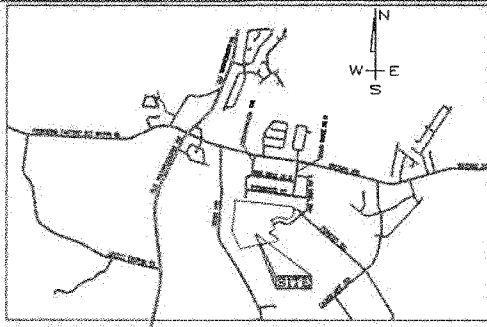
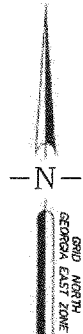


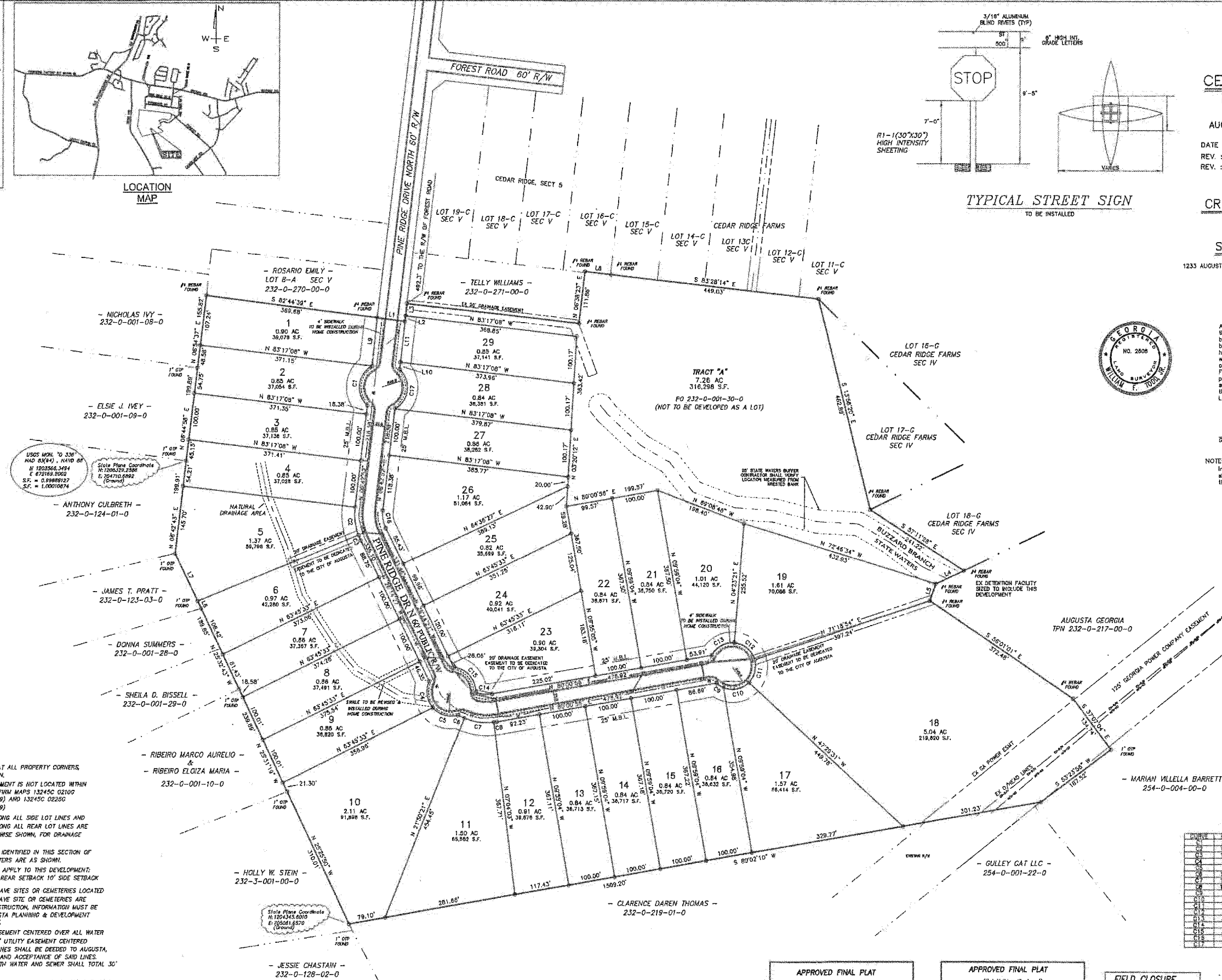
D: PLAT B: 20 P: 73
Recorded: 12/13/2024 02:44 PM
Doc # 2024030533 Pages: 1 Fees: \$10.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
File Participant IDs: 60797 1413



LOCATION
MAP



GENCO EAST TOWNE



NOTES:

