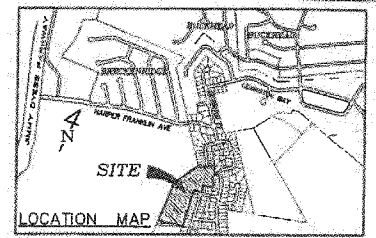
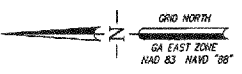


D. PLAT B. 21 P. 170  
 Recorded: 05/08/2025 10:14 AM  
 Doc # 2025017001 Pages: 1 Fees: \$10.00  
 Mark Holmes Sullivan  
 Clerk of Superior Court, Augusta-Richmond County, GA



**APPROVED FINAL PLAT**  
 (Not valid until signed)  
 Augusta Commission  
 Date: 4/21/2025  
*[Signature]*

**APPROVED FINAL PLAT**  
 (Not valid until signed)  
 Augusta-Richmond County  
 Planning Commission  
 Date Approved: 4/17/2025  
*[Signature]*

**FINAL PLAT**  
 OF  
**SECTION 4, PHASE 4**  
**GRANITE HILL**

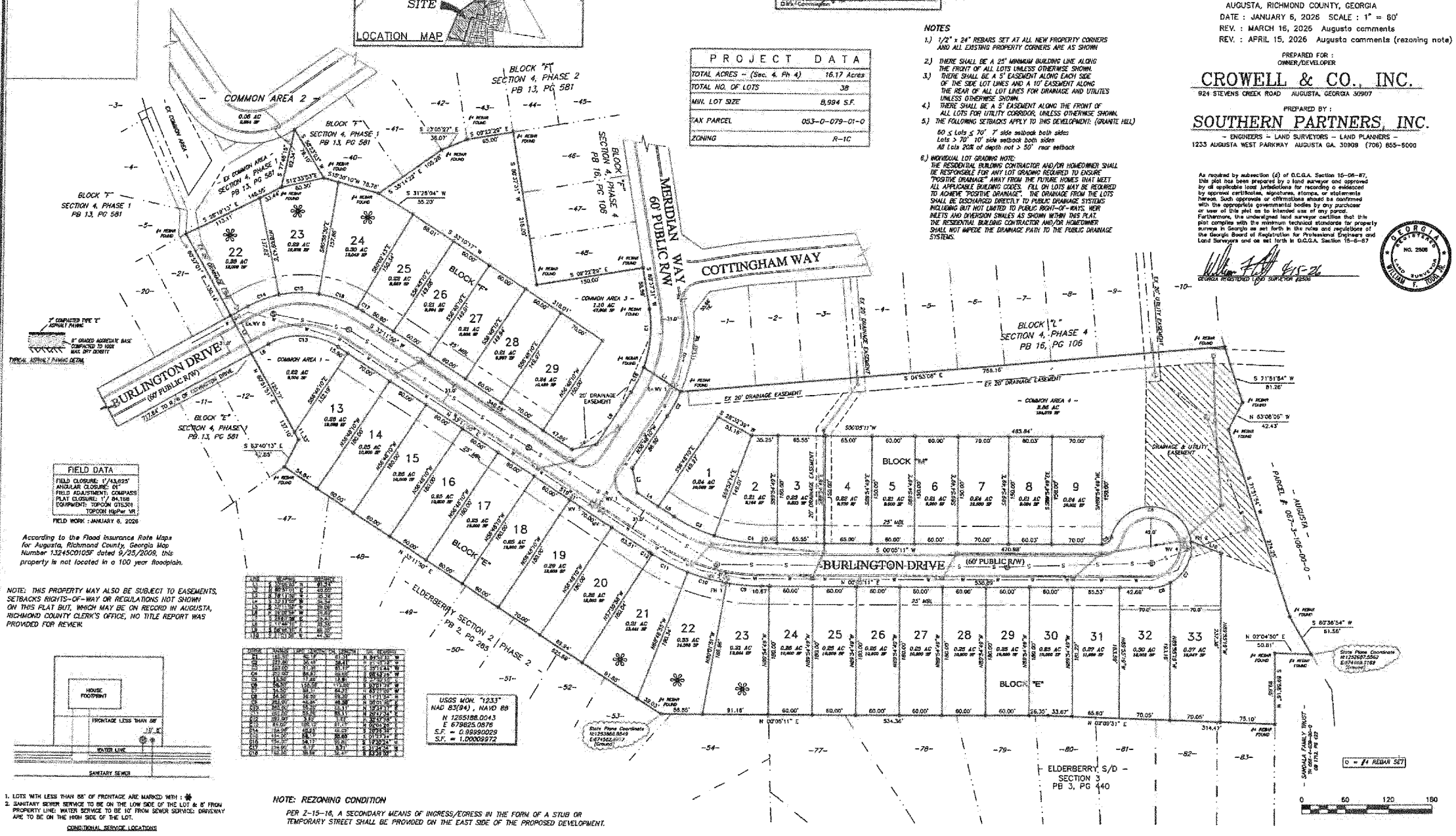
PROPERTY LOCATED IN THE 119TH G.M.D.  
 AUGUSTA, RICHMOND COUNTY, GEORGIA  
 DATE: JANUARY 6, 2025 SCALE: 1" = 60'  
 REV.: MARCH 16, 2025 Augusta comments  
 REV.: APRIL 15, 2026 Augusta comments (rezoning note)

