

PLAT B: 21 P: 143
 Recorded: 03/23/2026 11:42 AM
 Doc # 2026011719 Pages: 1 Fees: \$10.00
 Hattie Holmes Sullivan
 Clerk of Superior Court, Augusta-Richmond County, GA

GENERAL NOTES

- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 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.) 15-6-87, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

LEGEND

PROPERTY BOUNDARY ————
 ADJACENT PROPERTY LINE - - - - -
 1/2" REBAR FOUND ○ 1/2" RBF
 5/8" REBAR FOUND ○ 5/8" RBF
 4x4 RIGHT OF WAY MONUMENT FOUND BROKEN □ 4x4 RWMF BROKE
 4x4 RIGHT OF WAY MONUMENT FOUND DISTURBED □ 4x4 RWMF DIST
 5/8" REBAR SET WITH CAP ● 5/8" RBS CAP

SURVEYORS 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.

REGISTERED LAND SURVEYOR
 No. 003262
 PROFESSIONAL
 01/16/26 OR
 RICHARD E. BALDWIN

Richard E. Baldwin 1/29/2026
 DATE

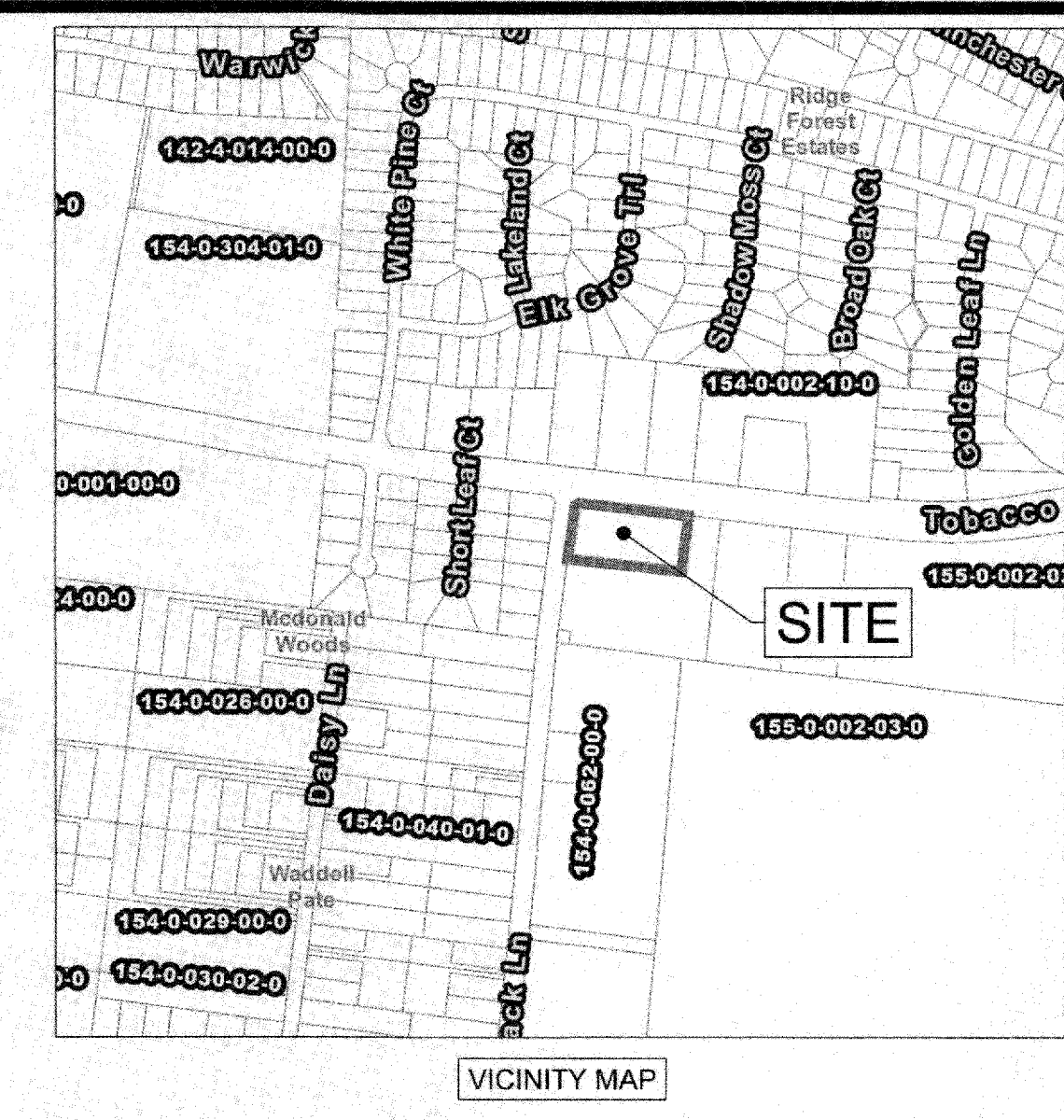
RICHARD E. BALDWIN
 GEORGIA REGISTERED LAND SURVEYOR #3262
 CERTIFICATE OF AUTHORIZATION
 LAND SURVEYOR FIRM #000051

