

RECORD PLAT

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'

PREPARED FOR:

METRO HOMESITES, LLC

OWNER / DEVELOPER / CONTACT

924 STEPHEN PERRY ROAD, AUGUSTA, GEORGIA 30907

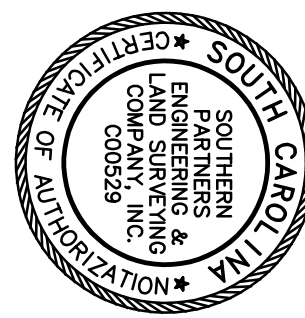
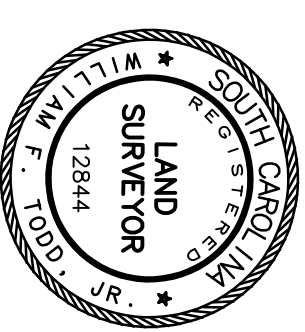
(706) 855-1099 ATTN: MARK GILMAN

PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS - C.S. 5.

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



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

PROJECT DATA table with columns: TOTAL NO. OF LOTS (42), TOTAL AREA SEC 2 (28.24 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), Dead Book (1565, Pg 7)

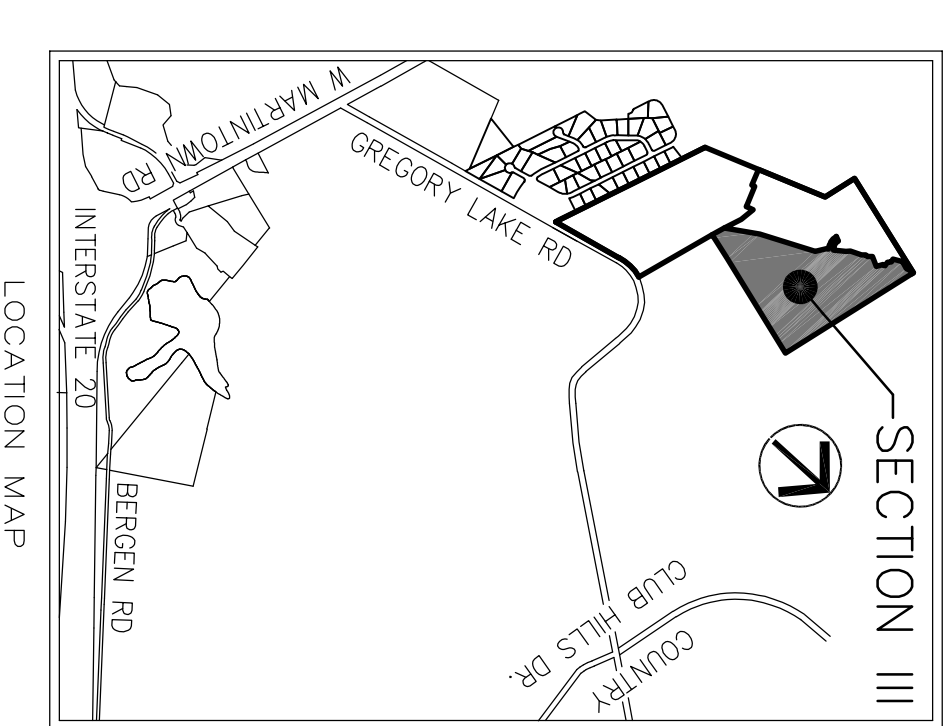
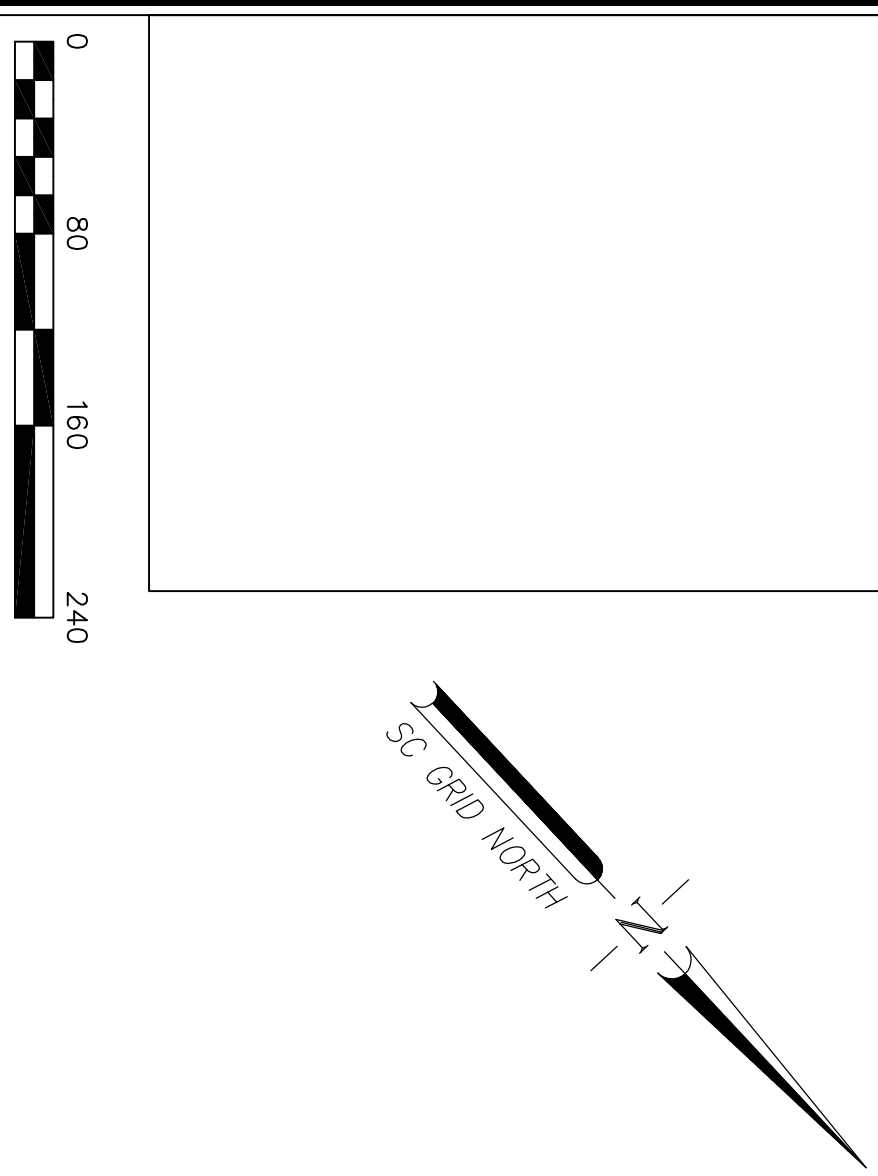
CITY ENGINEER'S CERTIFICATION: I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS AND ROADWAY REQUIRED BY THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN PROPERLY DESIGNED AND CONSIDERED IN ACCORDANCE WITH THE APPLICABLE STANDARDS.

