

D: PLAT B: 20 P: 65  
 Recorded: 12/10/2024 12:40 PM  
 Doc # 2024030612 Pages: 3 Fees: \$30.00  
 Hattie Holmes Sullivan  
 Clerk of Superior Court, Augusta-Richmond County, GA  
 eFile Participant Id: 4158728943

**NOTES:**

1. A 5' EASEMENT IS RESERVED ON ALL FRONT & SIDE LOT LINES AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
2. THERE ARE GENERAL EASEMENTS SHOWN OVER DRAINAGE SWALES TRaversing LOTS FOR THE ACCOMMODATION OF STORM WATER FLOW TO DRAINAGE STRUCTURES. THESE SWALES & EASEMENTS THERE TO & MAINTENANCE THERE OF SHALL REMAIN WITH THE PROPERTY OWNERS. PROPERTY OWNERS SHALL NOT OBSTRUCT ANY DRAINAGE SWALES. RICHMOND COUNTY WILL NOT MAINTAIN ANY SWALES OR DITCHES LOCATED ON LOTS.
3. NO. 4 REBAR IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
4. THIS SURVEY WAS PERFORMED WITH A 5" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 8/2/23.
5. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 18,721.
6. PLAT CLOSURE: 1 PART IN 148,117
7. MINIMUM LENGTH OF #5RBS AT PROPERTY CORNERS WILL BE 18".
8. THIS PROPERTY IS NOT WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 13245C 0120G
9. A 20' EASEMENT CENTERED OVER ALL SANITARY AND WATER LINES ARE TO BE RESERVED IN FAVOR OF RICHMOND COUNTY.
10. ALL ROAD RIGHT OF WAYS AND STORM WATER MANAGEMENT AREA ARE TO BE DEEDED AND MAINTAINED BY THE HOA.

**NOTE:**

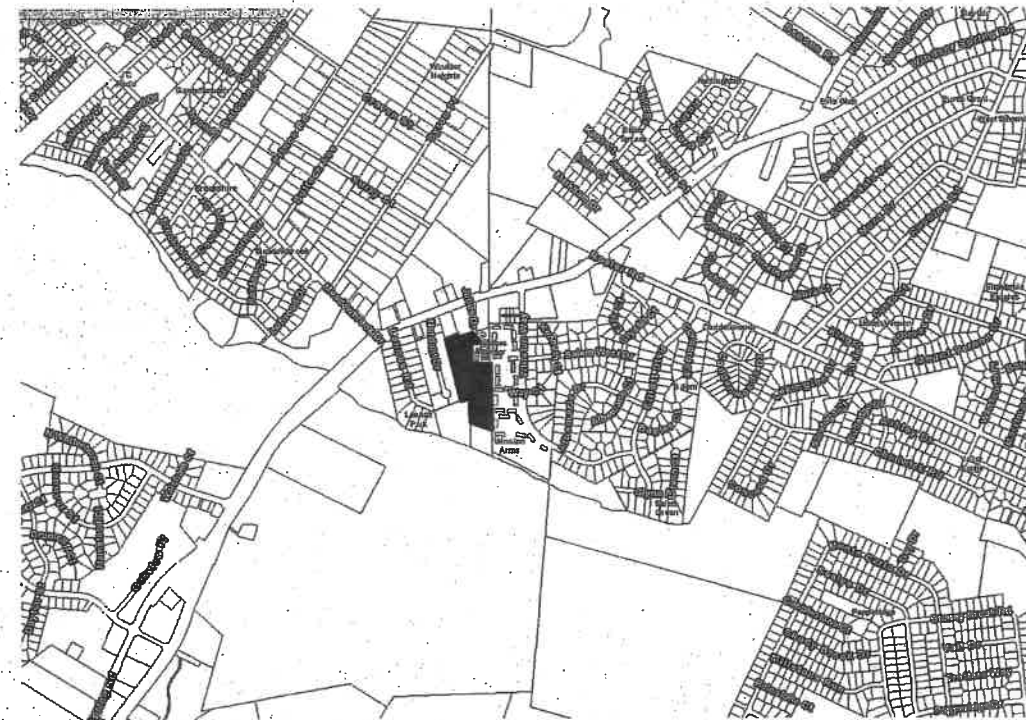
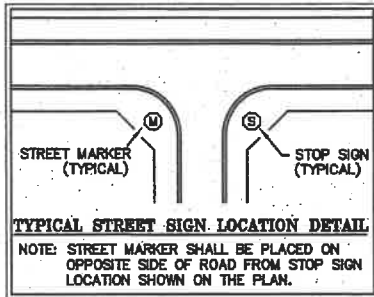
"WETLANDS SHOWN ON THESE PLANS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

