

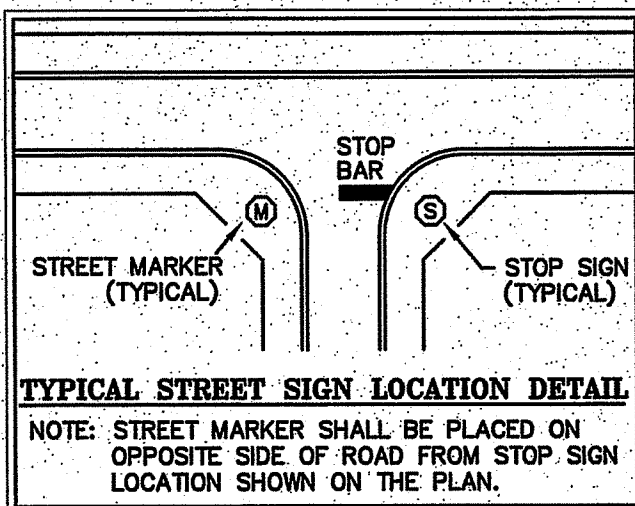
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	130.00'	26.50'	11°40'43"	S32°19'05"E	26.45'
C31	130.00'	71.83'	31°39'33"	S20°01'06"W	70.92'
C32	130.00'	27.99'	12°20'03"	S42°00'54"W	27.93'
C33	85.00'	20.93'	14°06'29"	N04°23'12"W	20.88'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E30	S85°48'50"E	25.13
E31	N89°55'03"E	160.68
E32	S040°04'57"E	20.00
E33	S69°55'03"E	161.41
E34	N89°55'03"E	20.00
E35	N041°12'20"E	20.00
E36	N041°12'20"E	42.26
E37	N041°12'20"E	43.63
E38	N79°11'16"E	174.27
E39	N041°12'20"E	136.81
E40	N85°48'40"E	20.00
E41	N041°12'20"E	20.00
E42	S85°48'40"E	46.67
E43	N041°12'20"E	139.09
E44	S79°15'15"E	154.14
E45	N041°12'20"E	20.13
E46	N041°12'20"E	20.00
E47	S85°48'40"E	198.00
E48	N041°12'20"E	20.00
E49	N85°48'40"E	198.00
E50	N041°12'20"E	20.00
E51	S15°50'47"E	60.23
E52	N85°48'40"E	20.00
E53	S63°55'14"E	20.00
E54	N62°04'48"E	102.07
E55	N62°04'48"E	154.13
E56	S26°28'44"E	77.36
E57	N62°04'48"E	11.48
E58	N43°43'37"E	166.71
E59	N14°48'23"E	20.00
E60	S73°13'37"E	20.00
E61	S14°48'23"E	59.93
E62	S59°29'43"E	88.96
E63	N26°28'44"E	11.12
E64	S63°31'39"E	69.21
E65	S63°08'08"E	82.70
E66	N10°54'54"E	20.00
E67	N78°55'06"E	92.80
E68	S86°23'41"E	12.73
E69	S041°12'20"E	212.00
E70	N041°12'20"E	20.00
E71	N041°12'20"E	20.00
E72	S85°48'40"E	244.71
E73	N041°12'20"E	20.00
E74	N85°48'40"E	244.71
E75	N041°16'6"E	96.00
E76	N85°48'40"E	20.00
E77	N85°48'40"E	20.00
E78	N85°48'40"E	20.00
E79	N03°38'28"E	72.22
E80	S86°21'32"E	20.00
E81	S03°38'28"E	72.41
E82	S85°48'40"E	20.00
E83	N85°48'40"E	20.00
E84	N14°23'22"E	74.97
E85	S58°29'56"E	20.00
E86	S41°23'22"E	71.33
E87	S041°12'20"E	92.70
E88	N85°48'40"E	20.00
E89	N85°48'40"E	20.00
E90	N85°48'40"E	110.48
E91	N041°12'20"E	20.00
E92	S85°48'40"E	110.37
E93	S041°12'20"E	123.50
E94	N85°48'40"E	35.00
E95	N041°12'20"E	20.00
E96	S85°48'40"E	35.00
E97	N041°12'20"E	20.00
E98	S041°12'20"E	285.83
E99	N85°48'40"E	35.50
E100	S041°11'59"E	20.00
E101	S65°38'01"E	35.00
E102	N041°11'20"E	20.00
E103	S041°11'20"E	57.67
E104	N16°17'08"E	54.85
E105	S85°33'31"E	208.65
E106	N041°12'20"E	24.45
E107	S10°55'59"E	176.58
E108	N041°15'37"E	214.44
E109	S85°48'40"E	20.00
E110	N041°11'53"E	21.81
E111	N10°55'59"E	177.76
E112	N041°12'20"E	25.64
E113	S89°06'47"E	177.07
E114	N041°12'20"E	177.07
E115	S85°48'40"E	20.00
E116	N041°12'20"E	186.53
E117	N041°12'20"E	398.28
E118	N048°40'40"E	101.42
E119	N10°24'07"E	79.27
E120	S70°56'53"E	84.70
E121	S040°04'57"E	84.70
E122	S040°04'57"E	98.62
E123	S041°12'20"E	26.59
E124	S68°56'59"E	93.58
E125	N68°56'59"E	94.14
E1		

