP PANEL NUMBER 130040 0010 C, REVISED MAY 4, 1992.
14. THERE ARE STATE WATERS WITHIN THE LIMITS OF THIS PROJECT AS SHOWN ON SHEET 23 OF 23.
15. ALL BUILDINGS EXCEPT FOR ATTACHED UNITS WILL HAVE A MINIMUM OF 16 FEET SEPARATION.
16. #5 REBAR SET AT ALL LOT CORNERS EXCEPT THE CORNERS IN THE PAVEMENT OF THE ALLEYS WHERE "MAG NAILS" WERE SET.
17. THERE ARE NO A-CC ENVIRONMENTAL AREAS LOCATED ON THE PROPERTY OTHER THAN THOSE LABELED "A-CC RIPARIAN BUFFER.

NOTE: There are no landfills on this site

The pavement widths on all streets except West Vincent Lane are 19' near the intersections where there is no parallel parking and 26' where there is a provision for parallel parking on one side. The pavement widths for West Vincent Lane are 19' near the intersections where there is no parallel parking, and 33' where there is a provision for parallel parking on both sides.

Street trees shall be installed as per Athens-Clarke County Zoning and Development Standard 9-25-8-H. SEE SHEET 21 OF 23 FOR DIAGRAM

TOTAL AREA = 100.689 ACRES

SHEET INDEX:

SHEET 1 - OVERALL VIEW & BOUNDARY SURVEY
SHEET 2 - BLOCK A LOTS 1-12 & OUTLOT K
SHEET 3 - BLOCK A LOTS 13-24 & OUTLOT B
SHEET 4 - BLOCK B
SHEET 5 - BLOCK C
SHEET 6 - BLOCK D
SHEET 7 - BLOCK E
SHEET 8 - BLOCK F
SHEET 9 - BLOCK G
SHEET 10 - BLOCK H & BLOCK I LOTS 12-18
SHEET 11 - BLOCK I LOTS 2-11
SHEET 12 - BLOCK J & OUTLOT H
SHEET 13 - BLOCK K
SHEET 14 - BLOCK L & BLOCK M
SHEET 15 - BLOCK N & BLOCK O
SHEET 16 - BLOCK P LOTS 1-9 & 27-35
SHEET 17 - BLOCK P LOTS 10-26
SHEET 18 - BLOCK Q & OUTLOT G
SHEET 19 - BLOCK R
SHEET 20 - BLOCK S
SHEET 21 - OUTLOT F
SHEET 22 - TRACT I, TRACT II, & OUTLOTS L & M
SHEET 23 - OUTLOTS C & E

F13-71 H

Prepared By:

F *Floyd & Associates, Inc.*

Land Surveyors
P.O. Box 1119
Oakwood, GA. 30566
Phone (770) 531-0900

GEORGIA REGISTERED No. 2087 LAND SURVEYOR LAMAR FLOYD

FINAL PLAT APPROVAL - PLANNING DEPARTMENT

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

Dated this 16 Day of AUGUST, 2004

Director, Athens-Clarke County Planning Department

FINAL SUBDIVISION PLAT OF:

LANTERN WALK

LOCATED IN GMD 1347, ATHENS-CLARKE COUNTY, GEORGIA

OVERALL BOUNDARY SURVEY & COVER SHEET | SHEET: 1 | OF: 23

DATE: JUNE 25, 2004

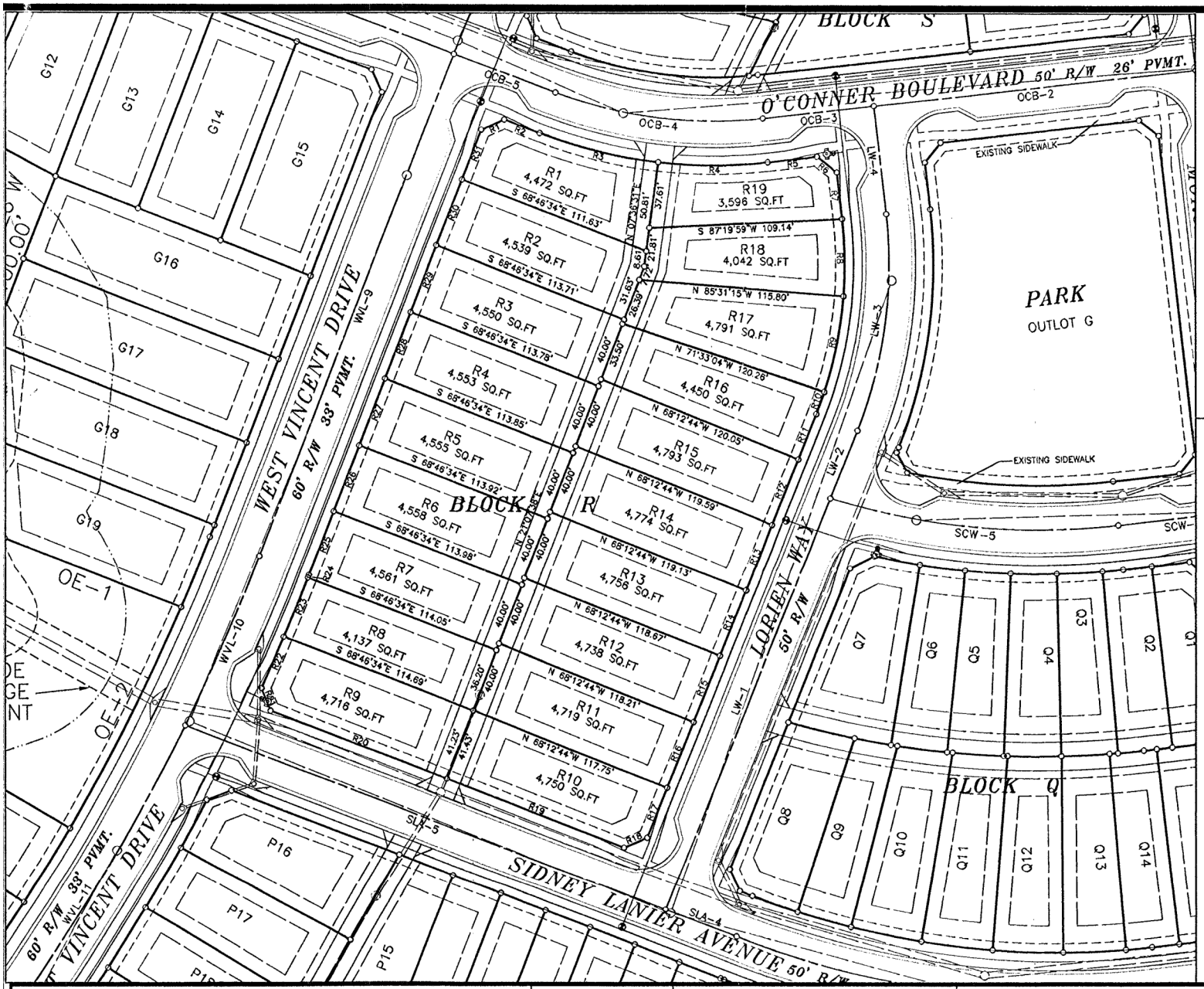
SCALE: ONE INCH=200'