PREPARED FOR:  
 OWNER/DEVELOPER  
**CROWELL & CO., INC.**  
 924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30907  
 PREPARED BY:  
**SOUTHERN PARTNERS INC.**  
 ENGINEERS - LAND SURVEYORS - LAND PLANNERS -  
 1233 AUGUSTA WEST PARKWAY AUGUSTA, GA. 30909 (706) 855-8000

**PROJECT DATA**

TOTAL ACRES - (Sec. 4, Ph. 4)	16.17 Acres
TOTAL NO. OF LOTS	38
MIN. LOT SIZE	8,994 S.F.
TAX PARCEL	053-0-079-01-0
ZONING	R-1C

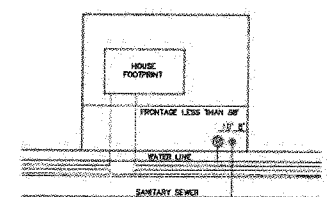
- NOTES**
- 1/2" x 24" REBAR SET AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS AS SHOWN
  - THERE SHALL BE A 25' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN. THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
  - THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR UNLESS OTHERWISE SHOWN.
  - THE FOLLOWING SETBACKS APPLY TO THIS DEVELOPMENT (GRANITE HILL):  
 60' x Lots < 70' 7' side setback both sides  
 Lots > 70' 7' side setback both sides  
 All Lots 20' of depth not > 50' rear setback
  - INDIVIDUAL LOT GRADING NOTE:  
 THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR ANY LOT GRADING REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE FUTURE HOMES THAT MEET ALL APPLICABLE BUILDING CODES. FILL OR LOTS MAY BE REQUIRED TO ACHIEVE POSITIVE DRAINAGE. THE DRAINAGE FROM THE LOTS SHALL BE DISCHARGED DIRECTLY TO PUBLIC DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO PUBLIC ROOF-DRAINAGE, HOSE HOLES AND DRAINAGE CHUTES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDOR THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.



**FIELD DATA**  
 FIELD CLOSURE: 1/4" ALGOS  
 ANGULAR CLOSURE: 0"  
 FIELD ADJUSTMENT: COMPASS  
 PLAT CLOSURE: 1/4" ALGOS  
 EQUIPMENT: TOPCON GTS301  
 TOPCON HIGH-PR  
 FIELD WORK: JANUARY 6, 2025

According to the Flood Insurance Rate Maps for Augusta, Richmond County, Georgia Map Number 13245001005 dated 9/25/2002, this property is not located in a 100 year floodplain.

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS RIGHTS-OF-WAY OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN AUGUSTA, RICHMOND COUNTY CLERK'S OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.



USGS MON. "1233"  
 NAD 83(94), NAVD 88  
 N 1285188.0043  
 E 678625.0876  
 S.F. = 0.86990029  
 S.F. = 1.00009972

**NOTE: REZONING CONDITION**  
 PER 2-15-16, A SECONDARY MEANS OF INGRESS/EGRESS IN THE FORM OF A STUB OR TEMPORARY STREET SHALL BE PROVIDED ON THE EAST SIDE OF THE PROPOSED DEVELOPMENT.



*[Signature]*  
 CLERK OF SUPERIOR COURT

0 = 1/4" REBAR SET

