

D: PLAT B: 18 P: 137  
Recorded: 07/11/2023 01:08 PM  
Doc # 2023017857 Pages: 4 Fees: \$40.00  
Hattie Holmes Sullivan  
Clerk of Superior Court, Augusta-Richmond County, GA  
File Participant ID#: 6858071028

#### PROJECT DATA:

PROJECT NAME: THE COTTAGES AT ANSLEY  
LOCAL ISSUING AUTHORITY: AUGUSTA-RICHMOND COUNTY  
CURRENT LAND USE: UNDEVELOPED  
PROPOSED LAND USE: RESIDENTIAL  
OWNER/DEVELOPER: THE ANSLEY COTTAGES, LLC  
ADDRESS: 2743 PERIMETER PARKWAY  
BLDG. 100 SUITE 370  
AUGUSTA, GA 30909

PH: (706) 854-6710  
SITE ADDRESS: 1235 AUGUSTA WEST PARKWAY  
AUGUSTA, GA 30909  
PARCEL ID: 030-0-062-00-0  
CURRENT ZONING: R-1D  
TOTAL ACREAGE: 18.02 ACRE 785,059 SF  
NUMBER OF LOTS: 75  
MINIMUM LOT SIZE: 4,182 S.F. (0.10 ACS.)

#### SETBACKS (R-1D)

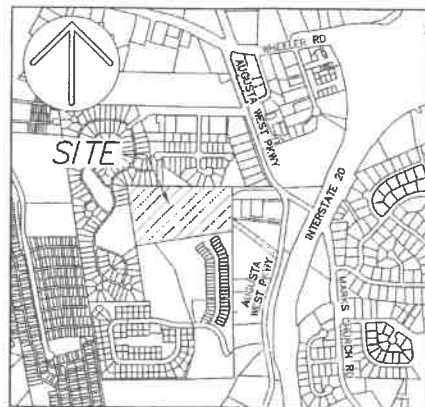
FRONT: 15' FROM PROPERTY LINE  
SIDE: 5'  
REAR: 25'

# A SUBDIVISION PLAT OF: THE COTTAGES AT ANSLEY LOTS 1-75 (SINGLE-FAMILY) 1235 AUGUSTA WEST PARKWAY

90TH G.M.D.  
AUGUSTA - RICHMOND COUNTY, GEORGIA

PREPARED FOR:

## THE ANSLEY COTTAGES, LLC



VICINITY MAP  
SCALE: 1"=1000'

PREPARED BY:

### JACHENS LAND SURVEYING, INC.

Professional Land Surveying • GIS • Mapping

P.O. Box 16 - Evans, Georgia 30809  
Ph- 706.299.8721

EMAIL: djachens@yahoo.com  
www.LANDSURVEY-MAPPING.com  
COA#: LS001036

PROJECT No.: 21009  
DRAWN BY: DLJ  
SCALE: AS SHOWN

SHEET 1 OF 4  
PLAT DATE: MAY 11, 2023



THIS 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  
(O.C.G.A.) 15-6-67 AS AMENDED BY  
HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO  
SETS OF SPECIFICATIONS, THE REQUIREMENTS OF  
LAW PREVAIL.

