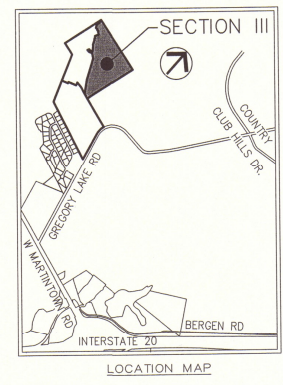


FILED FOR RECORD IN EDGEFIELD COUNTY, SC
 CHARLES L. REEL, CIVIL ENGINEER
 LICENSE NO. 35072
 BOOK: 2023-001
 PAGE: 2
 DATE: 7/25/2023
 TIME: 1:25 AM/PM
 RECORDING FEE: \$20.00



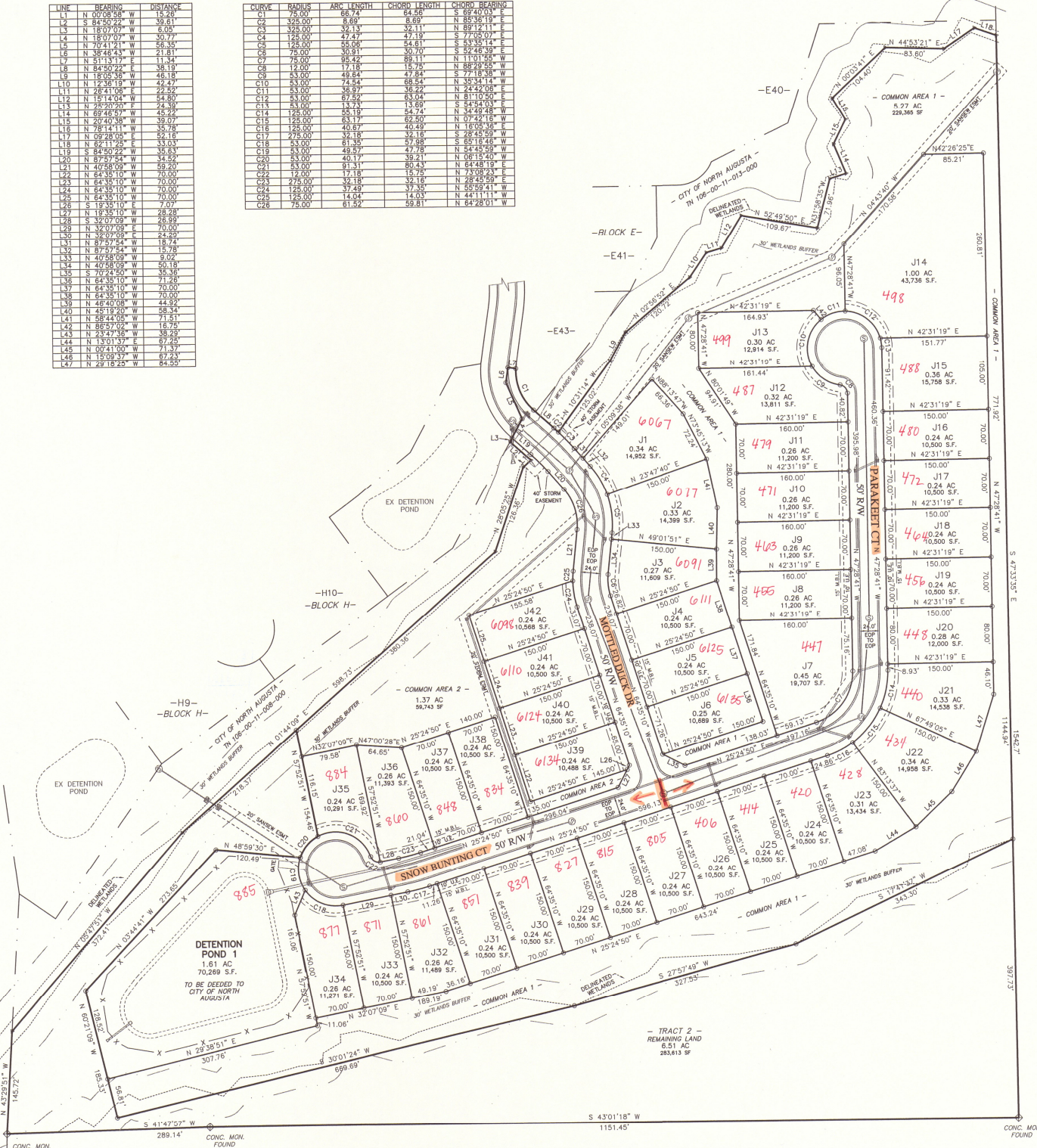
○ = 1/2" REBAR SET
 △ = CALCULATED POINT



