

D: PLAT B: 19 P: 92
Recorded: 03/01/2024 10:35 AM
Doc # 2024004463 Pages: 4 Fees: \$40.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 4158728943.

LINE TABLE				
LINE	BEARING	LENGTH		
L1	S75°57'39"E	173.93'		
L2	S65°28'18"E	370.13'		
L3	N25°49'00"E	189.92'		
L4	S64°11'00"E	20.00'		

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	460.00'	84.21'	10°29'21"	N70°42'58"W	84.09'
C2	100.00'	154.83'	88°42'42"	N70°10'21"E	139.82'

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.

National Flood Hazard Layer FIRMette



Legend
SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees, See Notes, Zone X
- Area with Flood Risk due to Levees Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMR
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

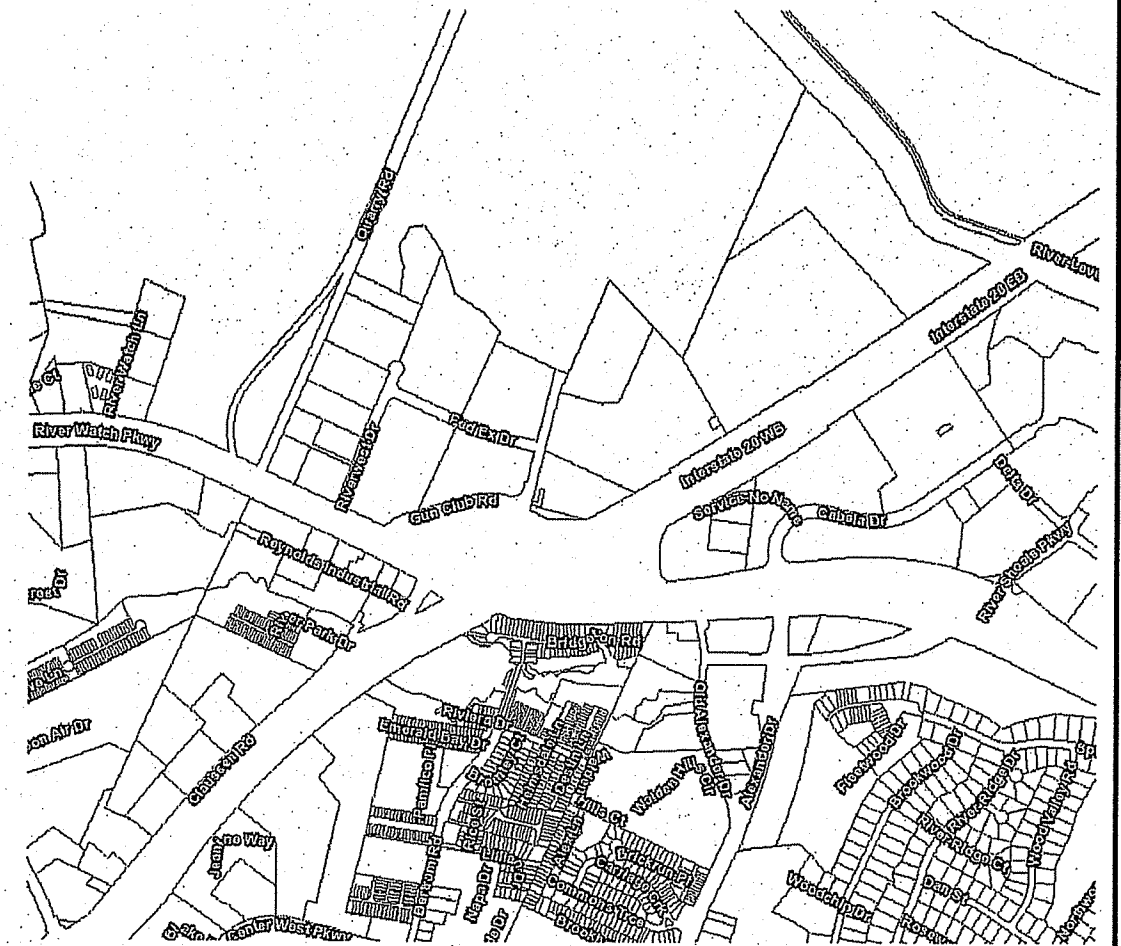
OTHER FEATURES

- Cross Sections with 5% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



LOCATION MAP:
N.T.S.

