

FINAL PLAT & ASBUILT SURVEY FOR:

WEDGEWOOD

SHEET 1 OF 3

D: PLAT B: 18 P: 193
Recorded: 10/18/2023 03:38 PM
Doc # 2023027488 Pages: 3 Fees: \$30.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant ID: 600658380

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OWNER/DEVELOPER/PRIMARY PERMITEE

LAND TO LOTS LLC
90 NORTH TOWER DRIVE
IRMO, SOUTH CAROLINA

Re-record
Reference:
Plat B: 18, P: 167
Recorded 09/01/2023, 3:55pm

PROJECT DATA

WEDGEWOOD (PEACH ORCHARD)

TAX MAP PARCEL: 181-1-001-00-0
ZONING-R-1D, ONE FAMILY RESIDENTIAL
TOTAL ACRES= 37.59 ACRES
DISTURBED ACREAGE 21.29 ACRES
UNDISTURBED ACREAGE: 16.25 ACRES

THE DECLARATION OF CONDOMINIUM FOR WEDGEWOOD IS RECORDED IN DEED BOOK
PAGE _____ IN THE SUPERIOR COURT OF RICHMOND COUNTY, GEORGIA RECORDS.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEDGEWOOD IS RECORDED IN
DEED BOOK _____, PAGE _____ IN THE SUPERIOR COURT OF RICHMOND COUNTY, GEORGIA RECORDS.

LOT DESCRIPTIONS:

74 RESIDENTIAL LOTS
0 OFF STREET PARKING
2 DETENTION POND (DEDICATED TO AUGUSTA)
3 COMMON AREAS

ACREAGE:
TOTAL ACREAGE: 37.59 ACRES

RESIDENTIAL LOTS: 11.86 ACRES
STREET RIGHT-OF-WAY: 4.14 ACRES
DETENTION BASINS: 2.47 ACRES
COMMON AREAS: 19.12 ACRES

FLOOD AREA LIMITATIONS:

- 1) NO DEVELOPMENT WHATSOEVER, INCLUDING THE DETENTION POND, WILL BE ALLOWED IN THE 1% ANNUAL CHANCE FLOODPLAIN, WETLANDS, OR STATE WATER BUFFER.
- 2) THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION IN THE SUBDIVISION.

CONTRACTOR'S CERTIFICATION BLOCK:

"ALL WATER LINE MATERIAL IS CONSTRUCTED OF C900 PVC CL 200 (UNLESS OTHERWISE NOTED) AND ALL SANITARY SEWER LINES ARE CONSTRUCTED OF SDR-35 PVC PIPE (UNLESS OTHERWISE NOTED)"

CONTRACTOR: *Ben Echols* DATE: 9/28/23

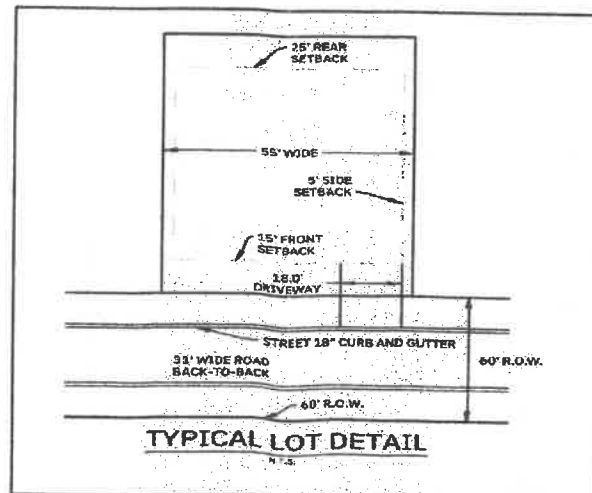
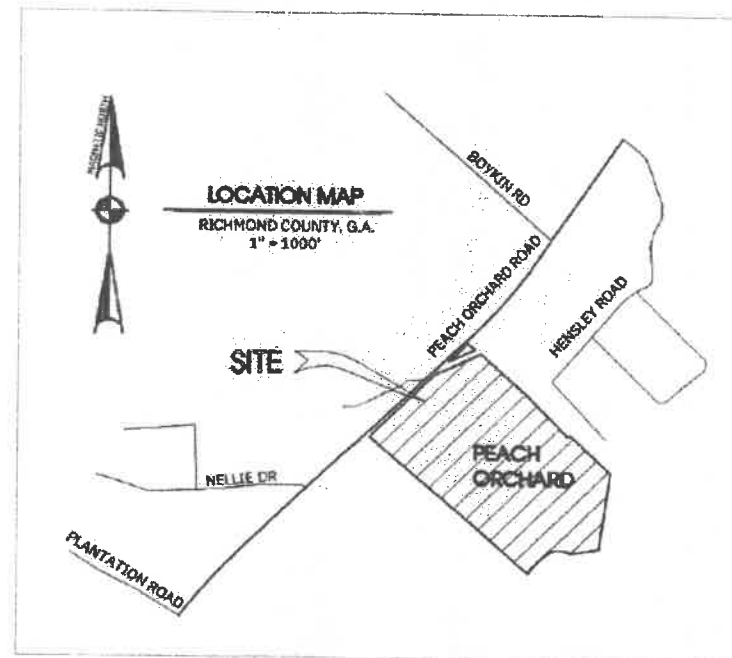
NOTES:

