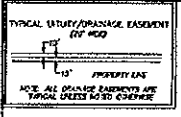
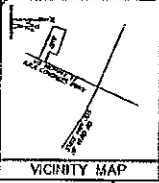


Property # 235

FINAL PLAT FOR:  
**CONGRESS PLACE, PHASE TWO**  
 TOTAL AREA = 5.4± ACRES

Reference  
 7  
 40



**VICINITY MAP**

**Certification of Owner:**  
 The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that this plat was made from an actual survey that all state, city, and county taxes or other assessments now due on this land have been paid.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_

**Planning Commission Approval:**  
 All the requirements of approval having been fulfilled pursuant to the subdivision regulations of the City of Athens, GA, this plat that was given final approval by the City of Athens, GA Regional Planning Commission Effective: \_\_\_\_\_ (date)

Secretary, The City of Athens, GA Regional Planning Commission, Date \_\_\_\_\_

**Certification of Civil Engineer:**  
 I hereby certify that I have reviewed this plat and find that it conforms to the county's C-11 Requirements.

Month County C-11 Representative date \_\_\_\_\_

**Surveyor's Certification:**  
 I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the subdivision regulations of City of Athens, GA have been fully complied with.

**Division M. Medders, P.L.S. 7423**

**Certification of Division:**  
 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, subject to the minimum subdivision requirements and details of roads, utility, water, sewer, and other open spaces to public or private use as noted.

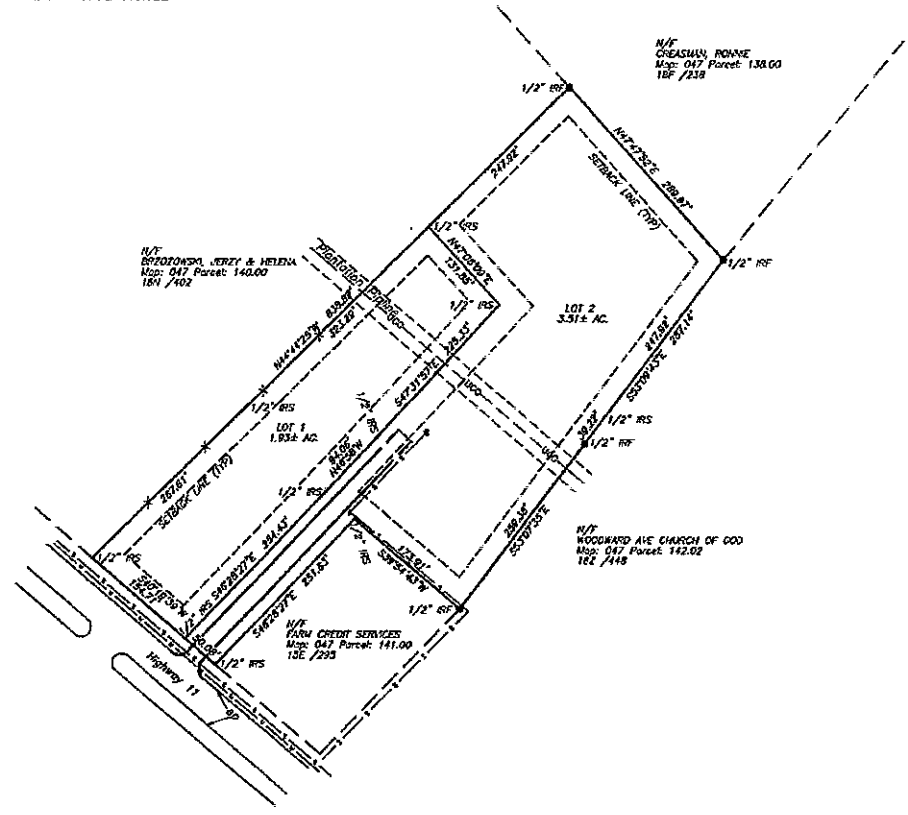
Date \_\_\_\_\_ Owner \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**Utility Easements:**  
 I hereby certify that the water and sewerage systems indicated on this plat have been installed according to the required specifications and design standards of the subdivision regulations.

