

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH GPS CONTROL MONUMENTS SET BY PRECISION PLANNING ON 12-7-1999 FOR THE CITY OF GAINESVILLE PUBLIC UTILITIES DEPARTMENT. THE CITY OF GAINESVILLE PUBLIC UTILITIES DEPARTMENT MONUMENT NUMBERS 1190 & 1191.

NOTE:  
NO VEGETATION OR STRUCTURES EXCEEDING 30' IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE EASEMENT. THE EASEMENT SHALL PROVIDE RIGHT OF ENTRY TO THE CITY OF GAINESVILLE FOR THE PURPOSE OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS THE CLEAR SIGHT.

Approximate Location of 6" Water Main As/Per City of Gainesville Water Line Maps

NOTE:  
5' PERPETUAL EASEMENT (PE) (SEE NOTE #9 THIS PAGE)

Fire Hydrant

PIEDMONT ROAD

PIEDMONT ROAD

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PIEDMONT ROAD

PIEDMONT ROAD

PIEDMONT ROAD

LOT ACREAGE TABLE

LOT	ACREAGE	LOT	ACREAGE
1	0.250 AC	18	0.311 AC
2	0.250 AC	19	0.311 AC
3	0.250 AC	20	0.311 AC
4	0.250 AC	21	0.311 AC
5	0.250 AC	22	0.311 AC
6	0.250 AC	23	0.311 AC
7	0.250 AC	24	0.311 AC
8	0.250 AC	25	0.311 AC
9	0.250 AC	26	0.311 AC
10	0.250 AC	27	0.311 AC
11	0.250 AC	28	0.311 AC
12	0.250 AC	29	0.311 AC
13	0.250 AC	30	0.311 AC
14	0.250 AC	31	0.311 AC
15	0.250 AC	32	0.311 AC
16	0.250 AC	33	0.311 AC
17	0.250 AC	34	0.311 AC
18	0.250 AC	35	0.311 AC
19	0.250 AC	36	0.311 AC
20	0.250 AC	37	0.311 AC
21	0.250 AC	38	0.311 AC
22	0.250 AC	39	0.311 AC
23	0.250 AC	40	0.311 AC
24	0.250 AC	41	0.311 AC
25	0.250 AC	42	0.311 AC
26	0.250 AC	43	0.311 AC
27	0.250 AC	44	0.311 AC
28	0.250 AC	45	0.311 AC
29	0.250 AC	46	0.311 AC
30	0.250 AC	47	0.311 AC
31	0.250 AC	48	0.311 AC
32	0.250 AC	49	0.311 AC
33	0.250 AC	50	0.311 AC
34	0.250 AC	51	0.311 AC
35	0.250 AC	52	0.311 AC
36	0.250 AC	53	0.311 AC
37	0.250 AC	54	0.311 AC
38	0.250 AC	55	0.311 AC
39	0.250 AC	56	0.311 AC
40	0.250 AC	57	0.311 AC
41	0.250 AC	58	0.311 AC
42	0.250 AC	59	0.311 AC
43	0.250 AC	60	0.311 AC
44	0.250 AC	61	0.311 AC
45	0.250 AC	62	0.311 AC
46	0.250 AC	63	0.311 AC
47	0.250 AC	64	0.311 AC
48	0.250 AC	65	0.311 AC
49	0.250 AC	66	0.311 AC
50	0.250 AC	67	0.311 AC
51	0.250 AC	68	0.311 AC
52	0.250 AC	69	0.311 AC
53	0.250 AC	70	0.311 AC
54	0.250 AC	71	0.311 AC
55	0.250 AC	72	0.311 AC
56	0.250 AC	73	0.311 AC
57	0.250 AC	74	0.311 AC
58	0.250 AC	75	0.311 AC
59	0.250 AC	76	0.311 AC
60	0.250 AC	77	0.311 AC
61	0.250 AC	78	0.311 AC
62	0.250 AC	79	0.311 AC
63	0.250 AC	80	0.311 AC
64	0.250 AC	81	0.311 AC
65	0.250 AC	82	0.311 AC
66	0.250 AC	83	0.311 AC
67	0.250 AC	84	0.311 AC
68	0.250 AC	85	0.311 AC
69	0.250 AC	86	0.311 AC
70	0.250 AC	87	0.311 AC
71	0.250 AC	88	0.311 AC
72	0.250 AC	89	0.311 AC
73	0.250 AC	90	0.311 AC
74	0.250 AC	91	0.311 AC
75	0.250 AC	92	0.311 AC
76	0.250 AC	93	0.311 AC
77	0.250 AC	94	0.311 AC
78	0.250 AC	95	0.311 AC
79	0.250 AC	96	0.311 AC
80	0.250 AC	97	0.311 AC
81	0.250 AC	98	0.311 AC
82	0.250 AC	99	0.311 AC
83	0.250 AC	100	0.311 AC