- 1.) ALL COMMON AREAS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) THE STORM WATER COLLECTION AND DETENTION FACILITIES SHALL BE DEEDED TO AUGUSTA-RICHMOND COUNTY.
- 3.) THE CITY OF AUGUSTA, GEORGIA SHALL NOT BE RESPONSIBLE FOR PAVEMENT REPAIR OR SITE RESTORATION ASSOCIATED WITH REPAIR/REPLACEMENT OF A WATER OR SEWER LINE IN THIS PRIVATE DEVELOPMENT.
- 4.) 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- 6.) STATE PLANE COORDINATES HORIZONTAL NAD 1983 / VERTICAL DATA 1988
- 7.) 20' UTILITY EASEMENT ON WATER AND SEWER LINES TO BE DEEDED TO RICHMOND COUNTY. EASEMENT TO BE 10' RIGHT AND LEFT OF ALL WATER AND SEWER LINES.
- 8.) RESERVING FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

3810 PEACH ORCHARD ROAD
PROPERTY LOCATED IN AUGUSTA-RICHMOND COUNTY,
GEORGIA

PREPARED BY:
ECHOLS SURVEYING & CONSTRUCTION SERVICES
1389 THOMSON ROAD
WASHINGTON, GEORGIA 30673
ben@echolssurveying.com
706-338-6303
PLAT DATE: 07/24/2023

PROJECT NUMBER: S-939
LAND DISTURBANCE PERMIT: 2022-034 LD



PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRIVEWAY IS LOCATED.
WHEN PERMITS ARE REQUESTED PLEASE USE THE ADDRESS THAT MATCHES THE LOCATION OF THE FINISHED DRIVEWAY.

Equipment used: CARLSON BRX7/Trimble VRS
HRMS: .098425 VRMS: 0.164042 PDOP: 1.0
Adjusted by: Least Squares
Field Work Completed on: 08/28/2023

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
ALL COORDINATES ARE GROUND COORDINATES.

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.

Surveyor's Certification:

"I hereby certify that the information shown hereon represents a Field Survey made under my supervision on 1/18/2023. I further certify that all information depicted is a correct representation of actual field conditions and that all horizontal and vertical dimensions and grade lines are a true representation of existing conditions at the time of survey."

Ben Echols

07/24/2023

BENJAMIN O. ECHOLS
GA PLS NUMBER 3320
1389 THOMSON ROAD
WASHINGTON, GA 30673
ben@echolssurveying.com
706-338-6303



APPROVED FINAL PLAT (NOT VALID UNTIL SIGNED)

AUGUSTA COMMISSION

DATE APPROVED: August 5, 2023

Ben Echols
Chairperson
Ben Echols
Chairperson

APPROVED FINAL PLAT (NOT VALID UNTIL SIGNED)

AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION

DATE APPROVED: August 7, 2023

Leonard Pittman Jr
Chairperson
Carla Delaney
Secretary



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Re-record

Reference:

Plat B: 18, P: 168

Recorded 09/01/2023, 3:55pm

LEGEND

- ⊕ #4 Rebar Set (RBS)
- ⊙ Iron Pin Found As Described
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Service
- ⊙ Fire Hydrant & 6" Valve
- ⊙ Water Valve
- ⊙ Water Service (3/4" Unless Otherwise Noted)
- ⊙ Record Stone Not Found

