

RECORD PLAT

HERITAGE PLACE  
PHASE 1-A

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

DATE : MAY 07, 2024 SCALE : 1" = 60'

PREPARED FOR :  
CROWELL & COMPANY, INC

824 STEVENS CREEK RD AUGUSTA, GA 30907  
(706)624-3697 ATT: DANNY GEDDES

PREPARED BY :  
SOUTHERN PARTNERS, INC.

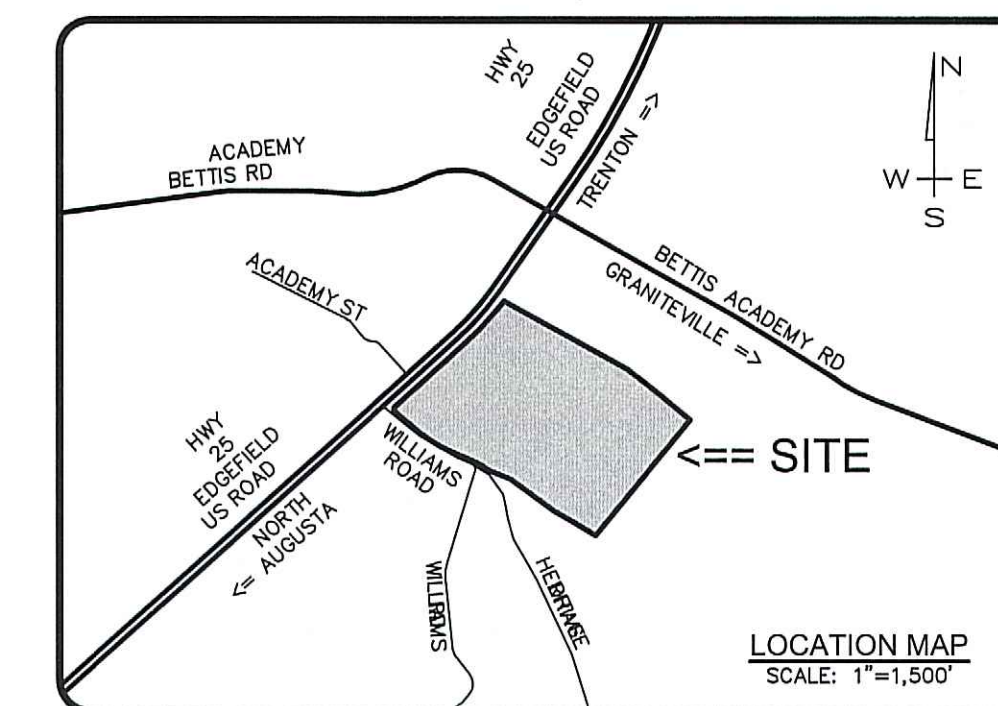
ENGINEERS - SURVEYORS - PLANNERS - G.P.S.  
1233 AUGUSTA WEST PARKWAY AUGUSTA GA, 30909 (706) 855-6000



PROJECT DATA

PHASE 1-A AREA:	17.04 AC
TOTAL NO. LOTS:	84
AVG. LOT SIZE:	6,210 SF
MIN. LOT SIZE:	2,400 SF
TAX PARCEL #:	163-00-00-001-000
ZONING:	PD

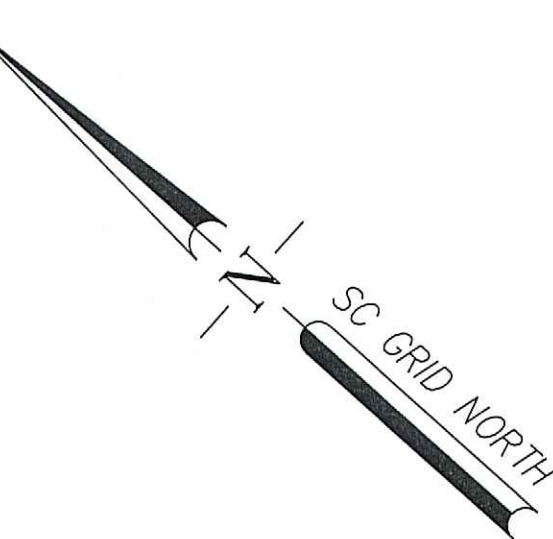
"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2985.75'	232.93'	232.87'	N 46°03'09" E
C2	175.00'	14.54'	14.54'	N 38°37'20" E
C3	1176.50'	307.35'	308.48'	N 59°43'51" W
C4	15.00'	23.56'	21.21'	S 86°56'24" E
C5	18.00'	28.27'	25.46'	N 03°03'56" E
C6	175.00'	43.45'	43.34'	N 49°03'10" W
C7	18.00'	28.27'	25.46'	S 78°50'04" W
C8	18.00'	28.27'	25.46'	S 11°09'56" E
C9	125.00'	15.64'	15.63'	N 37°25'07" E
C10	225.00'	41.31'	41.28'	N 50°54'22" W
C11	225.00'	14.56'	14.55'	N 43°47'56" W

