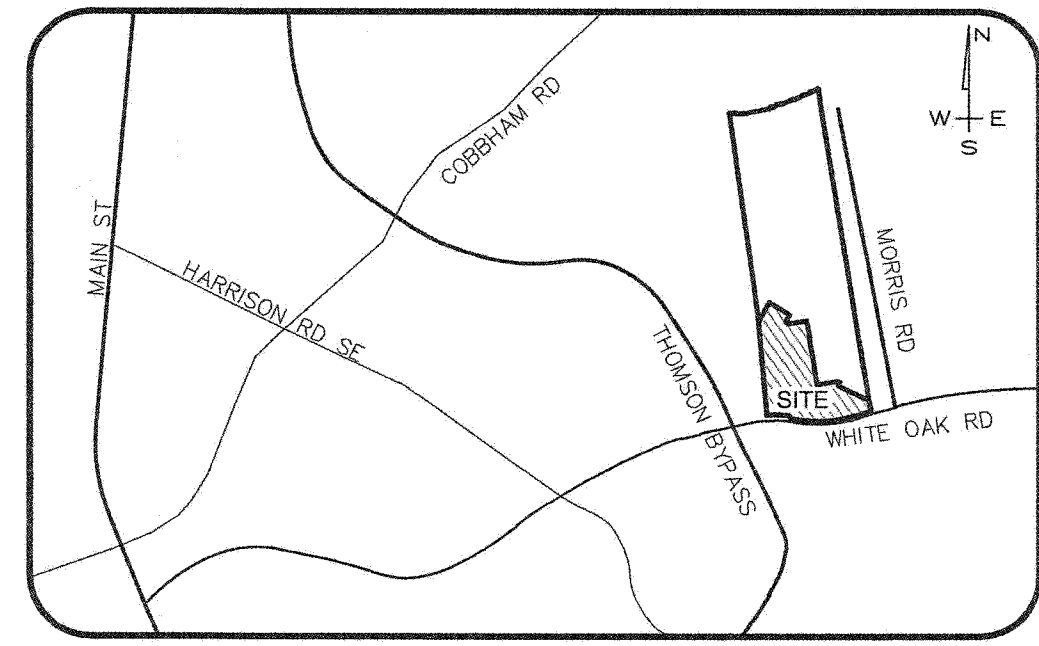
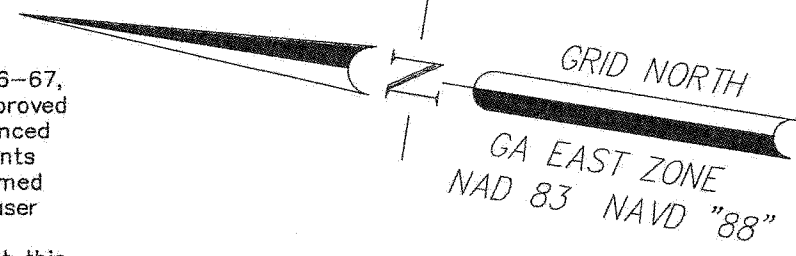
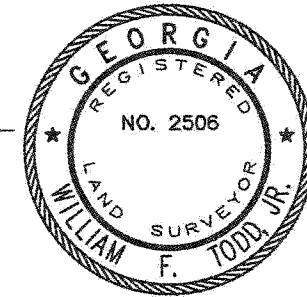


Plat Dec: PLAT
Recorded 04/26/2023 07:58AM

Connie H. Cheatham
Clerk Superior Court, McDuffie County, Ga.
Bk E2023 Pg 0033
Penalty: \$0.00
Interest: \$0.00
Participants: 9000296476

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.