**APPROVED FINAL PLAT**

(Not valid until signed)  
 AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION  
 Date Approved: November 19, 2024  
 Chairman: *Clemens Pittman*  
 Secretary: *Carle Delaney*

**APPROVED FINAL PLAT**

(Not valid until signed)  
 AUGUSTA COMMISSION  
 Date Approved: *11/19/2024*  
 Clerk: *[Signature]*  
 Chair: *[Signature]*



**LOCATION MAP**

**LINE TABLE**

LINE	LENGTH	BEARING
L1	82.23	S85°33'15"W
L2	117.27	S74°38'00"W
L3	119.75	N15°22'00"W
L4	435.85	S15°22'00"E
L5	91.78	N88°53'16"E
L6	278.58	S01°06'44"E
L7	415.84	S01°06'44"E
L8	37.54	N88°53'16"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	84.00'	15.92'	14°15'15"	S81°45'38"W	15.88'
C2	60.00'	79.32'	78°44'44"	S53°14'22"E	73.67'

The streets and roads (detentions/retention ponds and common areas - as applicable) are the private property of the owner, who has full and perpetual responsibility for their maintenance and repair. The owner releases Augusta, Georgia, from any and all claims, damages, or demands arising on account of or in connection with the design, construction, and maintenance of the streets and roads (detention/retention ponds and common areas - applicable) as shown hereon. Augusta, Georgia, assumes no liability or duty related thereto, and in no manner approves or assumes liability for the design of the streets and roads (detention/retention ponds and common areas - as applicable) as shown hereon.

LINE	BEARING	LENGTH
E10	N88°53'16"E	29.22'
E11	S01°06'44"E	11.79'
E12	N82°03'34"W	44.87'

**REVISIONS**

DATE	COMMENTS
7/31/24	PER COUNTY COMMENTS

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.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH 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.

*[Signature]* 9/3/24  
 G.F. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2814 DATE  
 PARTICIPANT I.D. 4158728943

**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.

*[Signature]* 9/3/24  
 G.F. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2814 DATE

**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.

**PROJECT DATA**

**OWNER AND DEVELOPER:**  
 2440 WINDSOR SPRING ROAD LLC.

**CONTACT:** DEREK EDENFIELD  
 1030 JIMMIE DYESS PKWY  
 AUGUSTA, GA 30909  
 Phone (706)-855-7085  
 E-Mail: derek@findayedfield.com

**PRESENT ZONING:** R-3B (Z-06-111)

**PARCEL AREA:** 7.24 ACRES

**ST. ADDRESS:** 2169 JULIUS DR.  
 AUGUSTA, GEORGIA 30909

**TAX MAP PARCEL:** 131-0-026-02-0

**TOWNHOMES:** 73 LOTS/UNITS

**DENSITY:** 10 LOTS/AC

**OPEN SPACE:** 1.40 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 MARK GREEN  
 1206 INTERSTATE PARKWAY  
 AUGUSTA, GA 30909  
 706-868-8803  
 EMAIL: BO@JGSWIFT.COM

**SURVEYOR:**  
 JAMES G. SWIFT & ASSOCIATES  
 C/O G.F. "BO" SLAUGHTER  
 1206 INTERSTATE PARKWAY  
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**TOWNHOMES AT WINDSOR PHASE 2**