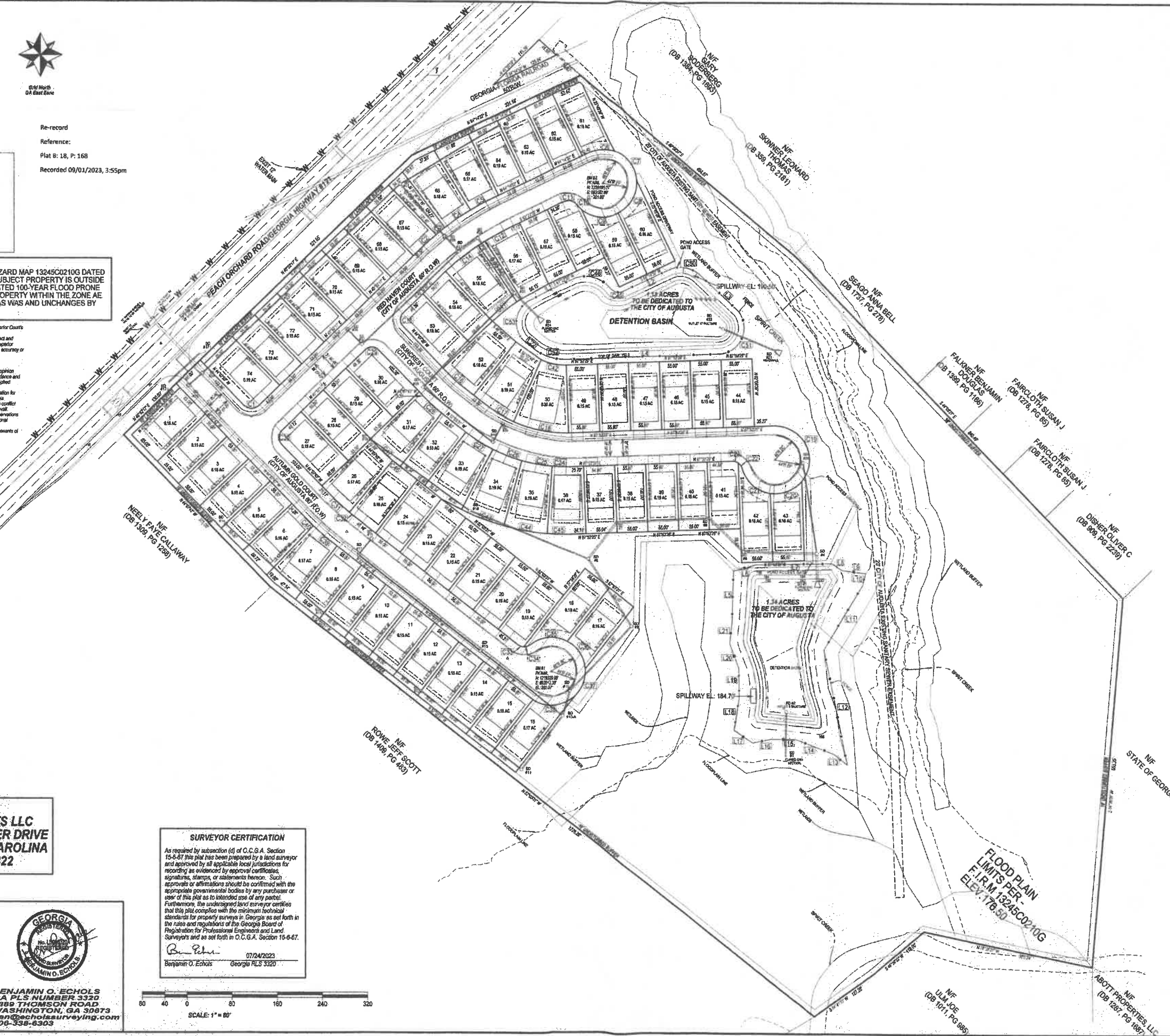
FLOOD NOTE:
ACCORDING TO OFFICIAL F.I.A. FLOOD HAZARD MAP 13245C0210G DATED NOVEMBER 15, 2019, A PORTION OF THE SUBJECT PROPERTY IS OUTSIDE THE UNSHADED ZONE "X", NOT A DESIGNATED 100-YEAR FLOOD PRONE AREA. THE PORTION OF THE SUBJECT PROPERTY WITHIN THE ZONE AE SPECIAL FLOOD HAZARD AREA REMAINS AS WAS AND UNCHANGES BY THIS PROJECT.

