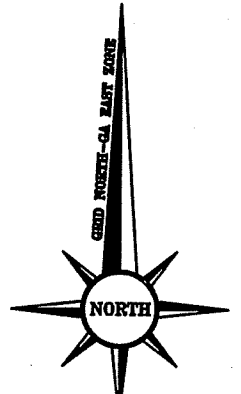




LOCATION MAP:



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.

APPROVED FINAL PLAT
 (Not valid until signed)
 AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
 Date Approved: 3/2/2026
 Chairman: [Signature]
 Secretary: [Signature]

APPROVED FINAL PLAT
 (Not valid until signed)
 AUGUSTA COMMISSION
 Date Approved: 3/18/2026
 Chairman: [Signature]
 Clerk-Commission: [Signature]

- 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 6" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 4/22/22.
 5. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 30,000.
 6. PLAT CLOSURE: 1 PART IN 163,577.
 7. MINIMUM LENGTH OF #5RBS AT PROPERTY CORNERS WILL BE 18".
 8. THE 100 YEAR FLOOD PLAIN DOES NOT LIE WITHIN ANY RESIDENTIAL LOTS IN THIS PROJECT IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANEL NUMBER 13245C0115G BY F.E.M.A. DATED 11/15/19.
 9. A 20' EASEMENT CENTERED OVER ALL STORM, SANITARY, AND WATER LINES ARE TO BE RESERVED IN FAVOR OF RICHMOND COUNTY.
 10. ALL ROAD RIGHT OF WAYS AND STORM WATER MANAGEMENT AND UTILITIES AREA ARE TO BE DEEDED TO RICHMOND COUNTY.

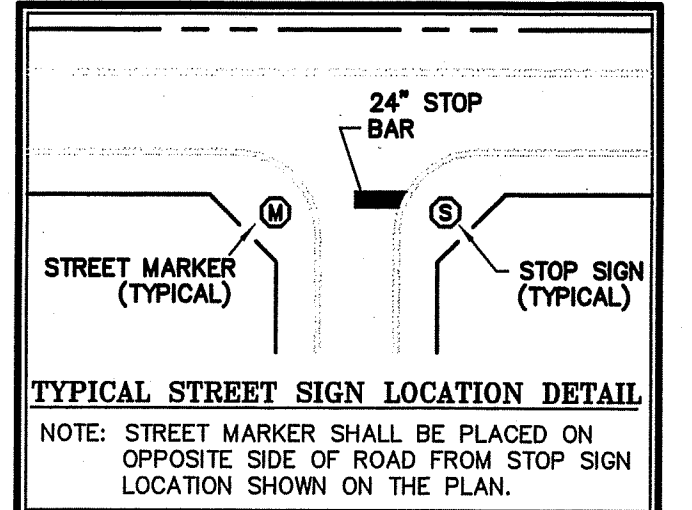
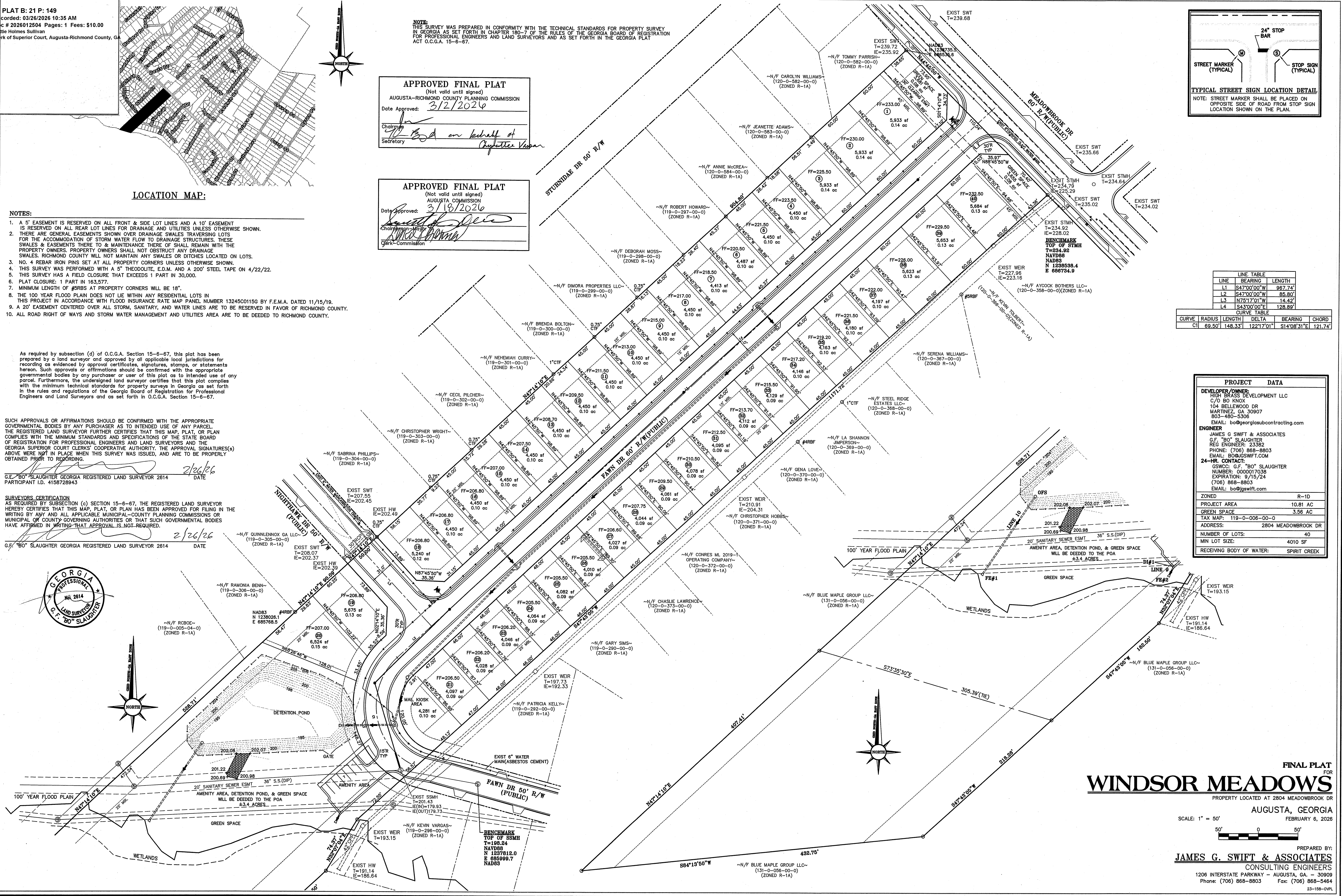
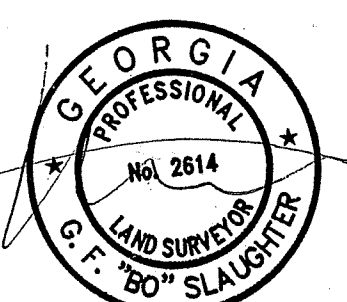
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with 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, PLAN, 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.