Date \_\_\_\_\_ Athens Utility Board \_\_\_\_\_

**Subdivision Notes:**

1. Zoning of Subdivision: **BI-LOCAL BUSINESS DISTRICT**
2. Setbacks:  
 Front: thirty (30) feet  
 Rear: twenty-five (25) feet  
 Side: twenty (20) feet
3. Height:  
 Twenty (20) feet—Three Story Structures—(maximum height)
4. A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines (see layout).
5. Rules of the Federal Emergency Management Agency Flood Insurance rate maps with community-panel number 4310702010, District 0004 indicate this property lies within Zone 2, which is not in a flood area.
6. This plat is verified by City Water and City Sewer.
7. This plat conforms to the Georgia Code 47-142.01, and a portion of the Georgia Code 47-142.02.
8. Location of Plotation Pipe to be from Markings on the ground, clear marks to cut Plotation Pipe before developing for exact location and requirement by them.



**LEGEND**

- These standard symbols will be found in the drawing.
- X — FENCE LINE X
  - RFB — IRON REBAR FOUND
  - RFP — IRON PIPE FOUND
  - RS — IRON REBAR SET
  - W/CAP — IRON REBAR SET W/CAP
  - RFB — IRON REBAR PIN FOUND
  - C — CONCRETE MONUMENT FOUND
  - C — CONCRETE MONUMENT SET
  - C — FENCE CORNER
  - P.K. — P.K. SET
  - P.K. — P.K. FOUND
  - C — NO CORNER SET/FOUND
  - P — POWER POLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00	13.62	13.18	S72°23'03"E	32°01'12"
C2	50.00	36.81	62.38	N43°01'43"W	110°35'24"
C3	50.00	28.18	25.89	N27°24'22"E	30°02'15"
C4	50.00	26.18	23.88	N57°28'22"E	27°59'25"
C5	50.00	38.71	82.44	S51°00'30"E	113°38'51"
C6	15.00	13.62	13.18	S28°27'51"W	32°01'12"

**REFERENCE:**  
 1. Deeds Book 141, Page 458

**DISCLAIMER:**  
 I, THE SIGNER OF THE SEVERAL CERTIFICATES OR CERTIFY BY A REGISTERED LAND SURVEYOR, IN THE CAPACITY OF LAND SURVEYOR, CERTIFICATE ON A COPIATION OF PROFESSIONAL OPINION REGARDING THESE FACTS OF SURVEY, AND THE CERTIFICATION IS LIMITED TO THE ACCURACY OF LOCATION OF THE BOUNDARIES, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE, OTHER MATTER OR MATTERS AND THE CERTIFICATION OF SURVEY APPLIES ONLY TO THE INDIVIDUAL, APPLICANT(S) OR APPLICANTS(S), AND NOT TO ANY OTHER PARTY. BEYOND THIS ORIGINAL CERTIFICATE AND ALL OTHER CERTIFICATES, I AM NOT RESPONSIBLE FOR ANY OTHER MATTER OR MATTERS THAT MAY BE FOUND IN ANY OTHER CERTIFICATE OR CERTIFICATES. I AM NOT RESPONSIBLE FOR ANY OTHER MATTER OR MATTERS THAT MAY BE FOUND IN ANY OTHER CERTIFICATE OR CERTIFICATES. I AM NOT RESPONSIBLE FOR ANY OTHER MATTER OR MATTERS THAT MAY BE FOUND IN ANY OTHER CERTIFICATE OR CERTIFICATES.

**MPG, L.L.C.**  
 FINAL PLAT OF CONGRESS PLACE, PHASE TWO  
 CITY OF ATHENS, 1ST CIVIL DISTRICT, WOODEN COUNTY, TENNESSEE

**CHRISTIAN M. MEDDERS, P.L.S.**  
 15000 BURNING WOOD DRIVE  
 P.O. BOX 959  
 Athens, Tennessee 37031  
 Ph. (423)-242-0443 Fax (423)-745-9315  
 medders@comcast.net

**DEED BOOK 141, PAGE 458**

**DATE OF SURVEY**  
 FIELD BOOK: 2/15

**SCALE**  
 1" = 40' ±

**DATE OF SURVEY**  
 2/15/23

**DATE OF PLAT**  
 2/15/23

**DATE OF RECORDING**  
 2/15/23

SHEET 1 OF 1



I hereby certify that this plat is to the best of my knowledge and belief a true and correct representation of the actual conditions and was prepared from an actual field survey of the property by me, or under my supervision, and that this survey complies with the specifications if accuracy or stated in the title block.

The Property shown hereon is NOT located in a flood hazard area as per any regulation of local laws.