- All deed book references shown herein are recorded in the Clerk of Superior Courts office of RICHMOND County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owner's deed references were provided by the Clerk of Superior Courts office of RICHMOND County, Georgia and are not guaranteed as to accuracy or completeness.
- Stations were set on the date of survey as shown herein.
- Locations are accurate within the dimensions.
- The certification, as shown herein, is a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
- The Surveyor complies with the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 43-44-47 as amended by HB 1004 (2016), in that where a conflict exists between these two sets of specifications, the requirements of the O.C.G.A. shall prevail.
- This entire survey was performed using GPS Equipment. Redundant observations were taken at each property corner with all points having a horizontal positional accuracy of 0.02 feet or less.
- This plat is subject to all easements, rights-of-way, and protective covenants of record.

CURVE DATA				
Id	Radius	Arc Length	Degree	Chord
C1	17.00	25.98	337°02'02"	23.33
C2	515.74	34.93	11°09'34"	34.93
C3	272.91	20.21	20°59'39"	20.20
C4	423.21	55.11	13°32'19"	55.07
C5	468.19	55.11	12°14'16"	55.07
C6	60.00	47.43	85°29'18"	48.21
C7	60.00	66.46	95°29'20"	65.64
C8	60.00	70.94	95°29'20"	66.93
C9	60.00	68.82	95°29'20"	64.94
C10	60.49	13.00	94°30'01"	12.97
C11	17.50	22.77	327°24'15"	21.20
C12	470.00	52.41	12°11'29"	52.38
C13	489.93	13.41	12°11'32"	13.41
C14	470.00	74.16	12°11'26"	74.09
C15	17.00	25.89	337°02'02"	23.33
C16	170.00	20.17	337°42'11"	20.16
C17	220.00	50.27	28°02'37"	50.16
C18	220.00	100.94	28°02'37"	100.06
C19	60.00	136.78	95°29'35"	109.03
C20	60.00	60.89	95°29'35"	59.31
C21	60.00	70.84	95°29'35"	66.86
C22	17.50	11.85	327°24'16"	11.72
C23	17.50	11.19	327°24'17"	11.09
C24	281.82	28.52	20°19'51"	28.50
C25	281.81	55.34	20°19'52"	55.25
C26	281.82	55.34	20°19'51"	55.25
C27	281.82	55.32	20°19'52"	55.24
C28	281.82	55.86	22°08'12"	55.85
C29	17.00	25.96	337°02'02"	23.33
C30	17.00	25.98	337°02'04"	23.33
C31	470.00	48.23	12°11'26"	48.21
C32	470.00	13.37	12°11'26"	13.37
C33	17.50	10.39	327°24'17"	10.24
C34	17.50	12.02	327°24'14"	11.78
C35	60.00	70.95	95°29'35"	66.91
C36	60.00	60.74	95°29'35"	59.18
C37	60.00	50.10	95°29'35"	48.86
C38	60.00	83.41	95°29'20"	76.86
C39	532.06	55.10	10°48'08"	55.07
C40	530.02	53.12	10°48'08"	53.05
C41	350.00	55.23	19°22'13"	55.17
C42	100.00	45.89	67°17'45"	45.48
C43	400.00	73.05	14°19'25"	72.96
C44	400.00	78.09	14°19'25"	78.06
C45	400.00	44.29	14°19'25"	44.25
C46	381.36	16.89	15°01'26"	16.82
C47	350.00	54.15	19°22'13"	54.15
C48	55.50	72.59	101°24'02"	67.70
C49	15.56	28.01	262°59'18"	25.68
C50	51.78	58.51	119°39'37"	55.45
C51	46.73	101.73	122°36'22"	85.92
C52	60.00	61.28	63°38'43"	60.08
C53	45.00	85.33	127°18'26"	73.11

BEARINGS & DISTANCES

Id	Bearing	Distance
L1	N 63°15'25" E	60.97
L2	N 64°24'56" E	86.78
L3	S 48°37'05" E	94.53
L4	S 87°53'28" W	272.85
L5	N 01°29'22" E	91.35
L6	N 74°14'16" E	41.31
L7	N 88°38'04" E	133.71
L8	S 57°03'19" E	21.35
L9	S 82°41'10" E	42.53
L10	S 14°28'45" W	21.51
L11	S 30°48'19" W	133.48
L12	S 11°50'44" E	206.77
L13	N 82°05'44" W	30.30
L14	N 69°13'10" W	72.33
L15	N 85°38'41" W	42.79
L16	S 78°12'05" W	33.59
L17	N 68°15'30" W	40.19
L18	N 00°06'00" E	57.52
L19	N 00°54'03" W	52.40
L20	N 20°44'28" W	46.32
L21	N 08°22'15" E	37.47
L22	N 52°01'16" W	17.99



Prepared for:

LAND TO LOTS LLC
90 NORTH TOWER DRIVE
IRMO, SOUTH CAROLINA
803-240-3822

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-57 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 herein. 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 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 15-6-57.

