

D: PLAT B: 20 P: 136
Recorded: 04/08/2025 06:38 PM
Doc # 2025016180 Pages: 3 Fees: \$10.00
Hettie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA



FINAL PLAT SUBDIVISION OF BRITTANY OAKS

PROPERTY LOCATED IN THE 86TH G.M.D.
3303 FIRESTONE DRIVE
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE: AUGUST 14, 2024 SCALE: 1" = 40'
REV: DECEMBER 10, 2024 AUGUSTA comments
REV: FEBRUARY 4, 2025 AUGUSTA comments

PREPARED FOR:
OWNER / DEVELOPER / CONTACT
TBR TOWNHOMES, LLC
835 DOUGHERTY ROAD AENL SC 29803 (708-732-8640)
PREPARED BY:
SOUTHERN PARTNERS, INC.
— ENGINEERS — SURVEYORS — PLANNERS —
1233 AUGUSTA WEST PARKWAY AUGUSTA GA 30809 (706) 855-8000



| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 15° 39' 03" E | 100.00 |
| 2 | N 74° 20' 34" W | 100.00 |
| 3 | N 15° 39' 03" E | 100.00 |
| 4 | N 74° 20' 34" W | 100.00 |
| 5 | N 15° 39' 03" E | 100.00 |
| 6 | N 74° 20' 34" W | 100.00 |
| 7 | N 15° 39' 03" E | 100.00 |
| 8 | N 74° 20' 34" W | 100.00 |
| 9 | N 15° 39' 03" E | 100.00 |
| 10 | N 74° 20' 34" W | 100.00 |
| 11 | N 15° 39' 03" E | 100.00 |
| 12 | N 74° 20' 34" W | 100.00 |
| 13 | N 15° 39' 03" E | 100.00 |
| 14 | N 74° 20' 34" W | 100.00 |
| 15 | N 15° 39' 03" E | 100.00 |
| 16 | N 74° 20' 34" W | 100.00 |
| 17 | N 15° 39' 03" E | 100.00 |
| 18 | N 74° 20' 34" W | 100.00 |
| 19 | N 15° 39' 03" E | 100.00 |
| 20 | N 74° 20' 34" W | 100.00 |
| 21 | N 15° 39' 03" E | 100.00 |
| 22 | N 74° 20' 34" W | 100.00 |
| 23 | N 15° 39' 03" E | 100.00 |
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| 66 | N 74° 20' 34" W | 100.00 |
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| 68 | N 74° 20' 34" W | 100.00 |
| 69 | N 15° 39' 03" E | 100.00 |
| 70 | N 74° 20' 34" W | 100.00 |
| 71 | N 15° 39' 03" E | 100.00 |
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| 77 | N 15° 39' 03" E | 100.00 |
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| 84 | N 74° 20' 34" W | 100.00 |
| 85 | N 15° 39' 03" E | 100.00 |
| 86 | N 74° 20' 34" W | 100.00 |
| 87 | N 15° 39' 03" E | 100.00 |
| 88 | N 74° 20' 34" W | 100.00 |
| 89 | N 15° 39' 03" E | 100.00 |
| 90 | N 74° 20' 34" W | 100.00 |
| 91 | N 15° 39' 03" E | 100.00 |
| 92 | N 74° 20' 34" W | 100.00 |
| 93 | N 15° 39' 03" E | 100.00 |
| 94 | N 74° 20' 34" W | 100.00 |
| 95 | N 15° 39' 03" E | 100.00 |
| 96 | N 74° 20' 34" W | 100.00 |
| 97 | N 15° 39' 03" E | 100.00 |
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| 100 | N 74° 20' 34" W | 100.00 |