#### NOTES:

1. THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 13245C0105G DATED NOVEMBER 15, 2019.
2. GEORGIA EAST ZONE STATE PLANE COORDINATES ARE BASED ON NAD 83 AND WERE ESTABLISHED USING GPS SURVEY TECHNIQUES.
3. THIS PLAT MAY NOT REFLECT ALL UNRECORDED EASEMENTS.
4. THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND LOCAL BUILDING RESTRICTIONS. CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK & ZONING REQUIREMENTS AND INFORMATION.
5. GASLINES, WATERLINES, AND TELEPHONE LINES WERE MARKED BY OTHERS AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL OTHER UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE UNTIL FIELD VERIFIED. ONLY OBVIOUS ABOVE GROUND EVIDENCE OF UTILITIES WERE LOCATED.
6. IT IS THE RESPONSIBILITY OF THE LAND OWNER TO VERIFY ALL WETLANDS THAT MAY BE PRESENT WITH THE U.S. ARMY CORPS OF ENGINEERS. WETLANDS SHOWN AND WERE MARKED BY OTHERS.
7. 1/2" REBAR AND CAP WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED. CORNERS WILL BE SET AT THE COMPLETION OF CONSTRUCTION.
8. AUGUSTA-RICHMOND COUNTY RESERVES TO ITSELF, AN ASSIGNABLE 5 FOOT ACCESS, DRAINAGE, AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND AN ASSIGNABLE 10 FOOT ACCESS, DRAINAGE, AND UTILITY EASEMENT ALONG ALL REAR LOT LINES.
9. SIDEWALKS AND WATERLINE SHOWN HEREON ARE APPROXIMATE AND SHOWN BASED ON ENGINEERING DRAWINGS.

#### LEGEND:

- TUB TELEPHONE JUNCTION BOX
- SIGN
- WATER VALVE
- GAS VALVE
- STORM SEWER MANHOLE
- OVERHEAD UTILITY POLE
- LIGHT POLE
- HYDRANT
- WATER METER
- TELEPHONE MANHOLE
- GAS UNDERGROUND GAS LINE
- S UNDERGROUND SEWER LINE
- UT UNDERGROUND TELEPHONE LINE
- OHP OVERHEAD POWER LINE
- SD STORM DRAIN
- RCP REINFORCED CONCRETE PIPE
- RBS REBAR SET
- CMF CONCRETE MONUMENT FOUND
- PIPE IRON PIPE FOUND
- RBF IRON REBAR FOUND
- ⊙ AXLE AXLE FOUND