- Based on monumentation found in the field and plat in reference, property lines are as shown. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Augusta/Richmond County tax records and are not guaranteed as to accuracy or completeness. This property may be subject to easements, protective covenants and other facts that may be revealed by a complete title search.
- This property is not located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13245C0162E; Effective Date: November 15, 2019.
- This is a boundary plat and may not show all improvements on the property.

Total Area: 100,487.36 Square Feet - 2.307 Acres

LOT	Square Feet	Acres
LOT 1	4,417.73	0.101
LOT 2	2,025.75	0.047
LOT 3	2,025.41	0.047
LOT 4	2,641.32	0.061
LOT 5	2,640.74	0.061
LOT 6	2,023.46	0.046
LOT 7	2,022.69	0.046
LOT 8	2,638.70	0.061
LOT 9	2,638.66	0.061
LOT 10	2,022.58	0.046
LOT 11	2,022.23	0.046
LOT 12	2,637.17	0.061
LOT 13	2,636.59	0.061
LOT 14	2,020.98	0.046
LOT 15	2,020.64	0.046
LOT 16	2,696.19	0.062
COMMON AREA	32,745.50	0.752
ROAD R/W TO BE DEEDED TO CITY OF AUGUSTA	28,611.02	0.657

REFERENCE:
 - PLAT BOOK 19 PAGE 175
 - DEED BOOK 1968 PAGE 1523
 Field Work Completed on: October 15, 2025



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

2368 TOBACCO ROAD
 AUGUSTA GA 30906

SETBACKS
 ZONING: R-1E (SINGLE FAMILY ATTACHED) PROPOSED

SETBACKS:
 FRONT (TOBACCO RD): 40 FT
 FRONT (MACK LN): 30 FT
 FRONT (LOCAL RD): 15 FT
 SIDE: 5 FT
 REAR: 25 FT

SUBDIVIDE NOTES:
 OWNER/DEVELOPER:
 NEK RESTAURANT HOLDINGS, LLC (NKOLIKA ANIEDOBE)
 528 EDGEFIELD RD., STE G, NORTH AUGUSTA, SC
 803-221-4778

THERE IS NO MIN LOT SIZE OR WIDTH. DENSITY OF UNITS PER ACRE -10
 MAXIMUM BUILDING HEIGHT 45'

NUMBER LOTS = 17 (16 RESIDENTIAL, 1 COMMON AREA)
 AVERAGE LOT SIZE (RESIDENTIAL) = 2,725.15 SF
 ROAD RIGHT OF WAY TO BE DEEDED TO AUGUSTA/RICHMOND COUNTY

E.O.C. Plat: 1 in 331,653.28
 E.O.C. Field: This Survey was completed using eGPS 201i GPS base and rover multi-frequency receivers on the eGPS solutions vrs real-time kinematic network along with Robotic Total Station. The field data for this boundary survey has a relative positional accuracy of 0.08' or less, horizontally, at the 95% confidence level.

Equipment used: Geomax Zoom 95 Robotic Total Station eGPS 201i GPS base and rover multi-frequency receivers