Benjamin O. Echols 07/24/2023
Benjamin O. Echols Georgia PLS 3320

80 40 0 80 160 240 320
SCALE: 1" = 80'

Final Plat of Survey for:

WEDGEWOOD

Date: 07/24/2023
County: RICHMOND
State: GEORGIA

PROPERTY LOCATED IN WEST AUGUSTA
AUGUSTA-RICHMOND COUNTY

Equipment used: Carlson Bxt7 Trimble VRS
VRMS: 088425 VRMS: 0.164042 PDOP: 1.0
Adjusted by: Least Squares
Field Work Completed on: 08/28/2023



BENJAMIN O. ECHOLS
GA PLS NUMBER 3320
1386 THOMSON ROAD
WASHINGTON, GA 30673
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Grid North
04 East Zone

- Ⓢ #4 Rebar Set (RBS)
- Iron Pin Found As Described
- Ⓢ Sanitary Sewer Manhole
- Ⓢ Sanitary Sewer Service
- Ⓢ Fire Hydrant & 6" Valve
- Ⓢ Water Valve
- Ⓢ Water Service (3/4" Unless Otherwise Noted)
- Ⓢ Record Stone Not Found

1. All deed book references shown herein are recorded in the Clerk of Superior Court's office of Putnam County, Georgia.

2. This survey was prepared without the benefit of an abstract of title. Subject and interest in the land shown herein were provided by the Clerk of Superior Court's office of Putnam County, Georgia and are not guaranteed as to accuracy or completeness.

3. Structures visible on the date of survey are shown herein.

4. Locations are accurate only where determined.

5. The certification, as shown herein, is surveyor's statement of professional opinion and belief based on the evidence presented and on existing title evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

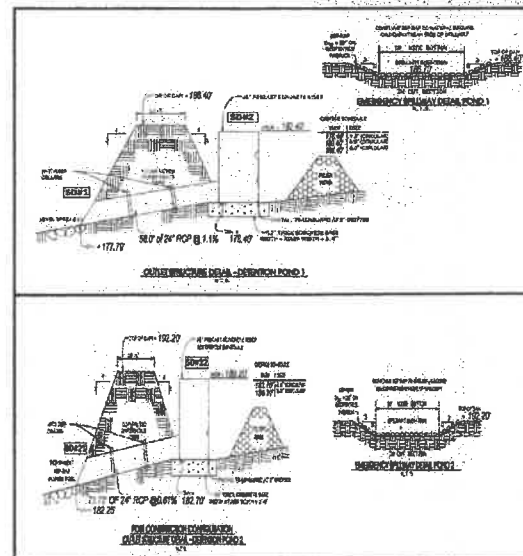
6. The survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated, Chapter 47-1-1, Georgia Code, § 47-1-1 (2)(2), in that the survey contains a mistake between two sets of specifications and a portion of said parcel.

7. This entire survey was performed using GPS Equipment. Advanced observations were taken on the survey and all points having a horizontal positional accuracy of .08 feet or less.

8. This is a plat for all easements, right-of-way, and protective covenants of record.

FLOOD NOTE:
ACCORDING TO OFFICIAL F.I.A. FLOOD HAZARD MAP 13245C0210G DATED
NOVEMBER 15, 2019, A PORTION OF THE SUBJECT PROPERTY IS OUTSIDE
THE UNSHADED ZONE "X", NOT A DESIGNATED 100-YEAR FLOOD PRONE
AREA. THE PORTION OF THE SUBJECT PROPERTY WITHIN THE ZONE AE
SPECIAL FLOOD HAZARD AREA REMAINS AS WAS AND UNCHANGES BY
THIS PROJECT.

