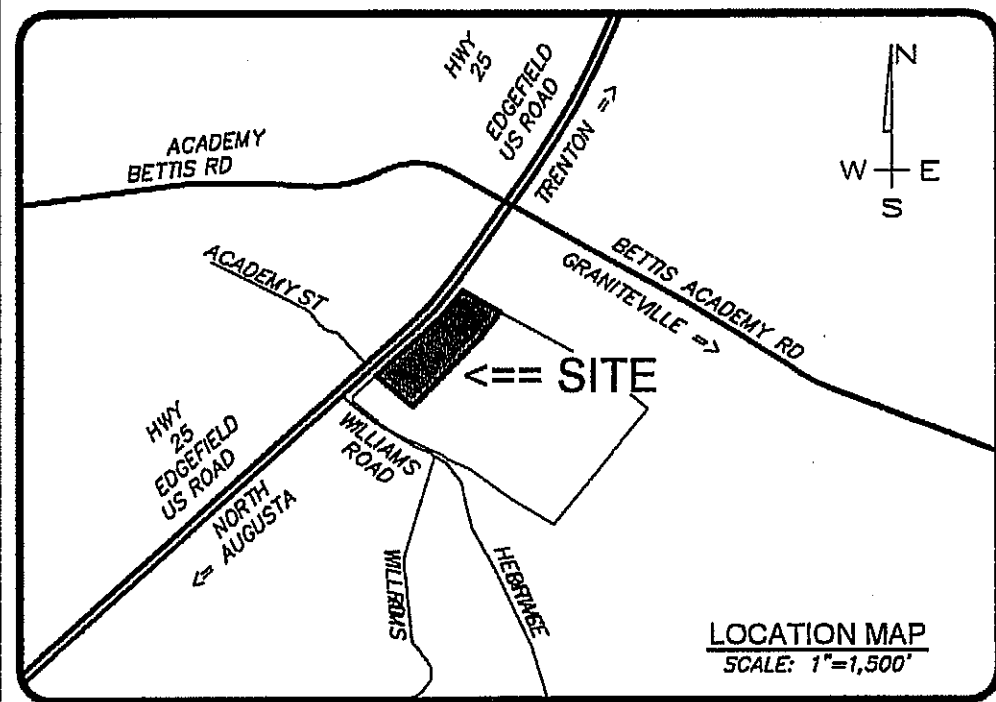




FUTURE DEVELOPMENT -
163-00-00-001-000

PROJECT DATA	
REVISED LOT AREA:	4.05 AC
TOTAL NO. LOTS:	22
AVG. LOT SIZE:	7980 SF
MIN. LOT SIZE:	6343 SF
TAX PARCEL #/PO:	SEE LIST
ZONING	PD

CURVE	ARC	LENGTH	CHORD	BEARING	DELTA ANGLE
C1	23.56		N85°56'24"W	90°00'00"	
C2	28.27		S03°03'36"E	90°00'00"	

LOT #	PARCEL NUMBER
C1	163-00-12-001-000
C2	163-00-12-002-000
C3	163-00-12-003-000
C4	163-00-12-004-000
C5	163-00-12-005-000
C6	163-00-12-006-000
C7	163-00-12-007-000
C8	163-00-12-008-000
C9	163-00-12-009-000
C10	163-00-12-010-000
C11	163-00-12-011-000
C12	163-00-12-012-000
C21	163-00-12-021-000
C22	163-00-12-022-000
C23	163-00-12-023-000
C24	163-00-12-024-000
A1	163-00-13-001-000
A2	163-00-13-002-000
A3	163-00-13-003-000
A4	163-00-13-004-000
A5	163-00-13-005-000
A6	163-00-13-006-000
A7	163-00-13-007-000
A8	163-00-13-008-000
A9	163-00-13-009-000
A10	163-00-13-010-000
A11	163-00-13-011-000
A12	163-00-13-012-000
A13	163-00-13-013-000
A14	163-00-13-014-000
A15	163-00-13-015-000
A16	163-00-13-016-000
A17	163-00-13-017-000
A18	163-00-13-018-000
A19	163-00-13-019-000
A20	163-00-13-020-000
A21	163-00-13-021-000
A22	163-00-13-022-000
A23	163-00-13-023-000
A24	163-00-13-024-000
A25	163-00-13-025-000
A26	163-00-13-026-000
A27	163-00-13-027-000
A28	163-00-13-028-000