#### APPROVED FINAL PLAT

(Not Valid Until Signed)  
Augusta Commission

Date Approved: July 18, 2023

Chairman: Mayor

Clerk: Commission

#### APPROVED FINAL PLAT

(Not Valid Until Signed)  
Augusta Richmond County  
Planning Commission

Date Approved: July 5, 2023

Chairman: Leonard Bettman

Secretary: B. L. Jachens

Director

#### SURVEYOR'S CERTIFICATION:

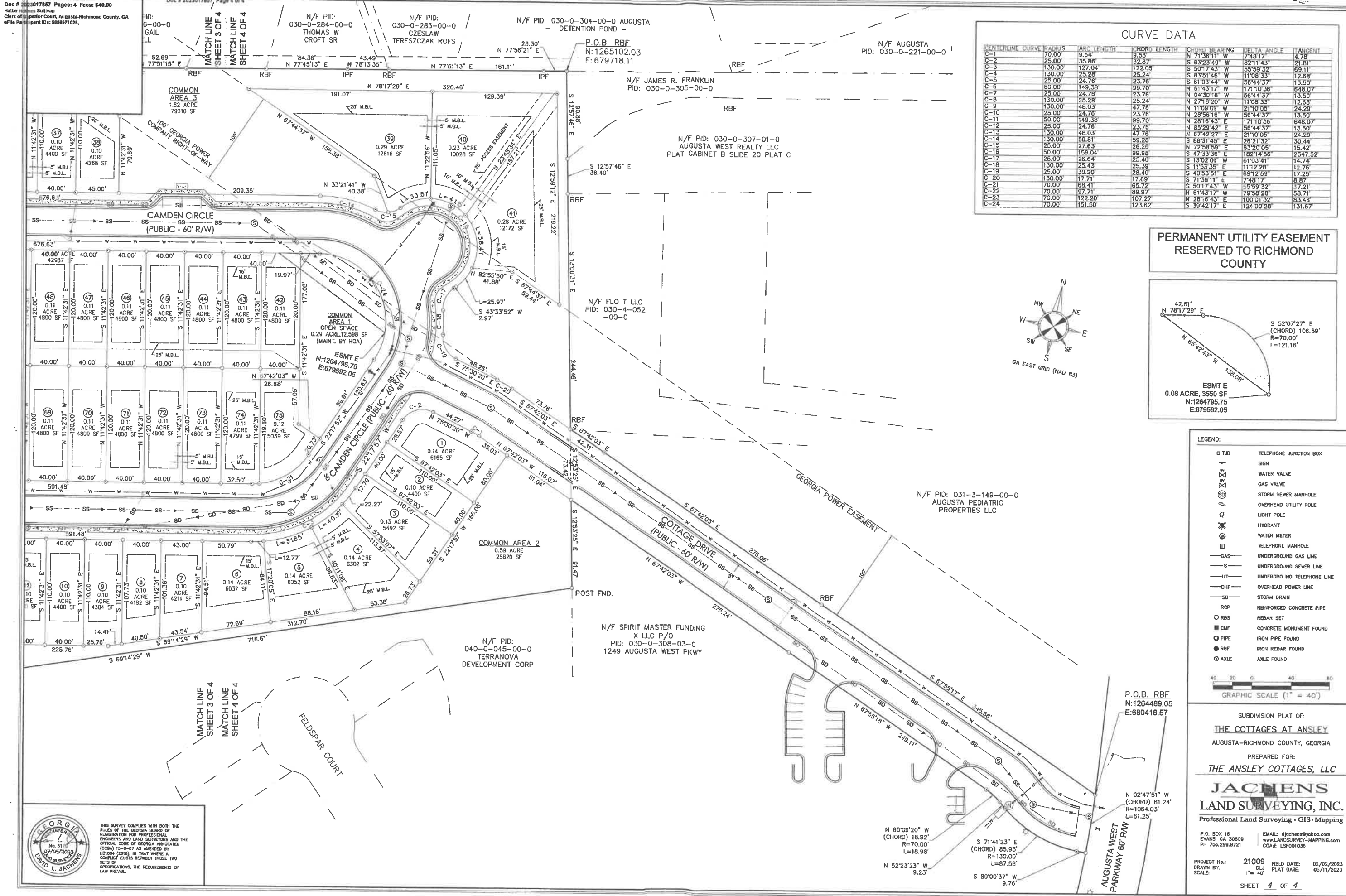
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO 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 15-6-67.

DAVID LEE JACHENS

CA. R.L.S. # 3170

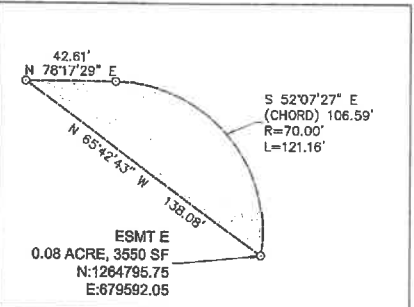
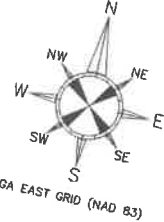
07/05/2023