APPROVED FINAL PLAT

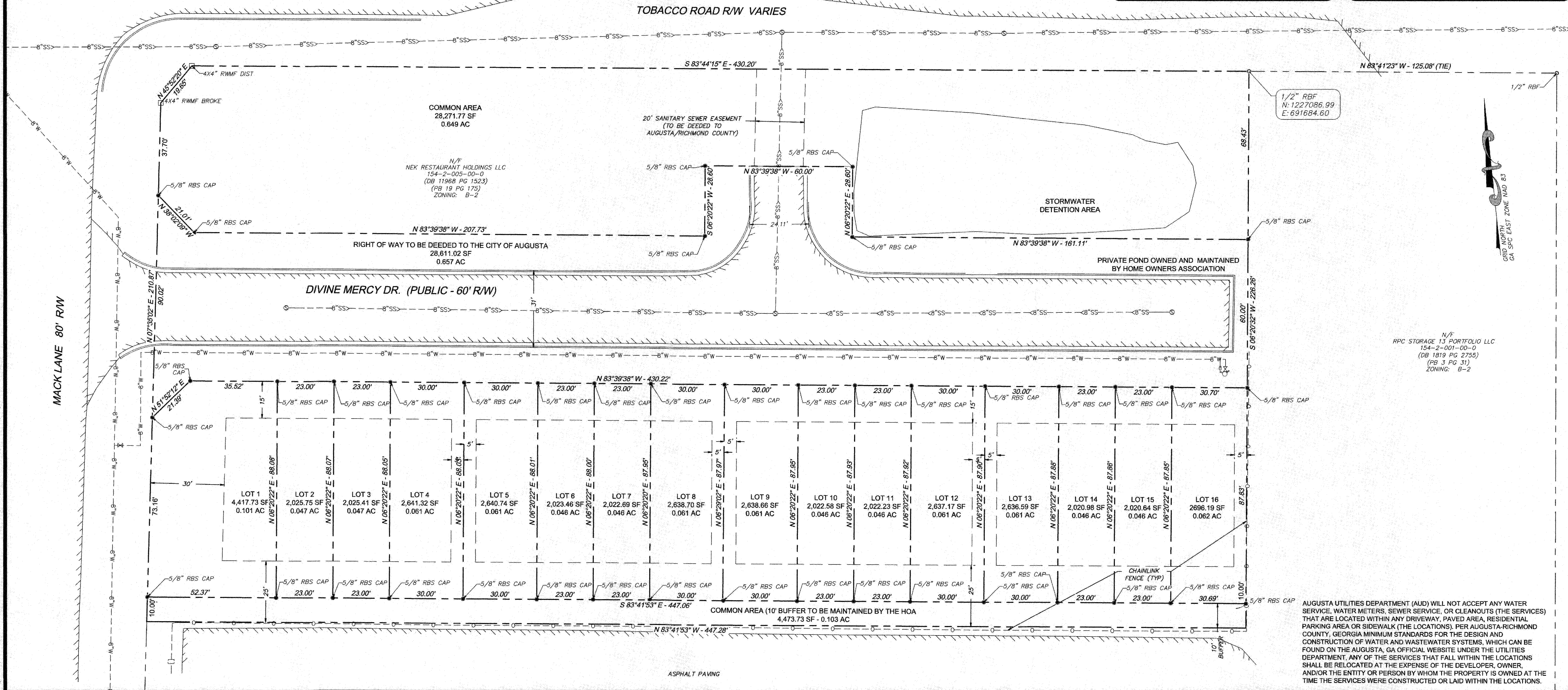
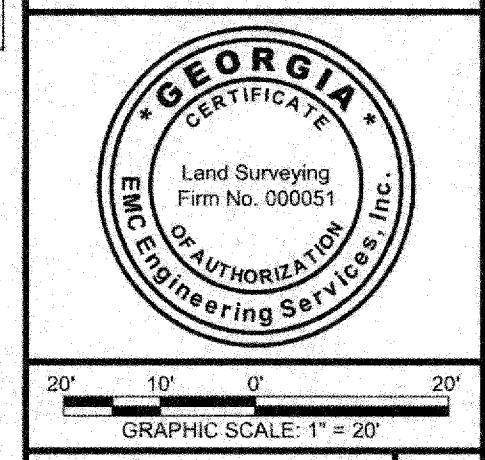
(NOT VALID UNTIL SIGNED)
 AUGUSTA COMMISSION

Date Approved: 2/17/2026
 Chairman: [Signature]
 Clerk-Commission: [Signature]

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
 AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION

Date Approved: 2/2/2026
 Chairman: [Signature]
 Secretary: [Signature]



EMC ENGINEERING SERVICES, INC.
 4424 Columbia Road, Suite B
 Martinez, GA 30907
 Phone: (706) 963-8011
 Fax: (706) 963-8011
 www.emc-eng.com

EMC ENGINEERING SERVICES, INC.
 CIVIL
 MARINE
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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

FINAL PLAT
MYSTICAL ROSE GARDENS
 G.M.D. 1660 - 154-2-005-00-0 - 2368 TOBACCO ROAD
 AUGUSTA, RICHMOND, GEORGIA
 Prepared for:
NEK COMMERCIAL PROPERTIES LLC

PROJECT NO.: 25-8021.01
 DRAWN BY: LNL
 DESIGNED BY:
 SURVEYED BY: NB
 SURVEY DATE: 8-26-2025
 CHECKED BY: REB
 SCALE: 1" = 20'
 DATE: 08-27-2025

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 MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS, 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, OWNER, AND/OR THE ENTITY OR PERSON BY WHOM THE PROPERTY IS OWNED AT THE TIME THE SERVICES WERE CONSTRUCTED OR LAID WITHIN THE LOCATIONS.

SHEET
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