PROJECT	DATA
DEVELOPER: SOUTHEASTERN COMPANY C/O MATT MILLS 2743 PERIMETER PARKWAY AUGUSTA, GA 30909 (706) 373-9007	
24-HR. CONTACT: MATT MILLS (706) 373-9007	
ZONED	LI
PROJECT AREA	19.27 AC
TAX MAP:	008-0-003-04-0
SITE ADDRESS:	2913 GUN CLUB RD

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. As the Registered Land Surveyor, I further certify 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.

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

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.

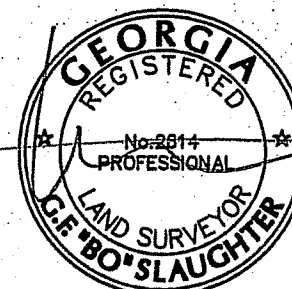
G.F. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614
PARTICIPANT I.D. 4158728943

DATE

2/29/24

NOTES:

- 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.
- 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.
- NO. 5 REBAR IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- THIS SURVEY WAS PERFORMED WITH A 5" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 4/10/20.
- THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 18,721.
- PLAT CLOSURE: 1 PART IN 184,334
- MINIMUM LENGTH OF #5RB'S AT PROPERTY CORNERS WILL BE 18".
- THE 100 YEAR FLOOD PLAIN DOES NOT LIE WITHIN ANY LOTS IN THIS PROJECT IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANEL NUMBER 13245C0020G BY F.E.M.A. DATED 11/15/19.
- A 20' EASEMENT CENTERED OVER ALL SANITARY LINES ARE TO BE RESERVED IN FAVOR OF RICHMOND COUNTY UNLESS OTHERWISE SHOWN.
- ALL ROAD RIGHT OF WAYS AND STORM WATER MANAGEMENT AND UTILITIES AREA ARE TO BE PRIVATE.
- CITY BEARS NO RESPONSIBILITY FOR REPAIRS OR MAINTENANCE TO TRADE CENTER CT.



SHEET 1

APPROVED SUBDIVISION
3/1/2024
Date
BY AUTHORITY OF AUGUSTA PLANNING
& DEVELOPMENT DEPARTMENT

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E10	S65°28'18"E	36.34
E11	S28°04'14"W	52.01
E12	S61°55'46"E	20.00
E13	N28°04'14"E	53.24
E14	N65°28'18"W	20.04
E15	N28°04'14"E	193.56
E16	S75°57'39"E	20.62
E17	S28°04'14"W	197.32

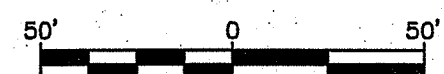
GUN CLUB INVESTORS, LLC

PROPERTY LOCATED OFF GUN CLUB RD

AUGUSTA, GEORGIA

SEPTEMBER 15, 2023

SCALE: 1" = 50'



PREPARED BY:

JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909

17-376-PLAT

Phone: (706) 868-8803

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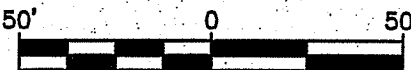
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E14	N65°28'18"W	20.04
E15	N28°04'14"E	193.56
E16	S75°57'39"E	20.62
E17	S28°04'14"W	197.32
E18	N14°02'21"E	112.75
E19	N24°15'24"E	130.34
E20	S28°04'14"W	0.67
E21	S24°15'24"W	240.64

