

RECORD PLAT OF WALNUT GROVE SECTION 13

PROPERTY LOCATED WITHIN THE CITY OF NORTH AUGUSTA
EDGEFIELD COUNTY, SOUTH CAROLINA
DATE: MAY 28, 2024 SCALE: 1" = 60'

OWNER/DEVELOPER:

METRO HOMESITES, LLC

824 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30907 (706) 855-1099

PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS
1233 AUGUSTA WEST PARKWAY AUGUSTA, GA 30909 (706) 855-6000



— CARPENTER —
126-00-01-011-000

DB 153/PG 120
PB 35/PG 336



— KITCHENS —
126-00-01-010-000

DB 777/PG 104
JR 2/PG 3334

— KITCHENS —
126-00-01-009-000

DB 576/PG 47
JR 2/PG 3334

— LATHAN —
126-00-01-008-000

DB 675/PG 172
JR 2/PG 3334

— EDGIN —
126-00-01-007-000

DB 1474/PG 240

— LANTZ —
126-00-01-006-000

DB 141/PG 52

— KEREZSI —
126-00-01-005-000

DB 1318/PG 239

— LUSBY —
126-00-01-004-000

DB 923/PG 124
JR 22/PG 72

— MILLS —
127-05-01-016-000

DB 1738/PG 181

— MILLS —
127-05-01-003-000

DB 1738/PG 181
PB 34/PG 49

— COLEMAN —
127-05-02-009-000

DB 1230/PG 213
PB 792/PG 178

— NIXON —
127-05-02-021-000

DB 792/PG 178

"I hereby state that to the best of my knowledge and belief, the survey shown herein was made in accordance with the requirements of the Uniform Standards for the Practice of Land Surveying in South Carolina, and made or caused to be made by a duly licensed and qualified surveyor, and there are no errors or omissions or other than shown."

FILED FOR RECORD IN EDGEFIELD COUNTY, SC
BOOK 126-00-01-008-000
PAGE 172
DATE: MAY 28, 2024
BY: [Signature]
RECORDING FEE: \$45.00



Review Set |
FILE COPY

PROJECT DATA	
TOTAL AREA	43.10 ACES
ROAD AREA	3.28 ACES
TOTAL NO. LOTS	92
MIN. PAVD LOT SIZE	8,250 S.F.
TAX PARCEL #	127-00-01-001-000
PLAT BOOK	BK. 32, PG. 223
DEED BOOK	BK. 1845, PG. 34
ZONING	PD
COMMON AREA OF PROJECT	21.05 AC or 48.8%

Willie L. [Signature]
7-8-24

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GENERAL NOTES:

1. 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2. A 30' EASEMENT IS RESERVED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
3. RESIDENTIAL SETBACK AND 30' FRONT LOT LINES - MEASURED FOR BOOK OF CURB 20' - REAR LOT LINES - MEASURED FOR PROPERTY LINE 4' - SIDE LOT LINES - MEASURED FOR PROPERTY LINE.
4. PAVEMENT WIDTH IS 28.00' BACK OF CURB TO BACK OF CURB.
5. FINISHED FLOOR ELEVATION OF ALL STRUCTURES MUST BE FIVE FEET ABOVE SANITARY SEWER LATERAL INVERT AT THE R/W OR PROPERTY LINE.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF NORTH AUGUSTA, S.C., COMMUNITY PANEL NUMBER 4300000000 DATED JUNE 18, 2012 THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA, UNLESS OTHERWISE SHOWN.
7. A FIVE FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE OF ALL LOT LINES AND A 10' FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL REAR LOT LINES.
8. OWNERSHIP AND MAINTENANCE OF DRAINAGE SHALES. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UNPEEP OF DRAINAGE EASEMENTS AND SHALES ON HIS PROPERTY. SUCH SHALES SHALL BE KEPT FREE OF DEBRIS, WASH AND OTHER OBSTACLES THAT MAY OBSTRUCT THE FLOW OF STORM WATER. THE CITY OF NORTH AUGUSTA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF SUCH DRAINAGE EASEMENTS AND SHALES AND WILL NOT ACCEPT OWNERSHIP OR RESPONSIBILITY FOR THE MAINTENANCE OF SUCH EASEMENTS OR SHALES.
9. INDIVIDUAL LOT OWNERS NOTE: BE RESPONSIBLE FOR ANY LOT GRADING REQUIRED TO ENSURE "POSITIVE DRAINAGE" AWAY FROM THE FUTURE HOMES THAT MEET ALL APPLICABLE GRADING CODES. FILL ON 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, RIPS, RAILS AND OVERFLOW SHALES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT INTERFERE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

0 60 120 180

FILED FOR RECORD IN EDGEFIELD COUNTY, SC.
RECORDED BY: SOUTHERN PARTNERS, INC.
BOOK OR PAGE: 224-104
DATE: 7-16-24
FEE: \$5.00

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AND UNDERTAKE AS NOTED THEREAFTER. I DELEGATE ALL POWER AND SIGNATURE LINES TO THE CITY OF NORTH AUGUSTA.

SIGNATURE: [Signature] DATE: 7-16-24

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.

SIGNATURE: [Signature] DATE: 7-16-24

CITY ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE SERVICE DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS, AND ROADS REQUIRED BY THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.

SIGNATURE: [Signature] DATE: 7-16-24

PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA DEVELOPMENT CODE BY:

SIGNATURE: [Signature] DATE: 7-16-24

NORTH AUGUSTA CITY ENGINEER

SURVEYOR'S CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCEM 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 ENCUMBRANCES OR PREEXISTING CLAIMS SHOWN.

SIGNATURE: [Signature] DATE: 7-16-24

S.E. R.L.S. NO. 12844