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N04°11'20"E	488.25'	
L2	N04°11'20"E	241.00'	
L3	N04°11'20"E	172.00'	
L4	S85°48'40"E	733.12'	
L5	S85°48'40"E	293.00'	
L6	S04°11'20"W	162.00'	
L7	N85°48'40"W	293.00'	
L8	N85°48'40"W	833.12'	
L9	N85°48'40"W	230.05'	
L10	N26°28'44"W	206.54'	
L11	N04°11'20"E	559.31'	
L12	N04°11'20"E	181.00'	
L13	N04°11'20"E	277.00'	
L14	N04°11'20"E	55.00'	
L15	S85°48'40"E	690.00'	

CURVE T.

CURVE	RADIUS	LENGTH	DEG
C1	100.00'	157.08'	90
C2	55.00'	86.39'	90
C3	55.00'	86.39'	90
C4	100.00'	103.55'	59



As required by subsection (d) of O.C.G.A. Section 15-8-67, 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 intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the requirements of the Georgia Surveying and Mapping Board 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.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES IF ANY PURCHASER AS TO INTEND USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMES WITHIN THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURE(S) ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (c) SECTION 15-6-67, THE REGISTERED LAND SURVEYOR
HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN THE
WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSIONS OR
MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES
HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

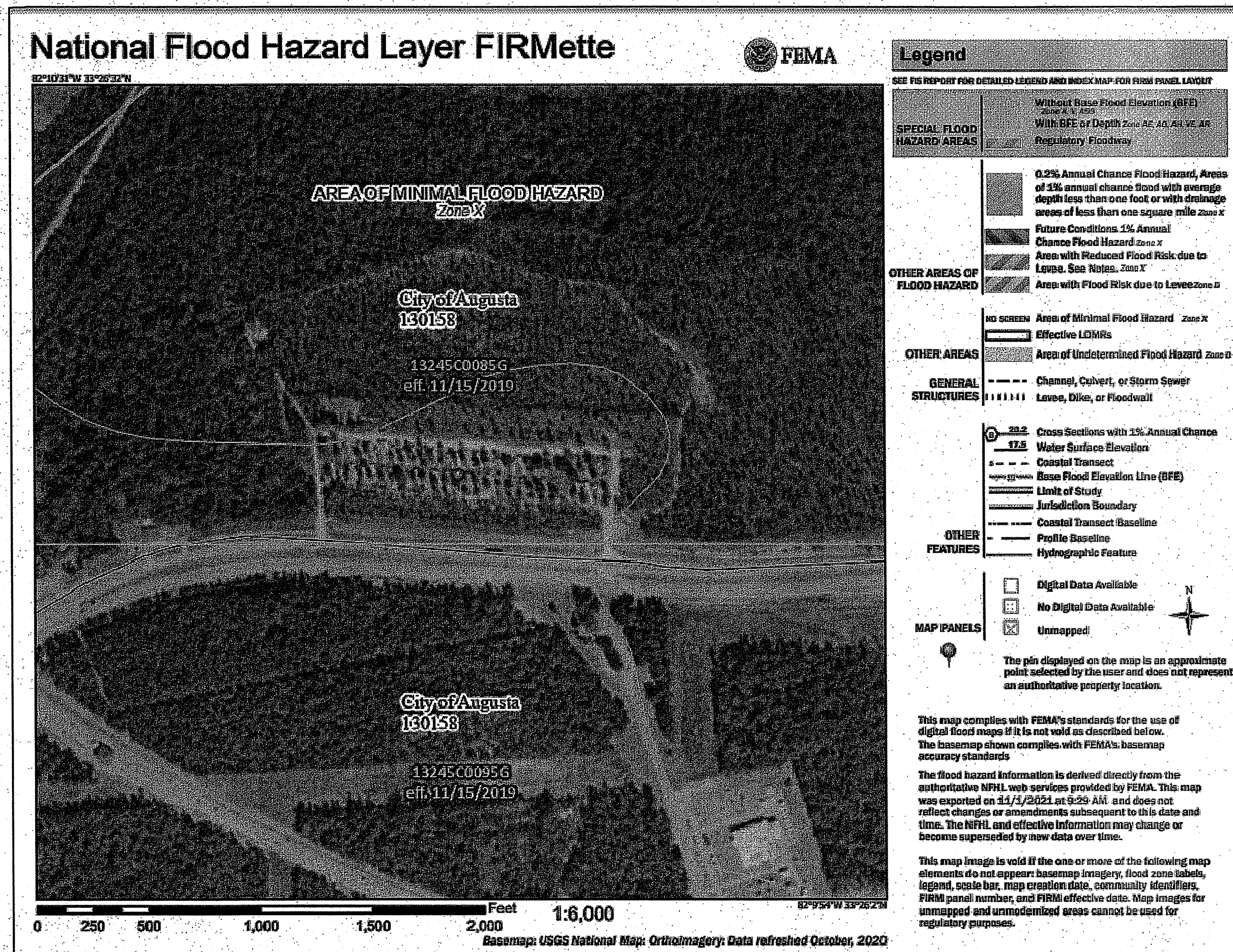
G.F. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT
ACT O.C.G.A. 15-6-67.

NOTES:

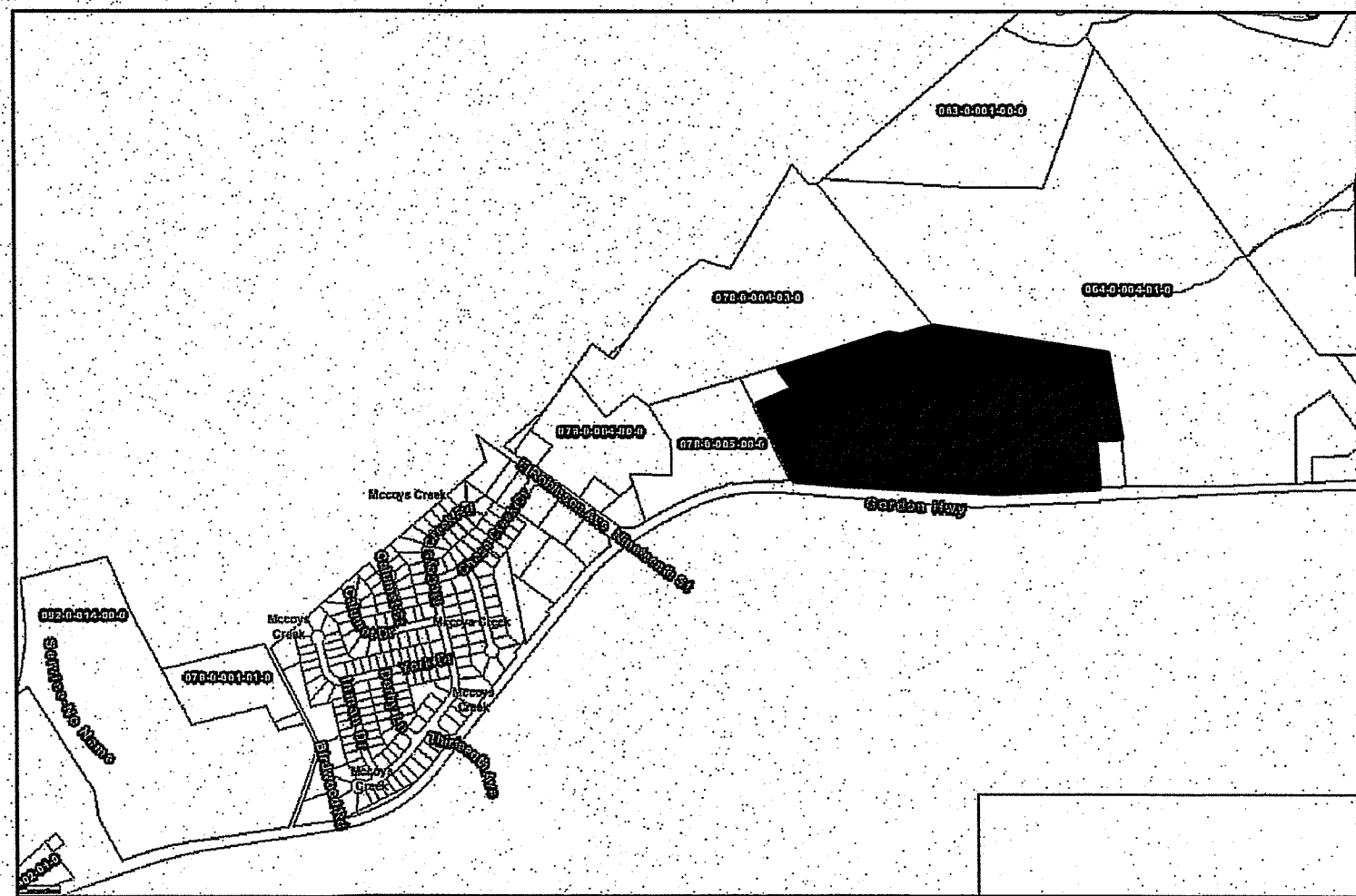
1. A 5' EASEMENT IS RESERVED ON ALL FRONT AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
2. THERE IS NO GENERAL EASEMENT SHOWN OVER DRAINAGE SWALES TRAVELING LOTS FOR THE ACCOMMODATION OF STORM WATER FLOW TO DRAINAGE STRUCTURES. THESE EASEMENTS ARE FOR THE MAINTENANCE OF THE SWALES, THEY SHALL REMAIN WITH THE PROPERTY OWNERS. PROPERTY OWNERS SHALL NOT OBSTRUCT ANY DRAINAGE SWALES.
3. THE CITY OF AUGUSTA WILL NOT BE RESPONSIBLE FOR ANY STORM DRAINAGE EASEMENTS OUTSIDE OF THE R/W.
4. NO. 5 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
5. THERE SHALL BE NO PERFORATION WITH A 5" THEROCLITE, E.D.M. AND 200 STEEL PIPE ON 7/15/24.
6. PLAT CLOSURE HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 10,000, 5% PER ANGLE, COMPASS RATE ADJUSTED.
7. PLAT CLOSURE: 1 PART IN 615,676.
8. MINIMUM LENGTH OF #8RS AT PROPERTY CORNERS WILL BE 18".
9. THIS PROPERTY IS NOT WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 1324500005G.
10. DRAINAGE AND UTILITY EASEMENT RESERVED OVER ALL PONDS AND WILL BE DEEDED TO THE HOME OWNERS ASSOCIATION.

THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE GUEST PARKING AREA ON THE PRIVATE DRIVE AND THE DETENTIONS PONDS.



Augusta Utilities Department (AUD) will not accept any water service, water meters, sewer service, or cleanouts (the services) that are located within any driveway, paved area, residential parking area or sidewalk (the locations). Per Augusta-Richmond County, Georgia, Department of Public Works, the services are not to be located in the locations, which can be found on the Augusta, GA official website under the Utilities Department, any of the services that fall within the locations shall be relocated at the expense of the Developer, Contractor, or other person responsible for the installation of the services. If the services were constructed or laid within the locations. Once the plat is approved by all departments, accepted by the commission, and recorded you will need to provide Sandy Tyler at 452-2525 with the deed of dedication and the plat. Once the plat is approved, you will start the process of the deed of dedications to accept the water and sewer that are proposed to be given to the county until that recorded plat is provided to AUD. Failure to do so will result in the services being removed from the plat. The water and sewer lines and service lines will remain private, and meters will not be released for home construction until the deed of dedications are accepted by the commission. The warranty of those lines also hinges on the removal of the deeds of dedication by the commission and at that point the warranty will begin.