- GENERAL NOTES:**
- 1/2" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - A 20' EASEMENT IS RESERVED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
 - THERE IS A 15' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS; A 5' MINIMUM BUILDING LINE ALONG ALL SIDE LOT LINES AND A 15' MINIMUM BUILDING LINE ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN.
 - WATER BY EDGEFIELD COUNTY WATER.
 - PAVEMENT WIDTH IS 24.00' EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - FINISHED FLOOR ELEVATION OF ALL STRUCTURES MUST BE FIVE FEET ABOVE SANITARY SEWER LATERAL INVERT AT THE R/W OR PROPERTY LINE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL 367 & 400 OF 400, MAP NUMBER 4503700397E & 450070000D, EFFECTIVE SEPTEMBER 14, 2018 & MARCH 3, 2011, THE AREA IS IN ZONE "X" (other areas) AND THEREFORE IS NOT IN THE 100 YEAR FLOOD PLAIN.
 - 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 FRONT AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.
 - OWNERSHIP AND MAINTENANCE OF DRAINAGE SWALES. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS AND SWALES ON HIS PROPERTY. SUCH SWALES SHALL BE KEPT FREE OF DEBRIS, TRASH AND OTHER OBSTACLES THAT MAY OBSTRUCT THE FREE FLOW OF STORM WATER. THE CITY OF NORTH AUGUSTA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF SUCH DRAINAGE EASEMENTS AND SWALES AND WILL NOT ACCEPT OWNERSHIP OR RESPONSIBILITY FOR THE MAINTENANCE OF SUCH EASEMENTS OR SWALES.
 - 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 MEET ALL APPLICABLE BUILDING 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, NEIGHBORLY INLETS AND DIVERSION SWALES AS SHOWN WITHIN THIS PLAN. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT INTERFERE THE DRAINAGE PATH TO THE PUBLIC URNAGE SYSTEMS.

LINE	BEARINGS	DISTANCE
L1	N 00°08'58" W	15.28
L2	S 84°50'22" W	39.61
L3	N 18°07'07" W	6.05
L4	N 18°07'07" W	30.77
L5	N 70°41'21" W	58.35
L6	N 38°44'44" W	21.81
L7	N 51°13'17" E	11.34
L8	N 84°50'22" W	38.19
L9	N 18°05'46" W	48.18
L10	N 12°39'19" W	42.45
L11	N 28°41'08" E	72.51
L12	N 15°14'04" W	64.80
L13	N 28°20'20" E	24.38
L14	N 69°48'57" W	45.29
L15	N 20°40'38" W	39.07
L16	N 78°14'11" W	35.78
L17	N 09°28'05" E	56.16
L18	N 62°11'25" E	33.03
L19	S 84°50'22" W	35.83
L20	N 8°57'54" W	34.52
L21	N 40°58'09" W	59.20
L22	N 64°35'10" W	70.00
L23	N 64°35'10" W	70.00
L24	N 64°35'10" W	70.00
L25	N 64°35'10" W	70.00
L26	S 19°38'10" E	7.07
L27	N 19°35'10" W	28.78
L28	S 30°07'09" W	46.89
L29	S 30°07'09" E	70.00
L30	S 30°07'09" E	70.00
L31	N 8°57'54" W	18.74
L32	N 8°57'54" W	13.78
L33	N 40°58'09" W	3.09
L34	N 40°58'09" W	50.18
L35	S 70°24'50" W	35.48
L36	N 64°35'10" W	10.00
L37	N 64°35'10" W	21.26
L38	N 64°35'10" W	70.00
L39	N 48°40'08" W	44.92
L40	N 48°19'20" W	58.34
L41	N 58°44'05" W	71.81
L42	N 88°57'02" W	18.75
L43	N 23°37'56" E	67.88
L44	N 13°01'37" E	67.88
L45	N 00°41'00" W	71.37
L46	N 15°03'15" E	67.88
L47	N 28°18'25" W	84.59