SHEET 3 OF 3



BEARINGS & DISTANCES		
<i>Id</i>	<i>Bearing</i>	<i>Distance</i>
L1	S 83°37'54" E	94.87
L2	S 87°50'12" E	16.23
L3	S 20°37'09" E	13.01
L4	N 85°40'09" E	7.70
L5	N 88°55'07" W	10.44
L6	S 83°37'54" E	80.91
L7	N 25°38'05" E	89.00
L8	N 26°38'05" E	114.56
L9	N 67°53'25" E	142.53
L10	N 67°53'25" E	162.84
L11	S 47°28'17" E	89.71
L12	S 47°28'17" E	71.56
L13	N 86°27'26" E	160.82
L14	N 01°13'24" E	110.15
L15	N 01°13'24" E	173.06
L16	N 55°26'26" E	99.71
L17	N 53°26'26" E	181.66
L18	S 52°45'26" E	18.87
L19	S 52°45'26" E	50.17

SANITARY SEWER SERVICES		
Description	North	South
CO 1	1219708.94	060238
CO 2	1219705.80	060234
CO 3	1219725.48	060455
CO 4	1219725.48	060455
CO 5	1219847.31	062107
CO 6	1219807.70	062575
CO 7	1219567.57	050391
CO 8	1219532.79	050397
CO 9	1219532.79	050397
CO 10	1219647.83	052747
CO 11	1219433.77	052738
CO 12	1219399.90	052738
CO 13	1219399.90	052738
CO 14	1219330.22	052921
CO 15	1219265.29	052929
CO 16	1219294.11	053001
CO 17	1219294.11	053001
CO 18	1219396.94	053030
CO 19	1219396.94	052933
CO 20	1219418.88	052928
CO 21	1219432.09	052928
CO 22	1219432.09	052928
CO 23	1219516.34	052978
CO 24	1219533.17	052972
CO 25	1219557.56	052972
CO 26	1219557.56	052972
CO 27	1219778.10	052556
CO 28	1219814.28	052556
CO 29	1219833.27	052556
CO 30	1219833.27	052556
CO 31	1219801.52	052620
CO 32	1219770.39	052629
CO 33	1219770.39	052629
CO 34	1219770.39	052629
CO 35	1219967.47	053034
CO 36	1219956.26	053034
CO 37	1219956.26	053034
CO 38	1219956.26	053034
CO 39	1219956.26	053034
CO 40	1219702.03	053228
CO 41	1219704.10	053228
CO 42	1219704.10	053228
CO 43	1219555.17	053433
CO 44	1219761.52	053433
CO 45	1219759.82	053433
CO 46	1219759.82	053433
CO 47	1219754.55	053518
CO 48	1219753.50	053518
CO 49	1219752.49	053518
CO 50	1219752.49	053518
CO 51	1219792.35	053930
CO 52	1219836.04	053930
CO 53	1219865.76	053930
CO 54	1219865.76	053930
CO 55	1220096.13	056275
CO 56	1220104.97	056275
CO 57	1220104.97	056275
CO 58	1220135.05	053108
CO 59	1220144.02	053108
CO 60	1220550.94	053936
CO 61	1220550.94	053936
CO 62	1220201.97	053936
CO 63	1220201.97	053936
CO 64	1220178.47	053923
CO 65	1220155.35	053923
CO 66	1220155.35	053923
CO 67	1220083.05	053923
CO 68	1220083.05	053923
CO 69	1220083.05	053923
CO 70	1220083.05	053923
CO 71	1219928.89	05063
CO 72	1219960.97	052950
CO 73	1219803.74	052950
CO 74	1219831.34	052950