DATE



| CURVE DATA       |        |            |              |               |             |         |
|------------------|--------|------------|--------------|---------------|-------------|---------|
| CENTERLINE CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
| C-1              | 70.00  | 9.54       | 9.53         | N 71°36'11" W | 7°48'17"    | 4.78    |
| C-2              | 25.00  | 35.86      | 32.87        | S 63°23'49" W | 82°11'43"   | 21.81   |
| C-3              | 130.00 | 127.04     | 122.05       | S 50°17'43" W | 55°59'32"   | 69.11   |
| C-4              | 130.00 | 25.28      | 25.24        | S 83°51'46" W | 11°08'33"   | 12.88   |
| C-5              | 25.00  | 22.76      | 23.76        | S 81°03'44" W | 56°44'37"   | 13.50   |
| C-6              | 50.00  | 149.38     | 99.70        | N 61°43'17" W | 171°10'36"  | 648.07  |
| C-7              | 25.00  | 24.76      | 23.76        | N 04°30'18" W | 56°44'37"   | 13.50   |
| C-8              | 130.00 | 25.28      | 25.24        | N 27°18'20" W | 11°08'33"   | 12.88   |
| C-9              | 130.00 | 48.03      | 47.76        | N 11°08'01" W | 21°10'05"   | 24.29   |
| C-10             | 25.00  | 24.76      | 23.76        | N 28°56'16" W | 56°44'37"   | 13.50   |
| C-11             | 50.00  | 149.38     | 99.70        | N 28°16'43" E | 171°10'36"  | 648.07  |
| C-12             | 25.00  | 24.76      | 23.76        | N 85°29'42" E | 56°44'37"   | 13.50   |
| C-13             | 130.00 | 48.03      | 47.76        | N 67°42'27" E | 21°10'05"   | 24.29   |
| C-14             | 130.00 | 58.81      | 59.28        | S 88°31'45" E | 26°21'32"   | 30.44   |
| C-15             | 25.00  | 27.63      | 26.25        | N 72°58'59" E | 63°20'05"   | 15.42   |
| C-16             | 50.00  | 159.04     | 99.98        | S 47°33'36" E | 182°14'56"  | 2547.52 |
| C-17             | 25.00  | 28.64      | 25.40        | S 13°02'01" W | 61°03'41"   | 14.74   |
| C-18             | 130.00 | 25.43      | 25.39        | S 11°53'35" E | 11°12'28"   | 12.76   |
| C-19             | 25.00  | 30.20      | 28.40        | S 40°53'51" E | 69°12'59"   | 17.25   |
| C-20             | 130.00 | 17.71      | 17.69        | S 71°38'11" E | 7°48'17"    | 8.87    |
| C-21             | 70.00  | 68.41      | 65.72        | S 50°17'43" W | 55°59'32"   | 17.21   |
| C-22             | 70.00  | 97.71      | 89.97        | N 61°43'17" W | 79°58'28"   | 58.71   |
| C-23             | 70.00  | 122.20     | 107.27       | N 28°16'43" E | 100°01'32"  | 83.46   |
| C-24             | 70.00  | 151.50     | 123.62       | S 39°42'17" E | 124°00'28"  | 131.67  |

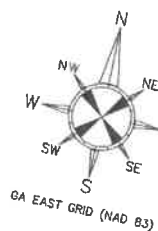
PERMANENT UTILITY EASEMENT  
RESERVED TO RICHMOND  
COUNTY



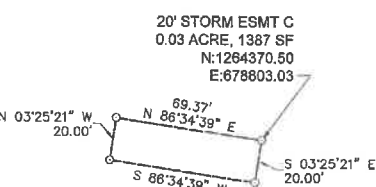
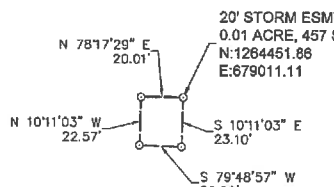
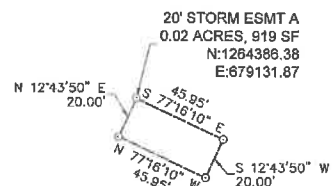
- LEGEND:
- TJB TELEPHONE JUNCTION BOX
  - SN SIGN
  - WV WATER VALVE
  - GV GAS VALVE
  - SMH STORM SEWER MANHOLE
  - UP OVERHEAD UTILITY POLE
  - LP LIGHT POLE
  - H HYDRANT
  - WM WATER METER
  - TM TELEPHONE MANHOLE
  - UGL UNDERGROUND GAS LINE
  - USL UNDERGROUND SEWER LINE
  - UTL UNDERGROUND TELEPHONE LINE
  - DHP OVERHEAD POWER LINE
  - SD STORM DRAIN
  - RCP REINFORCED CONCRETE PIPE
  - RSB REBAR SET
  - CMF CONCRETE MONUMENT FOUND
  - PIF IRON PIPE FOUND
  - RBF IRON REBAR FOUND
  - AXL AXLE FOUND