LINE	BEARING	DISTANCE
L1	N 00°58'08" W	32.78'
L2	S 41°56'24" E	50.00'
L3	S 41°56'24" E	30.00'
L4	S 48°59'51" E	50.00'
L5	S 58°09'56" E	1.26'

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

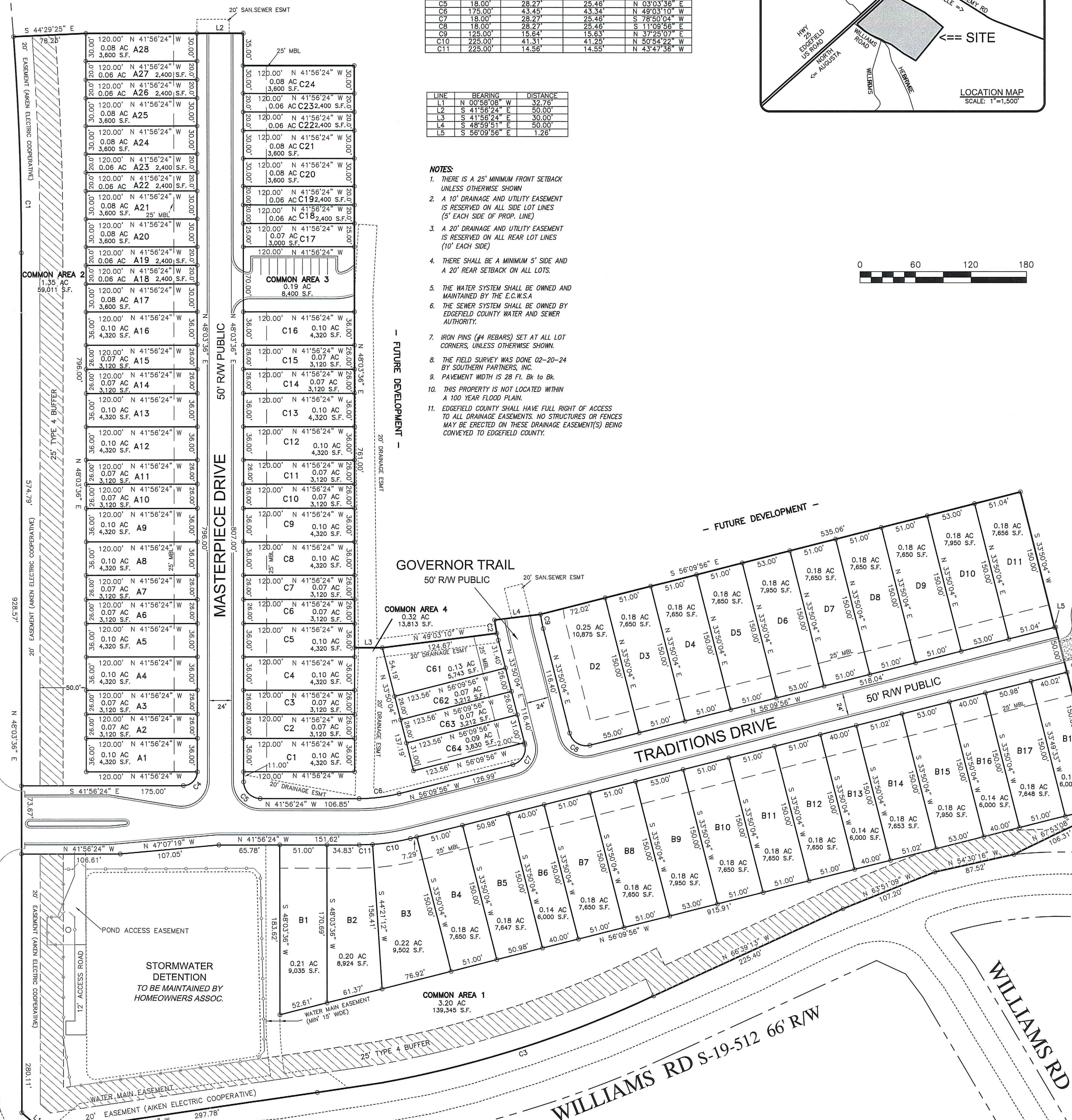


INDIVIDUAL LOT GRADING NOTE

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, wet 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.

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

US HWY 25 EDGEFIELD ROAD  
170' R/W



FILED FOR RECORD IN EDGEFIELD COUNTY, SC  
CHARLES L. REEL, CLERK OF COURT  
INSTRUMENT #: 2024-0553  
BOOK OR VOLUME: 20138  
PAGE: 20  
DATE: 7-19-2024 AM (PM)  
TIME: 1:27  
RECORDING FEE: \$ 25.00

EDGEFIELD COUNTY  
PLANNING COMMISSION  
DATE: 7-19-2024  
APPROVED FOR RECORDING ONLY

William F. Todd  
7-18-24