WATER SERVICE LOCATION			
Description	North	East	Remarks
WM 1	121681.127	602673.	
WM 2	121678.007	602623.	
WM 3	121672.244	602481.	
WM 4	121670.004	602440.	
WM 5	121668.983	602398.	
WM 6	121660.835	602377.	
WM 7	121656.307	602319.	
WM 8	121653.862	602255.	
WM 9	121652.007	602217.	
WM 10	121648.974	602187.	
WM 11	121643.056	602150.	
WM 12	121638.769	602084.	
WM 13	121635.000	602040.	
WM 14	121632.571	602024.	
WM 15	121626.766	601988.	
WM 16	121626.771	601908.	
WM 17	121625.000	601870.	
WM 18	121623.223	601907.	
WM 19	121630.956	602248.	
WM 20	121641.536	602683.	
WM 21	121643.000	602700.	
WM 22	121643.009	602612.	
WM 23	1216515.04	602705.54	
WM 24	1216566.255	602725.255	
WM 25	121656.000	602700.	
WM 26	1216927.435	603230.	
WM 27	1217774.008	602548.	
WM 28	1216811.181	602566.	
WM 29	1216811.181	602566.	
WM 30	1216867.759	602655.	
WM 31	1216805.469	602800.	
WM 32	1216789.999	602848.	
WM 33	1216789.999	602848.	
WM 34	121671.000	602538.	
WM 35	1216956.38	603262.	
WM 36	1219593.84	603407.	
WM 37	1219593.84	603399.	
WM 38	1216701.107	603157.	
WM 39	1216702.263	603212.	
WM 40	1216704.686	603266.	
WM 41	1216704.686	603266.	
WM 42	1216898.12	603300.	
WM 43	1216905.176	603340.	
WM 44	1216780.71	603362.	
WM 45	1216780.71	603362.	
WM 46	1216759.551	603421.	
WM 47	1216753.72	603458.	
WM 48	1216725.57	603433.	
WM 49	1216725.57	603433.	
WM 50	1216780.468	603403.	
WM 51	1216780.468	603403.	
WM 52	1216831.193	602950.	
WM 53	1216860.47	602760.	
WM 54	1216860.47	602760.	
WM 55	122007.16	602682.	
WM 56	1220110.13	602678.	
WM 57	1220136.37	602619.	
WM 58	1220136.37	602619.	
WM 59	122014.074	603193.	
WM 60	122014.074	603193.	
WM 61	122252.16	603086.	
WM 62	122252.16	603086.	
WM 63	122203.84	603093.	
WM 64	122207.172	602941.	
WM 65	122165.62	602906.	
WM 66	122165.62	602906.	
WM 67	122206.38	602704.	
WM 68	122207.16	602756.	
WM 69	122206.008	602715.	
WM 70	122206.008	602715.	
WM 71	1219832.50	602855.	
WM 72	1210803.91	602058.	
WM 73	121969.13	602855.	

FIRE HYDRANT ASSEMBLY LOCATION		
Description	North	East
FHD 1	1219347.08	693079.81
FHD 2	1219736.41	693448.54
FHD 3	1220238.49	693138.66
FHD 4	1219738.38	692479.30

STORMWATER SYSTEM							
Stormwater Line Structure	Year Dn	Year Up	Inp Dn	Inp Up	Pipe Size	Pipe Slope	Material
S01 to S02			177.79	178.40	8"	1.2%	24" RC
S02 to S04			181.65	181.25	16.55	4.3%	0.7%
S04 to S05	181.65	181.65	181.55	185.03	17.40	2.7%	24" RC
S05 to S06	181.65	181.65	185.03	185.40	3.37	0.4%	30" RC
S06 to S07	185.40	186.70	185.40	186.40	10.00	0.8%	36" RC
S07 to S08	186.70	192.63	186.70	186.86	82.39	0.6%	30" RC
S08 to S09	192.63	191.75	186.86	188.55	142.31	1.2%	30" RC
S09 to S0 10	193.15	193.71	188.55	190.57	137.47	1.1%	24" RC
S010 to S011	193.71	198.74	190.57	190.44	52.53	0.8%	30" RC
S011 to S012	198.74	195.36	190.44	190.40	120.00	0.3%	24" RC
S012 to S0 13	195.36	197.91	190.44	193.25	27.27	1.8%	18" RC
S013 to S014	197.91	197.91	193.25	198.96	219.50	0.6%	18" RC
S014 to S015	197.91	200.85	198.96	198.96	234.97	0.6%	15" RC
S015 to S016	198.96	191.25	198.96	187.25	165.32	1.0%	18" RC
S016 to S018	191.25	191.62	198.96	199.05	165.32	1.0%	24" RC
S018 to S019	191.62	194.49	199.05	193.03	220.00	1.6%	15" RC
S019 to S020	194.49	201.84	194.49	193.37	138.68	0.4%	18" RC
S020 to S023	201.87	200.00	193.37	197.00	273.54	0.6%	15" RC
S023 to S0 24	200.00	200.00	197.00	197.00	34.25	0.9%	18" RC
S024 to S025			197.00	197.00	53.11	0.8%	24" RC
S025 to S026			197.00	197.79	73.71	0.2%	30" RC
S026 to S027			197.79	197.79	73.71	0.2%	30" RC
S027 to S028	194.72	191.53	197.79	188.91	117.00	0.9%	30" RC
S028 to S029	197.53	193.46	188.60	190.56	4.00	2.0%	30" RC
S029 to S030	193.46	193.46	190.56	190.94	37.67	2.1%	34" RC
S030 to S031	193.46	197.29	190.94	192.10	10.00	0.4%	30" RC
S031 to S032	197.29	199.67	192.10	195.00	200.00	1.4%	15" RC
S032 to S033	199.67	195.65	195.00	193.80	118.86	1.2%	16" RC
S033 to S034	195.65	200.30	193.80	195.10	165.16	0.9%	18" RC
S034 to S035	200.30	204.88	195.10	197.80	191.18	1.4%	18" RC
S035 to S036	204.88	205.10	197.80	198.25	138.38	0.3%	24" RC
S036 to S037	195.46	202.16	194.00	195.86	256.68	0.9%	18" RC
S037 to S038	202.16	200.46	195.86	196.46	36.81	1.4%	18" RC
S038 to S039	199.21	199.21	196.00	195.16	23.71	0.7%	28" RC
S039 to S040	199.21	196.75	195.16	192.67	156.98	0.7%	16" RC
S040 to S0 41	196.77	196.77	192.67	192.85	37.85	0.3%	24" RC
S041 to S042			192.85	197.00	27.00	0.3%	24" RC