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.

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 THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

OWNER'S CERTIFICATION: I HEREBY CERTIFY THAT I, AM THE OWNER OF THE PROPERTY SHOWN AND RECEIVED AND THAT I HEREBY CERTIFY THE PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND FEATURES TO PUBLIC OR PRIVATE USE AND OWNERSHIP AS NOTED FURTHERMORE I DEPENDS ALL STREETS AND STORM SEWER LINES TO THE CITY OF NORTH AUGUSTA.

PLANNING COMMISSION APPROVAL: I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAN) DEVELOPMENT CODE OF THE CITY OF NORTH AUGUSTA.



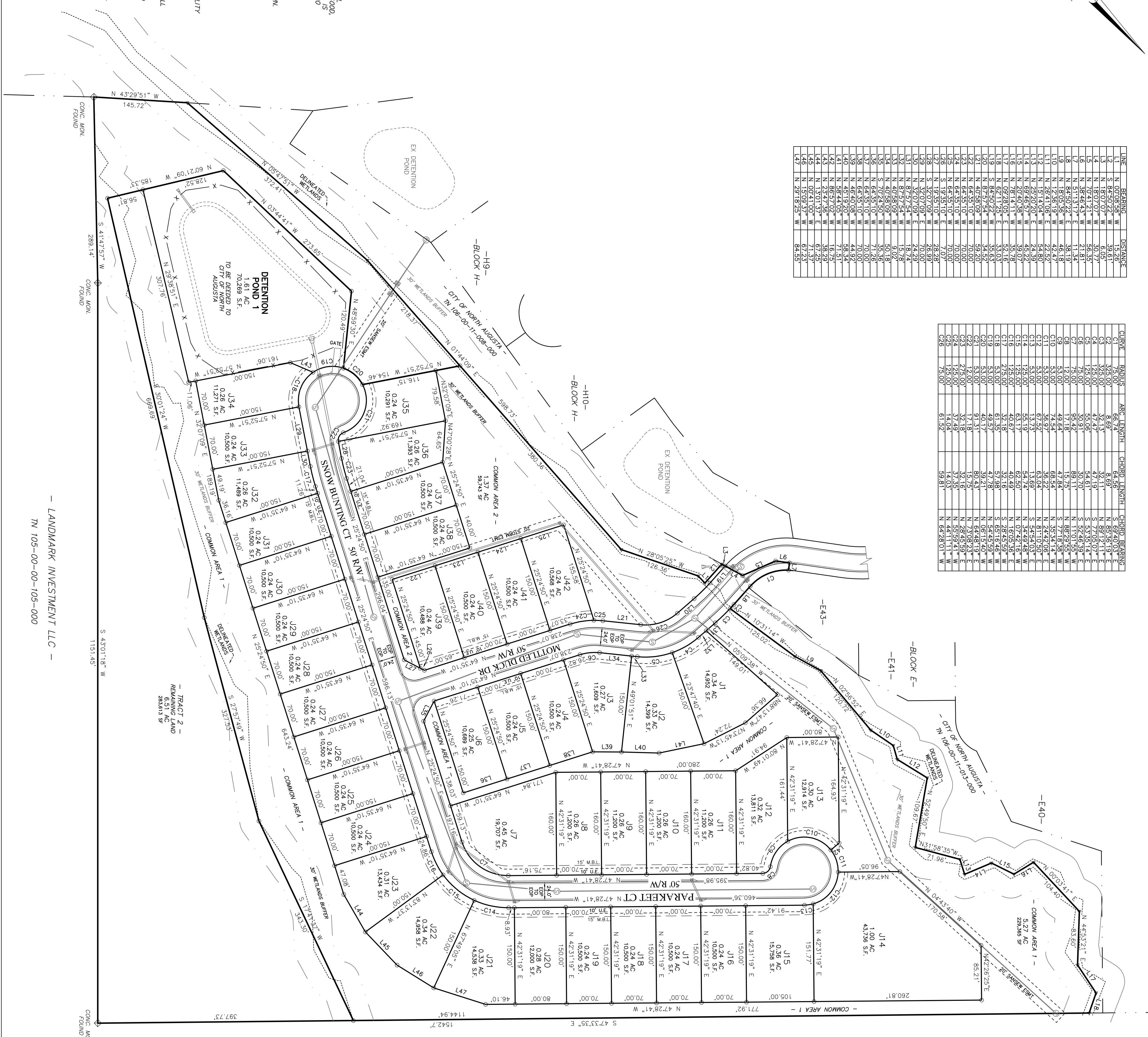
○ = 1/2" REBAR SET  
△ = CALCULATED POINT

GENERAL NOTES:

- 1. 1/2" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2. A 20' EASTERN IS RESERVED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
3. 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 10' MINIMUM BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
4. WATER BY EDGEFIELD COUNTY WATER.
5. PAVEMENT WIDTH IS 24.00' EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
6. RAISED FLOOR ELEVATION OF ALL STRUCTURES LATERAL INVERT AT THE R/W OR PROPERTY LINE.
7. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 3677 & 400 OF 400, MAP NUMBER 4503703067E & 450370300D, 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.
8. A FIVE FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED EACH SIDE OF ALL LOT LINES RESERVED ON ALL FRONT AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
9. OWNERSHIP AND MAINTENANCE OF DRAINAGE SWALES EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND JUNK OF DRAINAGE EASEMENTS AND SWALES ON HIS PROPERTY. SUCH SWALES SHALL BE CONSTRUCTED TO THE CITY OF NORTH AUGUSTA. THE CITY OF NORTH AUGUSTA IS NOT RESPONSIBLE FOR SWALES AND WILL NOT ACCEPT OWNERSHIP OF OR RESPONSIBILITY FOR THE MAINTENANCE OF SUCH EASEMENTS OR SWALES.
10. INDIVIDUAL LOT GRADING NOTE: THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL FURNISH THE BUILDING CONTRACTOR AND/OR HOMEOWNER WITH POSITIVE DRAINAGE AWAY FROM THE BUILDING FOUNDATIONS THAT MEET ALL APPLICABLE BUILDING CODES. FILL ON LOTS MAY BE REQUIRED TO BE DISCHARGED DIRECTLY TO PUBLIC DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAYS. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT INTERFERE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines 1 through 47.

Table with columns: CURVE, RADII, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Contains curve data for curves C1 through C26.



LANDMARK INVESTMENT LLC - TN 105-00-00-105-000