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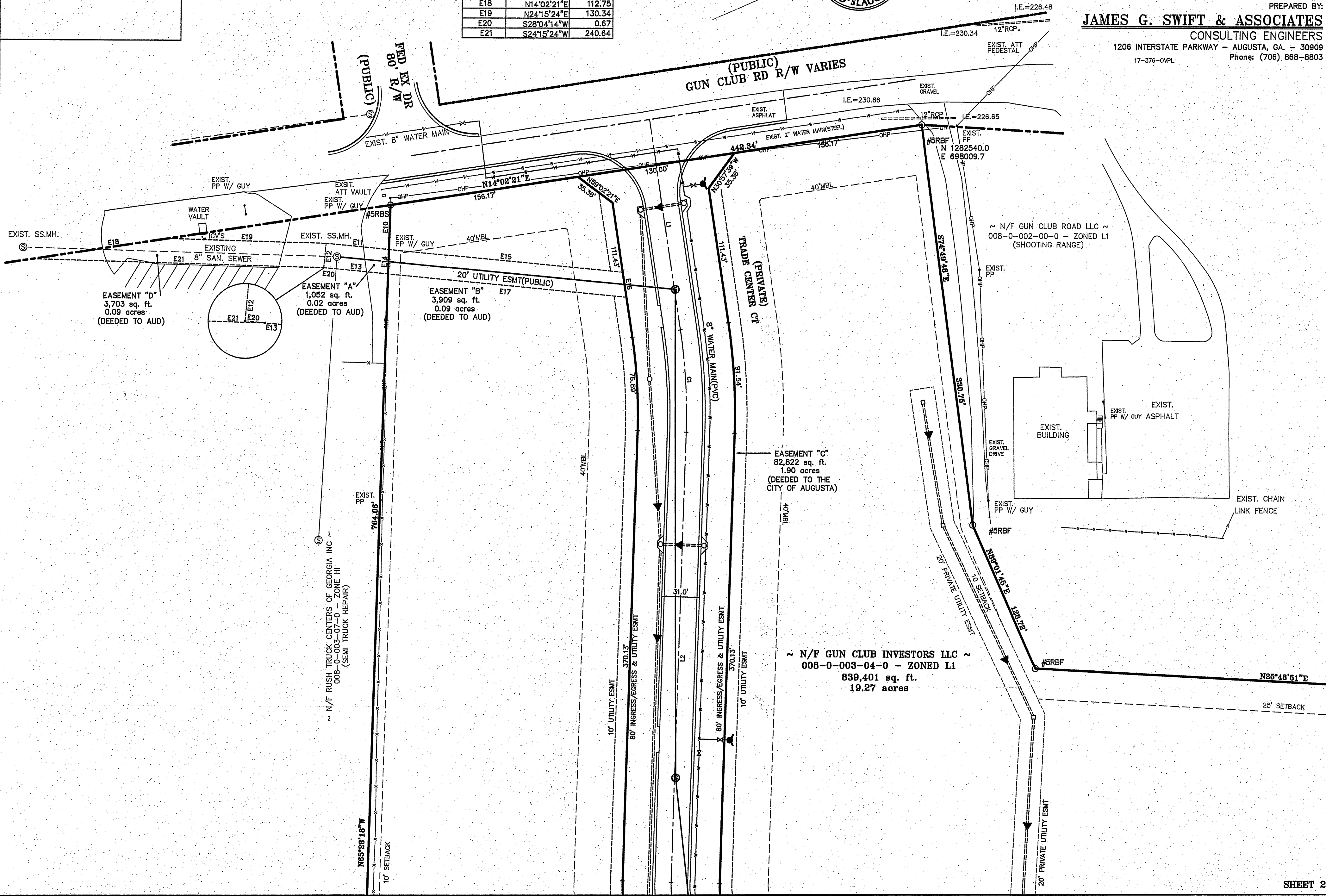
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SEPTEMBER 15, 2023