SANTARY SEWER								
Sanitary Lines / Skydust	Top D	Top Up	Inv Dn	Inv Up	Pipe Length	Slope	Pipe Size	Material
"24" MB" to "24" MB"	562.85	184.80	179.70	175.30	8.7	2.20%	6"	PVC
"18" A" to "18" A"	154.49	184.81	175.30	177.81	10.50	0.40%	6"	PVC
"18" B" to "18" B"	154.49	184.81	177.61	180.09	15.53	1.00%	6"	PVC
"18" C" to "18" D"	158.64	184.82	180.09	180.59	1.24	0.29%	6"	PVC
"18" D" to "18" E"	158.64	182.35	180.59	181.75	12.41	0.41%	6"	PVC
"18" E" to "18" F"	152.25	181.73	181.75	182.85	17.64	0.61%	6"	PVC
"18" F" to "18" G"	151.37	180.27	182.86	184.13	17.81	2.56%	6"	PVC
"18" G" to "18" H"	299.37	201.71	188.85	189.38	180.23	1.90%	6"	PVC
"18" H" to "18" I"	299.37	201.71	188.85	194.78	17.64	0.61%	6"	PVC
"18" I" to "18" J"	299.37	201.71	184.79	192.31	17.64	0.61%	6"	PVC
"18" A" to "18" B"	184.49	192.54	175.30	175.30	1.00	0.00%	6"	PVC
"18" B" to "18" C"	192.54	197.36	185.36	187.40	22.63	1.87%	6"	PVC
"18" C" to "18" D"	197.36	186.82	187.40	188.55	10.50	0.61%	6"	PVC
"18" D" to "18" E"	186.82	197.37	188.57	188.77	92.15	0.43%	6"	PVC
"18" E" to "18" F"	197.37	188.77	188.77	189.07	13.07	0.15%	6"	PVC
"18" F" to "18" G"	197.37	186.21	190.02	191.24	116.00	1.11%	6"	PVC
"18" G" to "18" H"	190.02	191.24	190.57	190.57	0.78	0.00%	6"	PVC
"18" H" to "18" I"	200.82	200.82	195.23	195.23	27.78	1.15%	6"	PVC
"18" I" to "18" J"	200.82	200.80	195.11	195.65	62.00	0.83%	6"	PVC

SURVEYOR CERTIFICATION

As required by subsection (f) 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 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 its intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for general 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.

Benjamin O. Echols Georgia BLS 3320

Asbuilt Survey for:
WEDGEWOOD

Date:	07/24/2023
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County:	RICHMOND
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State:	GEORGIA
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PROPERTY LOCATED IN WEST AUGUSTA
AUGUSTA RICHMOND COUNTY

AUGUSTA-RICHMOND COUNTY

Equipment used: Carlson Brx7/ Trimble
HRMS: .008425 VRMS: 0.164042 PDO:

Adjusted by: Least Squares
Field Work Completed on: 08/28/73

Find Work Completely On. www.zillow.com

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

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BENJAMIN O. ECHOLS
GA. PLS NUMBER 3320
1389 THOMSON ROAD
WASHINGTON, GA 30673
ben@echolssurveying.com
706-339-6303

Prepared for:
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90 NORTH TOWER DRIVE
IRMO, SOUTH CAROLINA
803-240-3822

80 40 0 80 160 240 320
SCALE: 1" = 80'