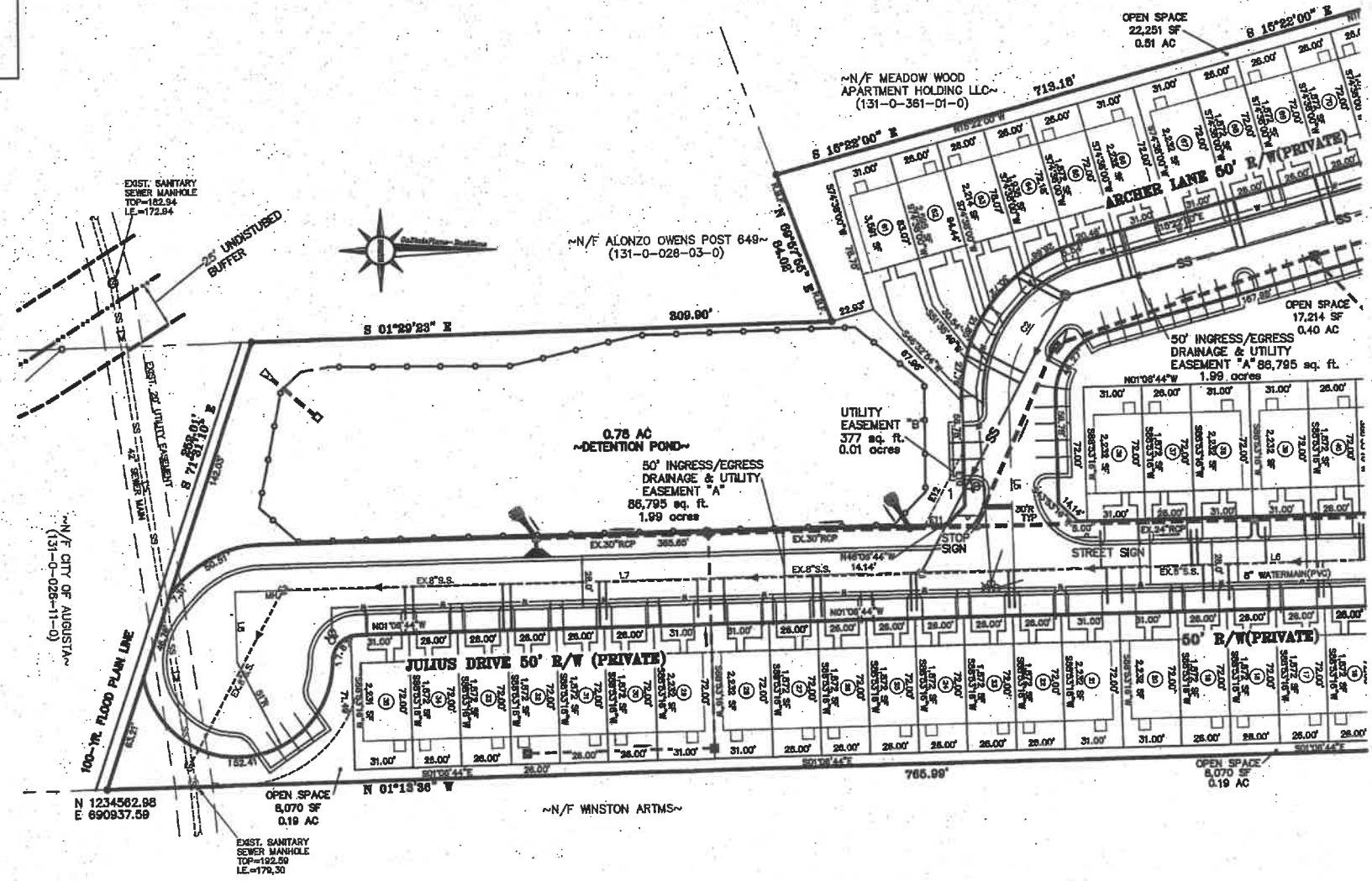
PROPERTY LOCATED OFF WINDSOR SPRINGS RD  
 AUGUSTA, GEORGIA

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



PREPARED BY:  
**JAMES G. SWIFT & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909  
 Phone: (706) 868-8803

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NOTE:  
 ALL PARKING PADS ARE 19'x18'

SETBACKS:  
 FRONT - 15'  
 SIDE - 5' END UNITS  
 REAR - 15'

REVISIONS

DATE	COMMENTS
7/31/24	PER COUNTY COMMENTS

DRAINAGE AND UTILITY EASEMENT  
 RESERVED OVER ALL OPEN SPACE.

