

D: PLAT B: 18 P: 143
Recorded: 08/02/2023 02:27 PM
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Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 5870965500.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording a evidenced hereon. Such approvals, signatures, stamps, or statements with the appropriate governmental bodies should be confirmed 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 property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67



William F. 1000 Jr.
7-31-23
GEORGIA REGISTERED LAND SURVEYOR #2506

NOTES:

1. IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
2. A 5 FOOT EASEMENT IS RESERVED ALONG EACH SIDE LOT LINE AND A 10 FOOT EASEMENT IS RESERVED ALONG EACH REAR LOT LINE FOR DRAINAGE AND UTILITIES.
3. ALL LOTS ARE SERVED BY INDIVIDUAL SEPTIC TANKS.



FIELD DATA

LINEAR CLOSURE: 1'/100,000'
ANGULAR CLOSURE: 00"
ADJUSTMENT: NONE
PLAT CLOSURE: 1'/200,000'
EQUIPMENT: SOKKIA GCK3

SETBACKS:

FRONT: 30'
SIDE: FRONTAGE 55' OR LESS - 5'
FRONTAGE 56'-70' - 7'
FRONTAGE 70' + - 10'
REAR: 20% OF LOT DEPTH
NOT TO EXCEED 50'

KENNETH McCUMBERS
TPN 232-0-001-30-0

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR SET

PROJECT DATA

TOTAL AREA 4.00 ACS.
TOTAL No. LOTS 3
PO TPN 232-0-001-30-0
ZONING R1A

LINE	BEARING	DISTANCE
L1	S64°25'39"W	33.25'
L2	N64°22'20"E	3.00'
L3	S64°25'39"W	30.20'
L4	S25°34'21"E	50.00'
LINE	BEARING	DISTANCE
L5	S64°25'39"W	3.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	130.90'	96.59'	S79°22'20"W	150°00'00"
C2	50.00'	49.75'	47.72'	N07°52'38"E	57°00'35"
C3	50.00'	81.15'	72.53'	N77°52'47"E	92°59'44"

ACCORDING TO THE FLOOD INSURANCE
MAPS FOR THE CITY OF HEPHIZBAH GA
MAP 13245C0210G DATED 11/15/19
THIS PROPERTY IS NOT LOCATED IN A
DESIGNATED FLOOD HAZARD AREA.

APPROVED SUBDIVISION

7/31/2023
Date
[Signature]
BY AUTHORITY OF AUGUSTA PLANNING.
& DEVELOPMENT DEPARTMENT

AUGUSTA GEORGIA
TPN 232-0-217-00-0
DETENTION POND

PLAT

PREPARED FOR:

KENNETH McCUMBERS
4010 SMOKEY ROAD - HEPHIZBAH, GEORGIA

DESCRIPTION:

ADDITION TO CEDAR RIDGE FARMS SECTION IV, LOCATED IN THE 124TH G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA

COA - LSF000010

Southern Partners, Inc.

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

REV. DATE: 7-31-2023(DESCRIPTION)

REV. DATE: 7-11-2023

DATE: 5-03-2023

SCALE: 1" = 100'

SP No. 29959-23

29959/SURVEY/29959-3.plt.dwg