1. #4 REBARS WILL BE SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE SHOWN.
2. THIS SECTION OF DEVELOPMENT IS NOT LOCATED WITHIN A 100 YEAR FLOOD PER FIRM MAPS 13245C 02100 (EFFECTIVE DATE 11/15/19) AND 13245C 02250 (EFFECTIVE DATE 11/15/19).
3. FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES ARE RESERVED UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.
4. THERE ARE NO WETLANDS IDENTIFIED IN THIS SECTION OF DEVELOPMENT. STATE WATERS ARE AS SHOWN.
5. THE FOLLOWING SETBACKS APPLY TO THIS DEVELOPMENT: 25' FRONT SETBACK, 30' REAR SETBACK 10' SIDE SETBACK.
6. THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES LOCATED ON THE PROPERTY. IF GRAVE SITE OR CEMETERIES ARE DISCOVERED DURING CONSTRUCTION, INFORMATION MUST BE SUBMITTED TO THE AUGUSTA PLANNING & DEVELOPMENT DEPARTMENT IMMEDIATELY.
7. A MINIMUM 15' UTILITY EASEMENT CENTERED OVER ALL WATER LINES AND A MINIMUM 20' UTILITY EASEMENT CENTERED OVER ALL WASTEWATER LINES SHALL BE DEEDED TO AUGUSTA, GEORGIA, AT COMPLETION AND ACCEPTANCE OF SAID LINES. EASEMENTS CONTAINING BOTH WATER AND SEWER SHALL TOTAL 30' WIDTH.
8. SOKRIA GRX3 RECEIVERS USED AND ALL POINTS COLLECTED WITH THIS SURVEY GRADE GPS HAD AN AVERAGE OF 0.02' OR LESS FROM THE MEAN OF ALL SAMPLES WITH A 95% CONFIDENCE LEVEL.

COA LSF 000010

10/21/2024 7:40:04 AM, 1:100

FINAL PLAT

SUBDIVISION

OF:

SECTION 6

CEDAR RIDGE FARMS

PROPERTY LOCATED IN SOUTH AUGUSTA

1700 PINE RIDGE DR. N

AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE: JULY 21, 2024 SCALE: 1" = 100'

REV.: AUGUST 14, 2024 Augusta comments

REV.: OCTOBER 21, 2024 Renamed Common Area to

PREPARED FOR:

OWNER/DEVELOPER

CROWELL & COMPANY INC.

924 STEVENS CREEK ROAD AUGUSTA, GA 30607

ATT: MARK GILLIAN (706)-951-8400

PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS
1233 AUGUSTA WEST PARKWAY AUGUSTA GA 30609 (706) 855-6000

0 100 200 300



As required by subsection (d) of O.C.G.A. Section 15-08-01, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers, Land Surveyors and as set forth in O.C.G.A. Section 15-08-01.

W. F. 1000 R. 10/21/24
GEORGIA REGISTERED LAND SURVEYOR 2508

NOTE:
Individual measurements of lots and blocks within the subdivision shall be accurate within a minimum of one (1) part in three thousand (3,000).

PROJECT DATA

TOTAL ACRES	43.08
TOTAL NO. OF LOTS	29
MIN. LOT SIZE	0.82 AC
TAX PARCEL	MAP 232-0-001-30-0
ZONING	R-1A
LAND DISTURBANCE PERMIT #	2023-140-1D
CITY OF AUGUSTA PROJECT #	S/P 5-978

POINT	COORDINATES	BEARING	DISTANCE	AREA
1	17.30	82.41	80.32	5.05
2	17.30	80.32	5.05	5.05
3	17.30	5.05	5.05	5.05
4	17.30	5.05	5.05	5.05
5	17.30	5.05	5.05	5.05
6	17.30	5.05	5.05	5.05
7	17.30	5.05	5.05	5.05
8	17.30	5.05	5.05	5.05
9	17.30	5.05	5.05	5.05
10	17.30	5.05	5.05	5.05
11	17.30	5.05	5.05	5.05
12	17.30	5.05	5.05	5.05
13	17.30	5.05	5.05	5.05
14	17.30	5.05	5.05	5.05
15	17.30	5.05	5.05	5.05
16	17.30	5.05	5.05	5.05
17	17.30	5.05	5.05	5.05
18	17.30	5.05	5.05	5.05
19	17.30	5.05	5.05	5.05
20	17.30	5.05	5.05	5.05
21	17.30	5.05	5.05	5.05
22	17.30	5.05	5.05	5.05
23	17.30	5.05	5.05	5.05
24	17.30	5.05	5.05	5.05
25	17.30	5.05	5.05	5.05
26	17.30	5.05	5.05	5.05
27	17.30	5.05	5.05	5.05
28	17.30	5.05	5.05	5.05
29	17.30	5.05	5.05	5.05

POINT	COORDINATES	BEARING	DISTANCE	AREA
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26	17.30	5.05	5.05	5.05
27	17.30	5.05	5.05	5.05
28	17.30	5.05	5.05	5.05
29	17.30	5.05	5.05	5.05

APPROVED FINAL PLAT

(Not Valid until signed)
Augusta Commission

Date: 10/21/24
Signature: [Signature]
Title: [Title]

APPROVED FINAL PLAT

(Not Valid until signed)
Augusta-Richmond County
Planning Commission

Date Approved: 10/21/24
Signature: [Signature]
Title: [Title]

FIELD CLOSURE

Angular Closure: 03"
Adjustment: Compass
Plot Closure: 1/203,500'
Equipment: SOKKIA GRX3

FIELD WORK JULY 3, 2024

PLAT REFERENCE

STATE PLANE COORDINATE SYSTEM
OF GEORGIA, EAST ZONE,
NAD 83 (HORIZONTAL)
NAD 83 (VERTICAL)
COMBINED S.F. 0.999999608

RECPLAT/29959-CEDAR-RIDGE-FARMS-6/29959