G.E. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614
 PARTICIPANT I.D. 4158728943 DATE 2/26/26

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (c) SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN, 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.E. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614 DATE 2/26/26



LINE TABLE					
LINE	BEARING	LENGTH			
L1	S47°00'00"W	967.74'			
L2	S47°00'00"W	85.80'			
L3	N75°17'01"W	14.42'			
L4	S43°00'00"E	128.89'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	69.50'	148.33'	122°17'01"	S14°08'31"E	121.74'

PROJECT DATA

DEVELOPER/OWNER:
 HIGH BRASS DEVELOPMENT LLC
 C/O BO KNOX
 104 BELLEWOOD DR
 MARTINEZ, GA 30907
 803-480-5306
 EMAIL: bo@georgiasubcontracting.com

ENGINEER:
 JAMES G SWIFT & ASSOCIATES
 G.F. "BO" SLAUGHTER
 REG ENGINEER: 23382
 PHONE: (706) 868-8803
 EMAIL: BO@JGSWIFT.COM

24-HR. CONTACT:
 GSWCC: G.F. "BO" SLAUGHTER
 NUMBER: 0000017036
 EXPIRATION: 9/15/24
 (706) 868-8803
 EMAIL: bo@jgswift.com

ZONED: R-1D
PROJECT AREA: 10.81 AC
GREEN SPACE: 3.56 AC
TAX MAP: 119-0-006-00-0
ADDRESS: 2804 MEADOWBROOK DR
NUMBER OF LOTS: 40
MIN LOT SIZE: 4010 SF
RECEIVING BODY OF WATER: SPIRIT CREEK

FINAL PLAT FOR WINDSOR MEADOWS

PROPERTY LOCATED AT 2804 MEADOWBROOK DR
 AUGUSTA, GEORGIA
 SCALE: 1" = 50'
 FEBRUARY 6, 2026

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
 Phone: (706) 868-8803 Fax: (706) 868-5464
 23-188-0VPL