PLAT REFERENCE
PB 2138, PG. 250

REVISED RECORD PLAT
OF:
HERITAGE PLACE
PHASE 1-A

PROPERTY LOCATED NORTH OF THE CITY OF NORTH AUGUSTA
EDGEFIELD COUNTY, SOUTH CAROLINA

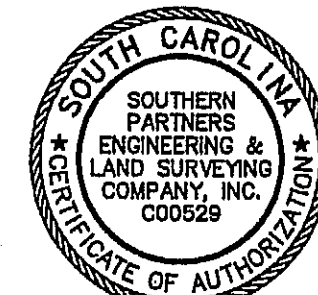
DATE: MAY 27, 2026 SCALE: 1" = 60'

PREPARED FOR:
CROWELL & COMPANY, INC.

024 STEVENS CREEK RD AUGUSTA, GA 30907
(706)824-3697 ATT: DANNY GEDES

PREPARED BY:
SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS - G.P.S.
1233 AUGUSTA WEST PARKWAY AUGUSTA GA, 30909 (706) 855-8000



"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

EDGEFIELD COUNTY
PLANNING COMMISSION
James F. Burt
DATE: 5/27/2026
APPROVED FOR RECORDING ONLY

FILED FOR RECORD IN EDGEFIELD COUNTY, SC
INSTRUMENT # 2026-0019
BOOK OR VOLUME: 2318
PAGE: 23
DATE: 5/27/2026
TIME: 2:58
RECORDING FEE: \$

- NOTES:
1. THERE IS A 25' MINIMUM FRONT SETBACK UNLESS OTHERWISE SHOWN
 2. A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL SIDE LOT LINES (5' EACH SIDE OF PROP. LINE)
 3. A 20' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL REAR LOT LINES (10' EACH SIDE)
 4. THERE SHALL BE A MINIMUM 5' SIDE AND A 20' REAR SETBACK ON ALL LOTS
 5. THE WATER SYSTEM SHALL BE OWNED AND MAINTAINED BY THE E.C.W.S.A
 6. THE SEWER SYSTEM SHALL BE OWNED BY EDGEFIELD COUNTY WATER AND SEWER AUTHORITY.
 7. IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
 8. THE FIELD SURVEY WAS DONE 02-20-24 BY SOUTHERN PARTNERS, INC.
 9. PAVEMENT WIDTH IS 28 FT. Bk to Bk.
 10. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
 11. EDGEFIELD COUNTY SHALL HAVE FULL RIGHT OF ACCESS TO ALL DRAINAGE EASEMENTS. NO STRUCTURES OR FENCES MAY BE ERRECTED ON THESE DRAINAGE EASEMENT(S) BEING CONVEYED TO EDGEFIELD COUNTY.
 12. IPF = #4 REBAR FOUND
 13. FP = FENCE POST