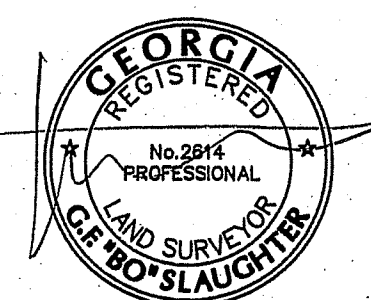
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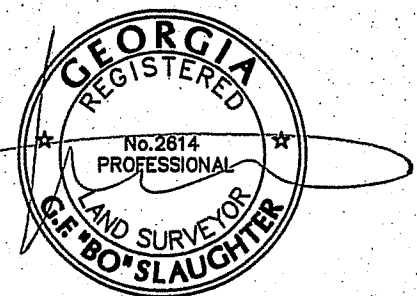
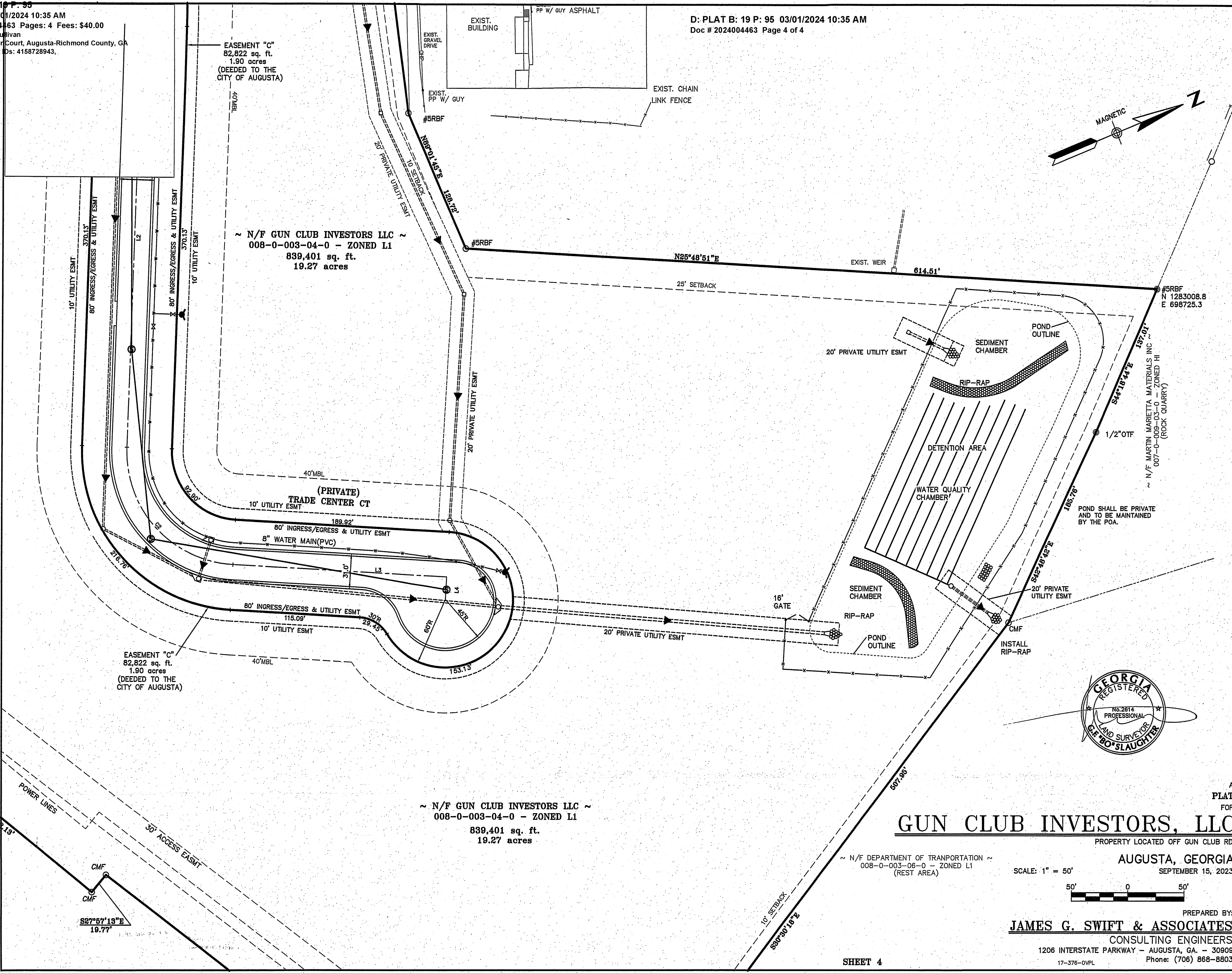
CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909

17-376-OVP/



SHEET 3

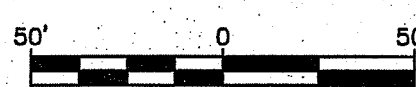


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