<u>REVISIONS</u>	
DATE	COMMENTS
9/12/24	PER COUNTY COMMENTS
10/28/24	TO ADJUST PARCEL AREAS
11/21/24	TO ADD UTILITY NOTE
1/2/25	PER COUNTY COMMENTS



APPROVED FINAL PLAT
(Not valid until signed)
AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION

Date Approved: JANUARY 6, 2025

Jeffrey Pooser
Chairman

B. L. L. *For Director Carla Delaney*
Secretary

APPROVED FINAL PLAT
(Not valid until signed)
AUGUSTA COMMISSION

Date approved: 12/16/2015

Chairperson - Mayor

Clerk - Commission

PROJECT	DATA
DEVELOPER/OWNER: CYBER DEVELOPMENT, LLC C/O BOB POWELL 2516 LOUISVILLE RD APPLING, GA 30802 (706) 361-5040 EMAIL: RFWPOWELL1@HOTMAIL.COM	
PRESENT ZONING	R-1E
PARCEL AREA	30.54 ACRES
ST. ADDRESS	2933 GORDON HWY AUGUSTA, GEORGIA 31009
TAX MAP PARCEL:	078-0-215-00-0
TOWNHOMES:	199 LOTS/UNITS
DENSITY:	7.9 LOTS/AC
OPEN SPACE:	9.42 AC
MAX. BUILDING HEIGHT:	2-1/2 STORIES OR 45 FT.
SETBACKS:	FRONT= 15 FT. (MIN) SIDE= 5 FT.(END UNITS) REAR= 15 FT. (MIN)
DESIGN ENGINEER: JAMES G. SWIFT & ASSOCIATES C/O G.F. "BO" SLAUGHTER 1206 INTERSTATE PARKWAY AUGUSTA, GA 30909 706-886-8803 EMAIL: BO@JGSwift.COM	
SURVEYOR: JAMES G. SWIFT & ASSOCIATES C/O G.F. "BO" SLAUGHTER 1206 INTERSTATE PARKWAY AUGUSTA, GA 30909 706-886-8803 EMAIL: BO@JGSwift.COM	

FINAL PLAT FOR
WEATHERSTONE TOWNHOMES

PROPERTY LOCATED AT 2933 GORDON HIGHWAY

AUGUSTA, GEORGIA

SCALE: 1" = 50'



PREPARED BY:

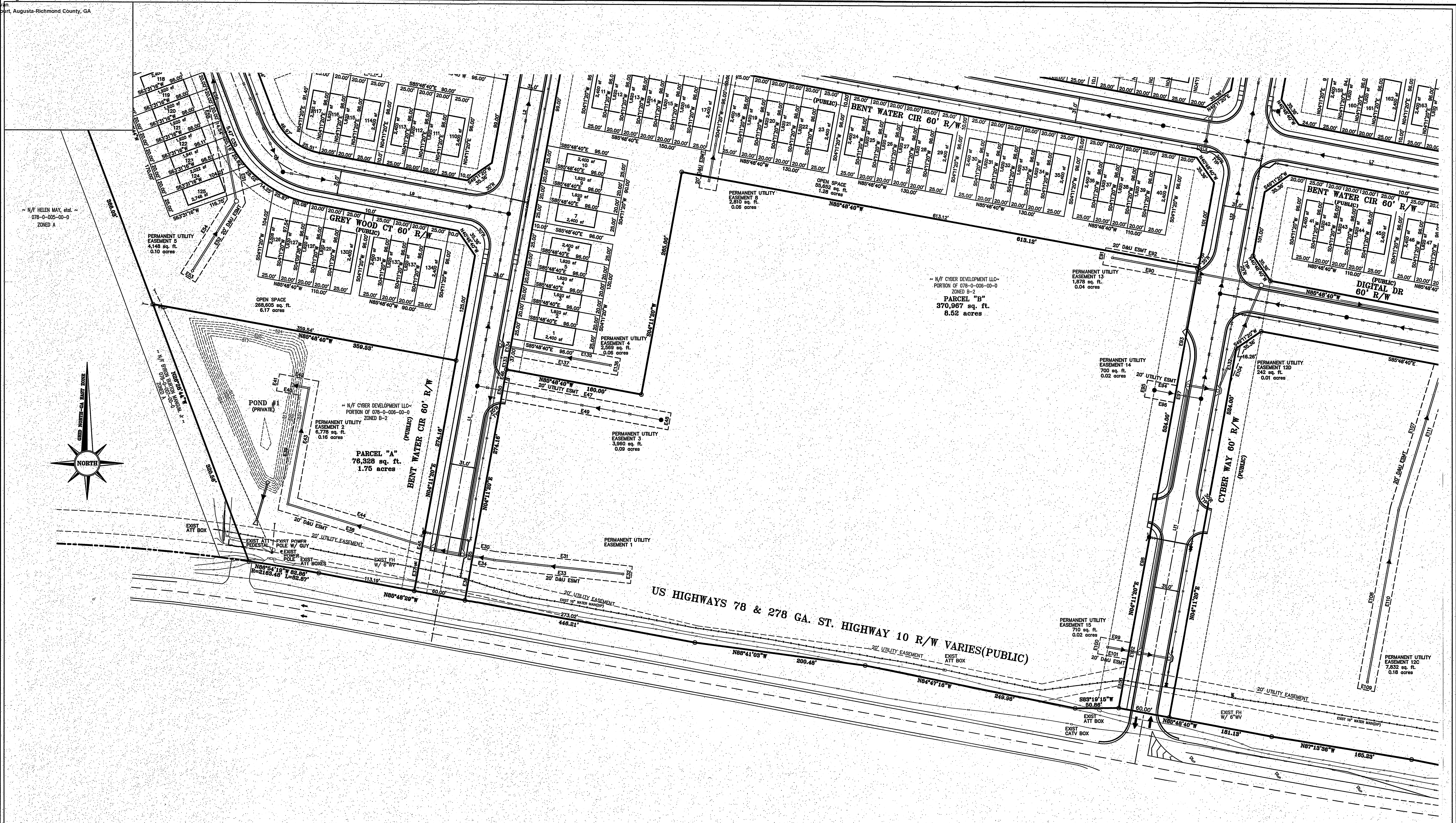
JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 868-8803 Fax: (706) 868-5464

19-385-OVP

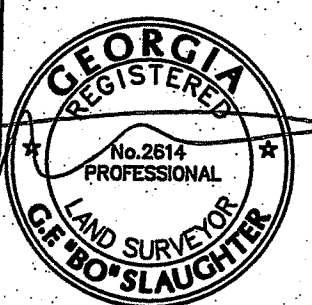
SHEET 1



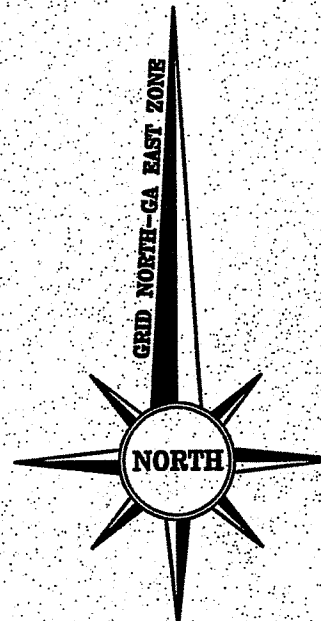
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FINAL PLAT
FOR
WEATHERSTONE TOWNHOMES
PROPERTY LOCATED AT 2933 GORDON HIGHWAY
AUGUSTA, GEORGIA
JULY 15, 2024



SCALE: 1" = 50'
50' 0 50'
PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 868-8803 Fax: (706) 868-5464
19-385-OVERALL



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WEATHERSTONE TOWNHOMES

PROPERTY LOCATED AT 2933 GORDON HIGHWAY

AUGUSTA, GEORGIA

JANUARY 4, 2022

SCALE: 1" = 50'



PREPARED BY:

JAMES G. SWIFT & ASSOCIATES

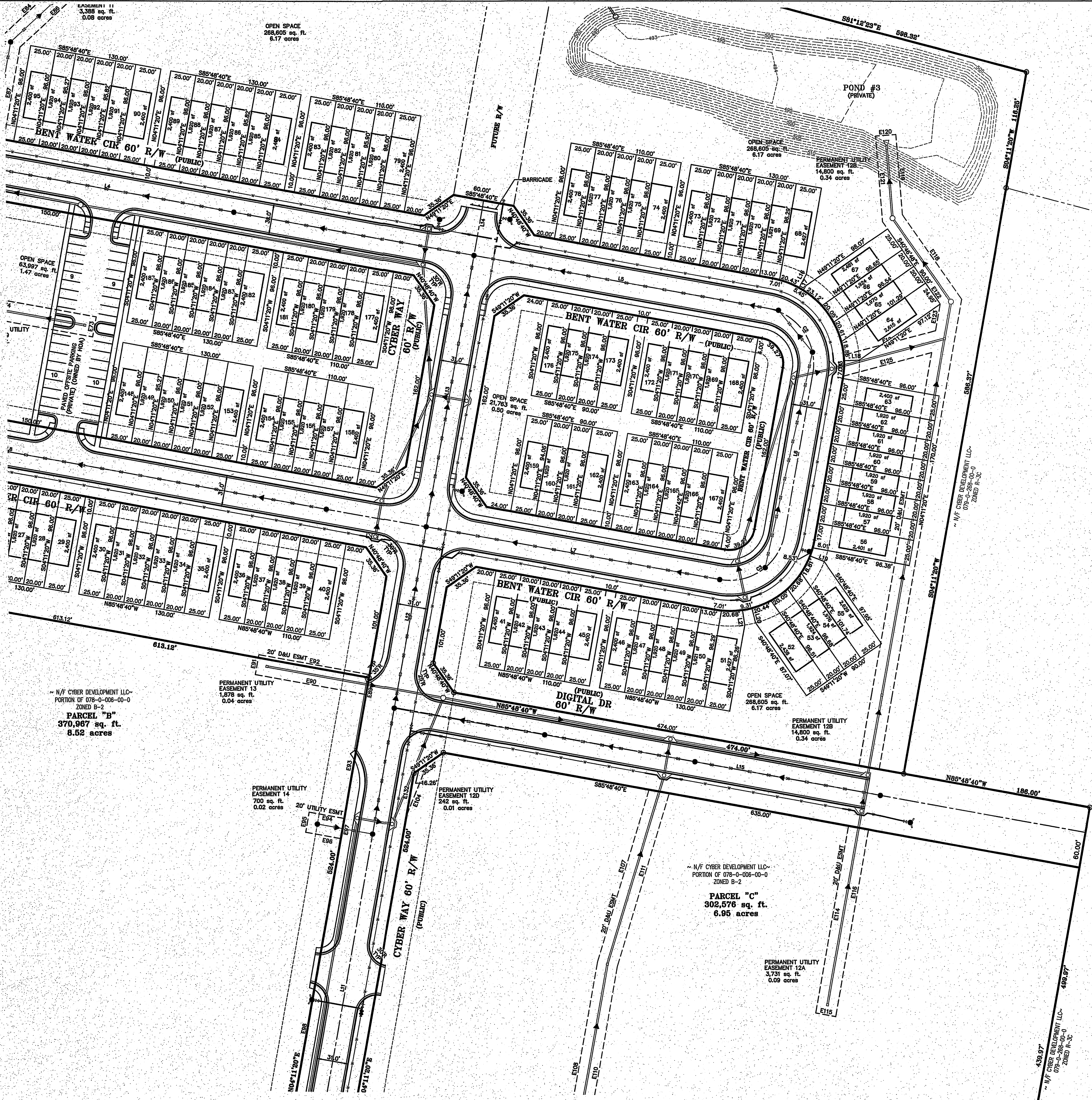
CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909

Phone: (706) 868-8803 Fax: (706) 868-5464

19-385-00PL

SHEET 3



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FINAL PLAT
FOR
WEATHERSTONE TOWNHOMES
PROPERTY LOCATED AT 2833 GORDON HIGHWAY
AUGUSTA, GEORGIA
JANUARY 4, 2022

SCALE: 1" = 50'
50' 0 50'

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19-385-OVERALL