NOTES:  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 98,677 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,998 FEET.  
3. THE FIELD EQUIPMENT USED IN THIS SURVEY WAS TOPCON. GTS-303 TOTAL STATION.  
4. THE FIELD WORK WAS COMPLETED ON 2/9/06.



Survey Information Prepared By  
**VENABLE & ASSOCIATES, INC.**  
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CHARLE C. FARR  
D.B.-3449, PG'S.-400 & 401  
P.B.-7, PG'S.-31 & 32  
(ARNOLD PUCKETT ESTATE SUBDIVISION)

NOTES:  
1. ALL ROADS ARE DEDICATED TO THE CITY OF GAINESVILLE. THE PRIVATE DRIVE (ALLEY) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.  
2. ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO THE CITY OF GAINESVILLE. ALL OTHER EASEMENTS OUTSIDE THE LIMITS OF THE DEDICATED ROW SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.  
3. OWNER OR HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL PONDS AND OUTFALL STRUCTURES AND STORM SYSTEM EASEMENTS THAT ARE NOT IN THE ROW.  
4. THE OWNER WILL INSTALL ASPHALT TOPPING AND SIDEWALKS AT LEAST 30 DAYS BEFORE MAINTENANCE BOND EXPIRATION.  
5. A 25' BUFFER SHALL BE MAINTAINED ALONG ALL STREAMS AS INDICATED ON THE PLAN.  
6. NO TRAFFIC STUDY WAS REQUESTED FOR THIS PROJECT.  
7. NO DETENTION PONDS AND OUTFALL STRUCTURES WILL BE OWNED OR MAINTAINED BY THE CITY.  
8. NO POINT OF ACCESS SHALL BE ALLOWED WITHIN 35' OF ROW LINE OF ANY STREET.  
9. A 5' PERPETUAL EASEMENT ALONG ROW DEDICATED TO THE CITY OF GAINESVILLE OF ROAD FRONTING LOTS. NO ADDITIONAL CONSTRUCTION OR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WALLS, FENCES, SIGNS, SPRINKLER SYSTEMS, LIGHTS, TREES, ETC. WILL BE ALLOWED WITHIN 5' PERPETUAL EASEMENT.  
10. NO STORMWATER SYSTEMS OR EASEMENTS OR ANY STREET CUTS MAY BE ALTERED WITHOUT WRITTEN CONSENT FROM PUBLIC WORKS DIRECTOR.  
11. NO DETENTION PONDS WHETHER ABOVE GROUND OR UNDER GROUND WILL BE MAINTAINED BY THE CITY.



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**DAY**  
DESIGN  
GROUP, Inc

FINAL PLAT FOR  
**THE GARDENS**  
LOCATED IN  
LANDLOTS 155 & 156, 6TH DISTRICT  
CITY OF GAINESVILLE, HULL COUNTY, GEORGIA

NO.	DATE	REVISIONS PER CITY COMMENTS	DESCRIPTION
1	4/5/06		
2	3/22/06		

CHECKED BY: BHD  
DATE: 02/22/06  
DRAWN BY: JAM  
JOB NO.: 06-100-458

SHEET 2 OF 6



NOTE:  
NO FIELD VERIFICATIONS HAVE BEEN MADE BY THE ENGINEER. INFORMATION SHOWN IS DERIVED FROM SHOTS TAKEN BY VENABLE AND ASSOCIATES, INC.