# TOWNHOMES AT WINDSOR PHASE 2

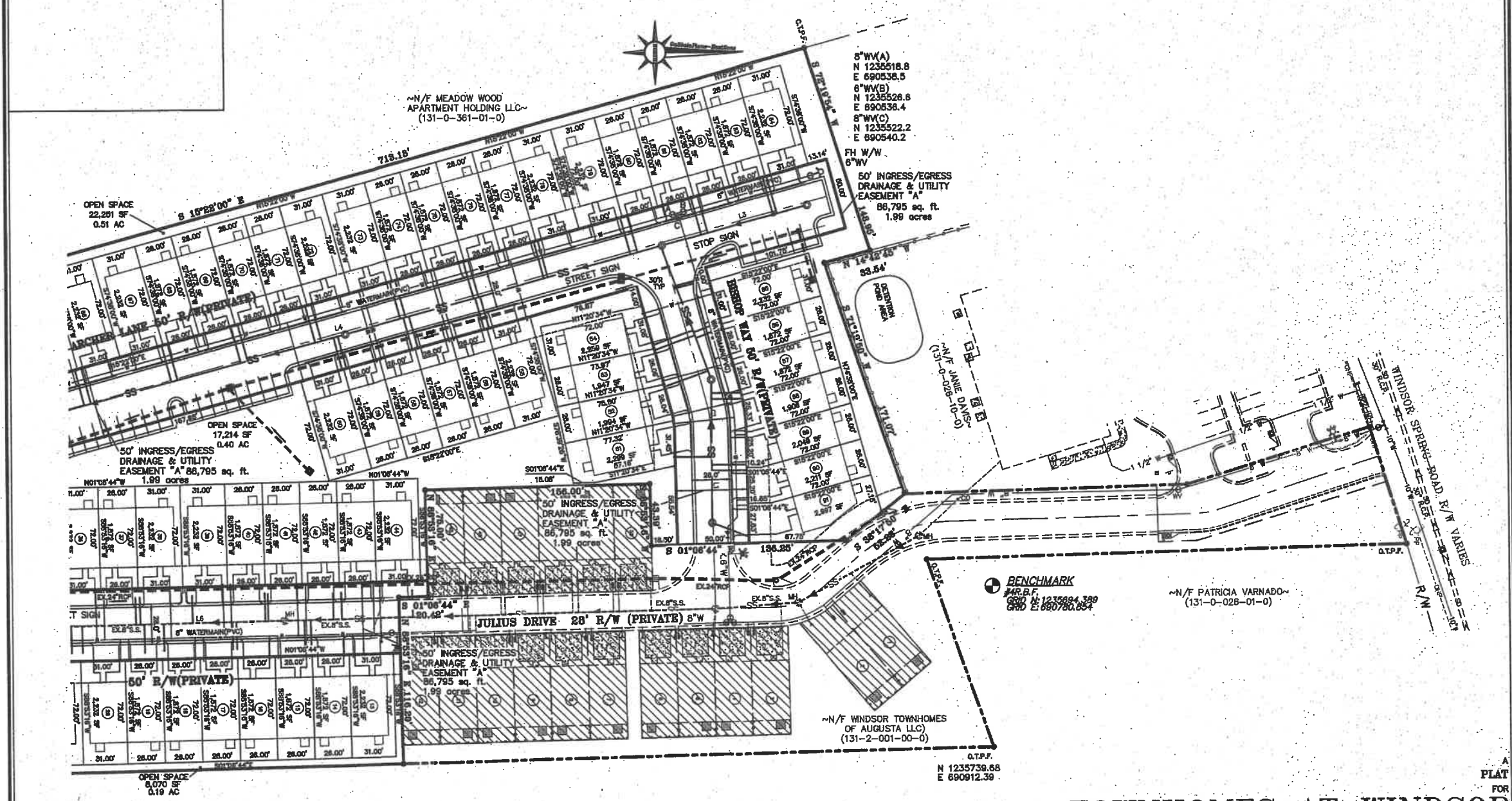
PROPERTY LOCATED OFF WINDSOR SPRINGS RD  
 AUGUSTA, GEORGIA

SCALE: 1" = 50'  
 MARCH 3, 2024



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SHEET 3



NOTE:  
 ALL PARKING PADS ARE 19'x18'

DRAINAGE AND UTILITY EASEMENT  
 RESERVED OVER ALL OPEN SPACE.

SETBACKS:  
 FRONT - 15'  
 SIDE - 6' END UNITS  
 REAR - 15'

REVISIONS	
DATE	COMMENTS
7/31/24	PER COUNTY COMMENTS



# TOWNHOMES AT WINDSOR PHASE 2

PROPERTY LOCATED OFF WINDSOR SPRINGS RD  
 AUGUSTA, GEORGIA  
 MARCH 3, 2024

SCALE: 1" = 50'

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SHEET 2