SUBDIVISION PLAT OF:  
**THE COTTAGES AT ANSLEY**  
AUGUSTA-RICHMOND COUNTY, GEORGIA  
PREPARED FOR:  
**THE ANSLEY COTTAGES, LLC**  
**JACHENS**  
**LAND SURVEYING, INC.**  
Professional Land Surveying • GIS • Mapping  
P.O. BOX 16  
EVANS, GA 30509  
PH 706.299.8721  
EMAIL: djachens@jachs.com  
WWW.LANDSURVEYING-MAPPING.COM  
COA#: LSF001035  
PROJECT No.: 21009  
DRAWN BY: DJL  
SCALE: 1" = 40'  
FIELD DATE: 02/02/2023  
PLAT DATE: 05/11/2023  
SHEET 4 OF 4



PERMANENT 20' DRAINAGE &  
UTILITY EASEMENTS RESERVED  
TO RICHMOND COUNTY

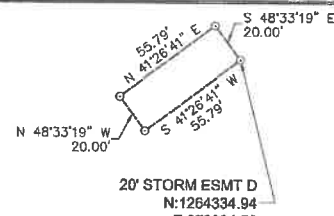


THIS SURVEY COMPLIES WITH BOTH THE  
RULES OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE  
OFFICIAL CODE OF GEORGIA ANNOTATED  
(O.C.G.A.) 15-9-67 AS AMENDED BY  
H.B. 1001 (2018), IN THAT THERE IS A  
CONFLICT EXISTING BETWEEN THOSE TWO  
SETS OF SPECIFICATIONS, THE REQUIREMENTS OF  
LAW PREVAIL.

N/F PID:  
040-0-017-00-0  
THOMAS F  
STEMBRIDGE ROFS

N/F PID: 040-0-045-00-0  
TERRANOVA DEVELOPMENT CORP

PERMANENT 20' DRAINAGE &  
UTILITY EASEMENT RESERVED  
TO RICHMOND COUNTY



- LEGEND:
- TJB TELEPHONE JUNCTION BOX
  - SIGN
  - WATER VALVE
  - GAS VALVE
  - STORM SEWER MANHOLE
  - OVERHEAD UTILITY POLE
  - LIGHT POLE
  - HYDRANT
  - WATER METER
  - TELEPHONE MANHOLE
  - GAS — UNDERGROUND GAS LINE
  - S — UNDERGROUND SEWER LINE
  - UT — UNDERGROUND TELEPHONE LINE
  - OHP — OVERHEAD POWER LINE
  - SD — STORM DRAIN
  - RCP REINFORCED CONCRETE PIPE
  - RBS REBAR SET
  - CMF CONCRETE MONUMENT FOUND
  - PIPE IRON PIPE FOUND
  - RBF IRON REBAR FOUND
  - AXLE AXLE FOUND

SUBDIVISION PLAT OF:

**THE COTTAGES AT ANSLEY**

AUGUSTA-RICHMOND COUNTY, GEORGIA

PREPARED FOR:

**THE ANSLEY COTTAGES, LLC**

**JACHENS**  
**LAND SURVEYING, INC.**

Professional Land Surveying • GIS • Mapping

P.O. BOX 16  
EVANS, GA 30809  
PH 706.299.8721

EMAIL: djachens@jchoo.com  
www.LANDSURVEY-MAPPING.com  
COA#: LSF001035

PROJECT No.: 21009 FIELD DATE: 02/02/2023  
DRAWN BY: DLJ PLAT DATE: 05/11/2023  
SCALE: 1" = 40'

SHEET 3 OF 4