LAUREL PARK AUGUSTA, LLC
PB 14, Pg. 85
24.33 Acs.
ZONED: R-1E

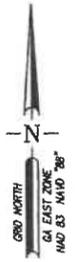
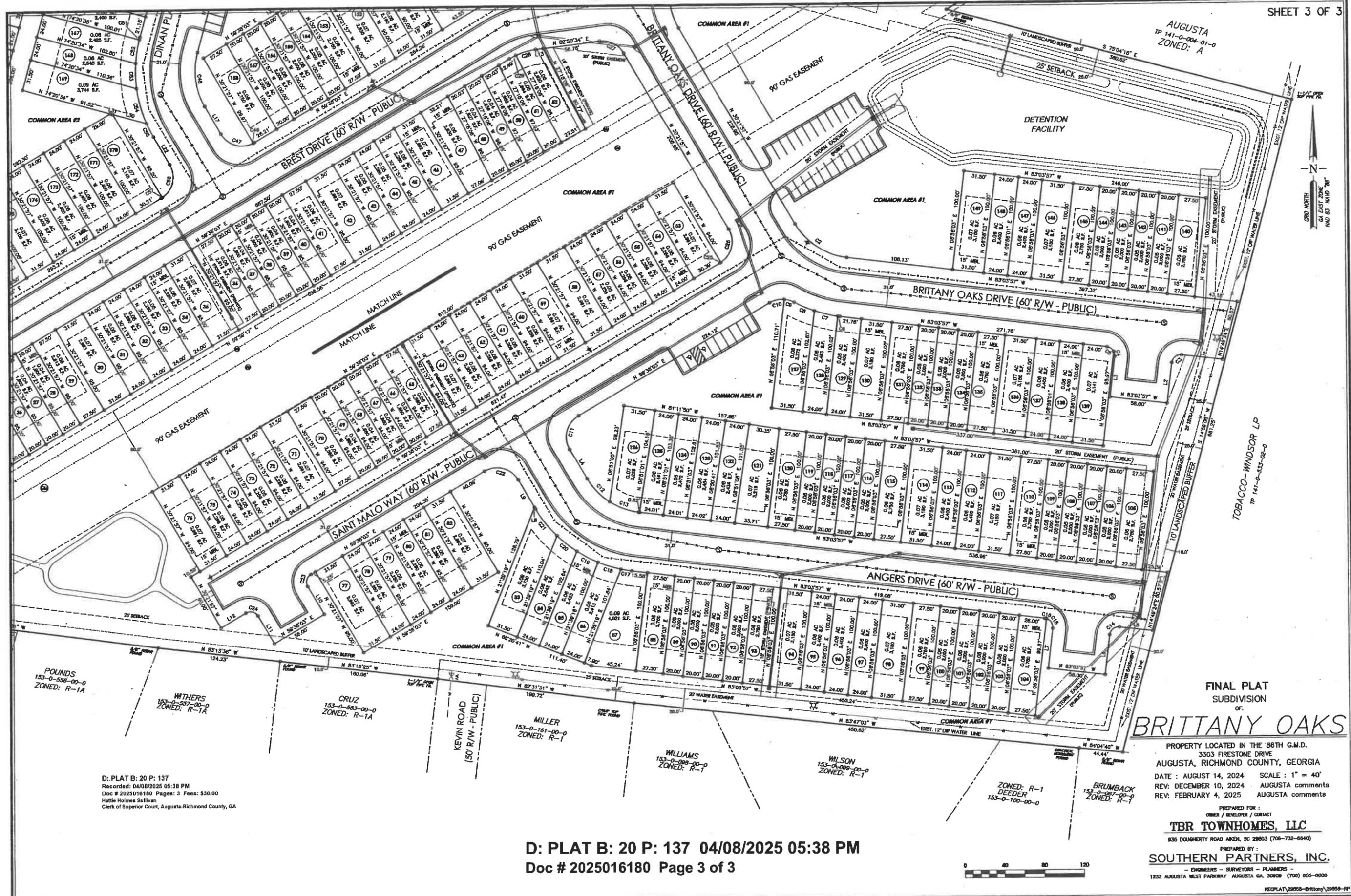
FIELD CLOSURE
Angular Closure: 03"
Adjustment: Compass
Plot Closure: 1/204,220"
Equipment: SOKKIA 6023
FIELD WORK MAY 23, 2024

STOKELING
153-0-508-00-0
ZONED: R-1A

MITCHELL
153-0-508-00-0
ZONED: R-1A

ZONED: R-1A
BARNES

AUGUSTA
TP 141-0-004-01-0
ZONED: A



FINAL PLAT
SUBDIVISION
OF:
BRITTANY OAKS

PROPERTY LOCATED IN THE '86TH G.M.D.
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PREPARED FOR:
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TBR TOWNHOMES, LLC

835 DOUGHERTY ROAD Aiken, SC 29803 (706-732-6840)

PREPARED BY:
SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS -
1233 AUGUSTA WEST PARKWAY AUGUSTA GA 30909 (706) 855-0000

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Doc # 2025016180 Page 3 of 3