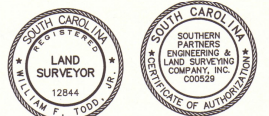
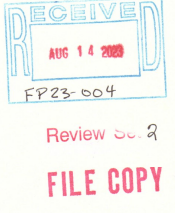
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS
C1	75.00	86.74	84.86	S 69°40'03" E
C2	325.00	8.69	8.69	N 85°36'19" E
C3	339.00	22.13	32.11	N 89°14'11" E
C4	125.00	47.47	47.19	S 77°05'07" E
C5	125.00	55.08	54.66	N 88°59'59" E
C6	75.00	50.81	50.70	S 89°48'39" E
C7	75.00	95.42	89.11	N 11°01'45" W
C8	12.00	17.18	16.74	N 88°59'59" E
C9	53.00	49.64	47.84	S 77°18'38" W
C10	53.00	74.54	68.54	N 35°44'14" W
C11	53.00	58.97	56.22	N 24°42'00" E
C12	53.00	67.52	63.04	N 81°10'50" E
C13	53.00	13.75	13.89	S 84°50'22" W
C14	125.00	55.18	54.74	N 34°48'48" W
C15	125.00	63.17	62.50	N 07°42'18" W
C16	125.00	40.87	40.49	N 18°07'07" E
C17	53.00	61.35	57.98	S 85°18'46" W
C18	53.00	49.57	47.78	N 18°07'07" E
C19	53.00	40.17	39.21	N 06°15'40" W
C20	53.00	91.31	80.43	N 64°48'19" E
C21	125.00	15.78	15.78	N 23°37'56" E
C22	275.00	32.18	32.16	N 28°45'59" E
C23	125.00	37.49	37.49	N 44°11'11" W
C24	125.00	14.04	14.03	N 44°11'11" W
C25	75.00	61.52	59.81	N 64°28'01" W



RECORD OF SECTION 3
GREGORY LANDING
 PROPERTY LOCATED NORTH OF I-20, IN THE CITY OF NORTH AUGUSTA
 EDGEFIELD COUNTY, SOUTH CAROLINA
 DATE: JUNE 28, 2023 SCALE: 1" = 80'
 REV: AUGUST 14, 2023 (Added 40' culvert ESMT) N.A.comment

PREPARED FOR:
 OWNER / DEVELOPER / CONTACT
METRO HOMESITES, LLC
 924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30907
 (706)855-1099 ATT: Mark Gilliom

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."

PROJECT DATA

TOTAL No. OF LOTS	42
TOTAL AREA SEC 2	29.24 ACS
AVERAGE LOT SIZE	7,732 S.F.
MINIMUM LOT SIZE	10,291 S.F.
ROADWAY ACS	2.49 ACS
ZONING	R-10
TAX PARCEL #	106-00-00-009-000 106-00-00-010-000
Deed Book	1565, PG 7

CITY ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS AND ROADS REQUIRED BY THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN PROPERLY INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS.
 Signature: *Shawn Cooper* DATE: 8/29/23
 NORTH AUGUSTA CITY ENGINEER

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: *William E. Todd* DATE: 8/29/23
 S.C. P.E. NO. 20074

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 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.
 Signature: *William E. Todd* DATE: 8-29-23
 S.C. R.L.S. NO. 12844

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 OWNERSHIP AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER AND STORM SEWER LINES TO THE CITY OF NORTH AUGUSTA.
 Signature: *Mark Gilliom* DATE: 8-29-23
 OWNER

PLANNING COMMISSION APPROVAL
 I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAN) APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA DEVELOPMENT CODE ON
 Signature: *Thomas Grubbs* DATE: 8-29-23
 NORTH AUGUSTA DIRECTOR OF PLANNING AND DEVELOPMENT