0 200 400 600 800

GRAPHIC SCALE - 1" = 200'

DRAWN BY: C.E.J.

FILE: JN23114.CRD
PLOT: JN23114.DWG



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Recorded 08/17/2004 03:48PM
Beverly Logan
Clerk Superior Court, Athens-Clarke County, Ga.
Bk 0000F Pg 3 A
GRID NORTH
3 pg 3714

SEE SHEET 21 OF 23 FOR CENTERLINE CALLS AND CURVE DATA.

Course	Bearing	Distance
R1	N 66°02'29" E	14.19'
R2	S 69°08'27" E	21.44'
R3	Rad: 275.00' Tan: 34.69' Chd: S 76°19'49" E	Arc: 69.01' CA: 14°22'44" 68.83'
R4	Rad: 275.00' Tan: 31.22' Chd: S 89°59'52" E	Arc: 62.18' CA: 12°57'21" 62.05'
R5	N 83°31'27" E	28.09'
R6	S 51°28'33" E	14.14'
R7	S 06°28'33" E	26.73'
R8	Rad: 225.00' Tan: 21.58' Chd: S 00°59'54" E	Arc: 43.02' CA: 10°57'18" 42.95'
R9	Rad: 225.00' Tan: 27.57' Chd: S 11°27'51" W	Arc: 54.86' CA: 13°58'10" 54.72'
R10	Rad: 225.00' Tan: 8.56' Chd: S 20°07'06" W	Arc: 13.11' CA: 3°20'20" 13.11'
R11	S 21°47'16" W	27.40'
R12	S 21°47'16" W	40.00'
R13	S 21°47'16" W	40.00'
R14	S 21°47'16" W	40.00'
R15	S 21°47'16" W	40.00'
R16	S 21°47'16" W	40.00'
R17	S 21°47'16" W	30.26'
R18	S 66°30'15" W	14.21'
R19	N 68°46'45" W	107.28'
R20	N 68°46'45" W	106.72'
R21	N 22°03'15" W	13.71'
R22	Rad: 1230.00' Tan: 15.64' Chd: N 23°42'33" E	Arc: 31.28' CA: 1°27'26" 31.28'
R23	Rad: 1230.00' Tan: 18.10' Chd: N 22°08'19" E	Arc: 36.21' CA: 1°41'12" 36.20'
R24	Rad: 1230.00' Tan: 0.78' Chd: N 21°13'26" E	Arc: 1.57' CA: 0°04'23" 1.57'
R25	N 21°13'26" E	38.43'
R26	N 21°13'26" E	40.00'
R27	N 21°13'26" E	40.00'
R28	N 21°13'26" E	40.00'
R29	N 21°13'26" E	40.00'
R30	N 21°13'26" E	40.00'
R31	N 21°13'26" E	30.14'

Prepared By:
Floyd & Associates, Inc.
Land Surveyors
P.O. Box 1119
Oakwood, GA. 30566
Phone (770) 531-0900

GEORGIA REGISTERED No. 2087 LAND SURVEYOR LAMAR FLOYD

FINAL PLAT APPROVAL – PLANNING DEPARTMENT

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

Dated this 16th Day of August, 2004

Director, Athens-Clarke County Planning Department

FINAL SUBDIVISION PLAT OF:

LANTERN WALK

F13714

LOCATED IN GMD 1347, ATHENS-CLARKE COUNTY, GEORGIA

BLOCK R | SHEET: 19 | OF: 23

DATE: JUNE 25, 2004

SCALE: ONE INCH=40'

0 40 80 120 160

GRAPHIC SCALE – 1" = 40'

DRAWN BY: C.E.J.

FILE: JN23114.CRD
PLOT: JN23114.DWG