ACADEMY ST
S-19-470 66' R/W

US HWY 25 EDGEFIELD ROAD 170' R/W

MASTERPIECE DRIVE 50' R/W PUBLIC

TRADITIONS DRIVE 50' R/W PUBLIC

WILLIAMS ROAD
S-19-512 66' R/W

HERITAGE DR

EDGEFIELD COUNTY
PLANNING COMMISSION
William F. Todd
DATE: 5/27/2026
APPROVED FOR RECORDING ONLY

LINE	BEARING	DISTANCE
L1	S41°56'24"E	120.00'
L2	N41°56'24"W	145.00'
L3	S41°56'24"E	120.00'
L4	N41°56'24"W	145.00'
L5	S41°56'24"E	120.00'
L6	N41°56'24"W	145.00'
L7	S41°56'24"E	120.00'
L8	N41°56'24"W	145.00'
L9	S41°56'24"E	120.00'
L10	N41°56'24"W	145.00'
L11	S41°56'24"E	120.00'
L12	N41°56'24"W	145.00'
L13	S41°56'24"E	120.00'
L14	N41°56'24"W	145.00'
L15	S41°56'24"E	120.00'
L16	N41°56'24"W	145.00'
L17	S41°56'24"E	120.00'
L18	N41°56'24"W	145.00'
L19	S41°56'24"E	120.00'
L20	N41°56'24"W	145.00'
L21	S41°56'24"E	120.00'
L22	N41°56'24"W	145.00'
L23	S41°56'24"E	120.00'
L24	N41°56'24"W	145.00'
L25	S41°56'24"E	120.00'
L26	N41°56'24"W	145.00'
L27	S41°56'24"E	120.00'
L28	N41°56'24"W	145.00'
L29	S41°56'24"E	120.00'
L30	N41°56'24"W	145.00'
L31	S41°56'24"E	120.00'
L32	N41°56'24"W	145.00'
L33	S41°56'24"E	120.00'
L34	N41°56'24"W	145.00'
L35	S41°56'24"E	120.00'
L36	N41°56'24"W	145.00'
L37	S41°56'24"E	120.00'
L38	N41°56'24"W	145.00'
L39	S41°56'24"E	120.00'
L40	N41°56'24"W	145.00'
L41	S41°56'24"E	120.00'
L42	N41°56'24"W	145.00'
L43	S41°56'24"E	120.00'
L44	N41°56'24"W	145.00'
L45	S41°56'24"E	120.00'
L46	N41°56'24"W	145.00'
L47	S41°56'24"E	120.00'
L48	N41°56'24"W	145.00'
L49	S41°56'24"E	120.00'
L50	N41°56'24"W	145.00'
L51	S41°56'24"E	120.00'
L52	N41°56'24"W	145.00'
L53	S41°56'24"E	120.00'
L54	N41°56'24"W	145.00'
L55	S41°56'24"E	120.00'
L56	N41°56'24"W	145.00'
L57	S41°56'24"E	120.00'
L58	N41°56'24"W	145.00'
L59	S41°56'24"E	120.00'
L60	N41°56'24"W	145.00'
L61	S41°56'24"E	120.00'
L62	N41°56'24"W	145.00'
L63	S41°56'24"E	120.00'
L64	N41°56'24"W	145.00'
L65	S41°56'24"E	120.00'
L66	N41°56'24"W	145.00'
L67	S41°56'24"E	120.00'
L68	N41°56'24"W	145.00'
L69	S41°56'24"E	120.00'
L70	N41°56'24"W	145.00'
L71	S41°56'24"E	120.00'
L72	N41°56'24"W	145.00'
L73	S41°56'24"E	120.00'
L74	N41°56'24"W	145.00'
L75	S41°56'24"E	120.00'
L76	N41°56'24"W	145.00'
L77	S41°56'24"E	120.00'
L78	N41°56'24"W	145.00'
L79	S41°56'24"E	120.00'
L80	N41°56'24"W	145.00'
L81	S41°56'24"E	120.00'
L82	N41°56'24"W	145.00'
L83	S41°56'24"E	120.00'
L84	N41°56'24"W	145.00'
L85	S41°56'24"E	120.00'
L86	N41°56'24"W	145.00'
L87	S41°56'24"E	120.00'
L88	N41°56'24"W	145.00'
L89	S41°56'24"E	120.00'
L90	N41°56'24"W	145.00'
L91	S41°56'24"E	120.00'
L92	N41°56'24"W	145.00'
L93	S41°56'24"E	120.00'
L94	N41°56'24"W	145.00'
L95	S41°56'24"E	120.00'
L96	N41°56'24"W	145.00'
L97	S41°56'24"E	120.00'
L98	N41°56'24"W	145.00'
L99	S41°56'24"E	120.00'
L100	N41°56'24"W	145.00'

INDIVIDUAL LOT GRADING NOTE

The Residential Building Contractor and/or Homeowner shall be responsible for any lot grading required to ensure "positive drainage" away from the future homes that meets all applicable building codes. Fill on the lots may be required to achieve "positive drainage". The drainage from the lots shall be discharged directly to public drainage systems including but not limited to public right-of-ways, weir inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.