William F. ...
4-25-23
GEORGIA REGISTERED LAND SURVEYOR #2506



LOCATION MAP

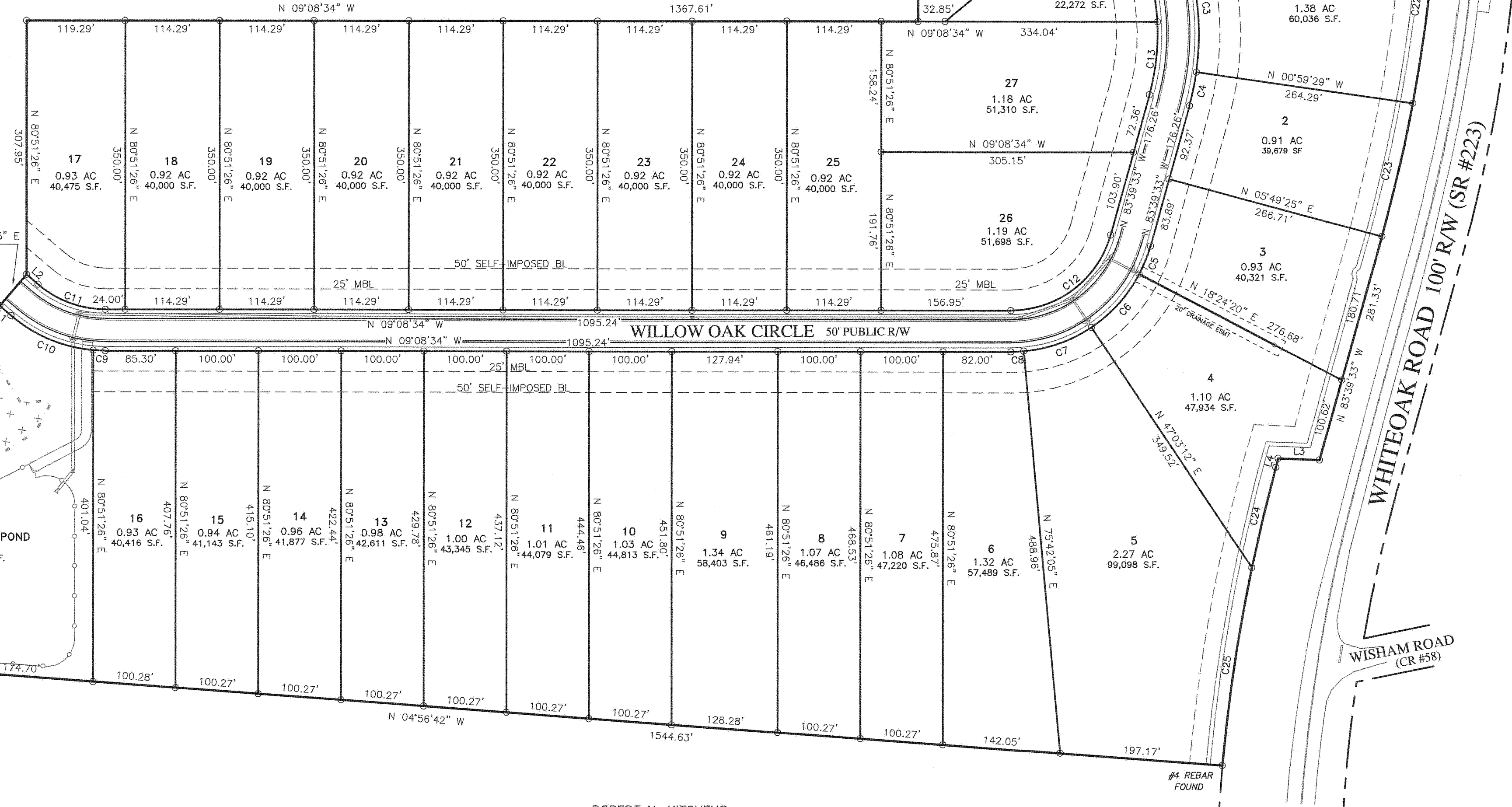
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1889.31'	90.01'	90.00'	N 82°45'53" E
C2	105.00'	52.97'	52.41'	N 21°39'22" W
C3	325.00'	154.04'	152.50'	N 75°25'49" E
C4	325.00'	41.95'	41.95'	S 87°18'31" E
C5	175.00'	36.85'	36.78'	S 77°37'36" E
C6	175.00'	87.50'	86.59'	N 57°16'14" W
C7	175.00'	87.50'	86.59'	N 25°37'22" W
C8	175.00'	15.75'	15.74'	N 11°43'15" W
C9	175.00'	14.73'	14.72'	N 06°43'54" W
C10	175.00'	109.35'	107.58'	N 13°34'50" E
C11	125.00'	88.63'	86.78'	N 11°10'10" E
C12	125.00'	162.57'	151.35'	N 46°24'03" W
C13	275.00'	89.42'	89.02'	S 87°01'34" W
C14	275.00'	176.05'	173.06'	S 59°22'17" W
C15	275.00'	65.76'	65.60'	S 34°10'52" W
C16	275.00'	65.04'	64.89'	N 20°33'21" E
C17	325.00'	56.43'	56.34'	N 19°38'18" E
C18	325.00'	10.41'	10.41'	N 26°24'48" E
C19	325.00'	70.95'	70.81'	N 39°40'50" E
C20	185.00'	58.35'	57.53'	N 21°39'22" W
C21	1889.31'	295.56'	295.26'	N 76°55'05" E
C22	1889.31'	237.29'	237.14'	S 87°43'39" W
C23	1889.31'	165.38'	165.33'	N 86°10'00" W
C24	2100.00'	124.82'	124.90'	N 85°42'26" W
C25	2100.00'	242.60'	242.47'	S 89°16'45" W

LINE	BEARING	DISTANCE
L1	N 31°28'55" E	18.31
L2	N 31°28'55" E	18.31
L3	N 07°03'32" W	50.00
L4	N 84°00'11" W	10.74
L5	N 30°13'44" E	47.98

- CROWELL & Co Inc -
PO TMP# 00510093
PB. G41

NOTES

- 1/2" x 24" REBAR SET AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS ARE AS SHOWN.
- THERE SHALL BE A 50' SELF-IMPOSED MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS, A 10' SETBACK ON ALL SIDE LOT LINES AND A 25' SETBACK ON ALL REAR LOT LINE, UNLESS OTHERWISE SHOWN.
- THERE SHALL BE A 10' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 25' 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.
- LOTS SERVED WITH WATER BY CITY OF THOMSON.
- SEWERAGE SERVED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.
- SEWERAGE SERVED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.
- ALL UTILITIES ARE NOT SHOWN ON THIS PLAT.
- 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 ON 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 TROUGHWAYS, NEAR INLETS AND DIVERSION SWALES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPED THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.



- ROBERT N. KITCHENS -
TMP# 00410019C1

RECORD PLAT
OF:
WHITE OAK LANDING

PROPERTY LOCATED IN THE CITY OF THOMSON, 134TH G.M.D.
McDUFFIE COUNTY, GEORGIA

DATE: FEBRUARY 23, 2023 SCALE: 1" = 100'

PREPARED FOR:
OWNER/DEVELOPER

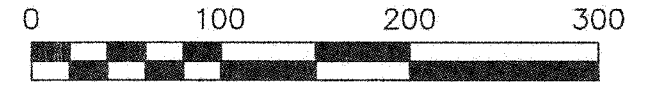
CROWELL & CO., INC.

924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30907

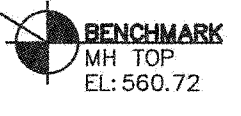
PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - LAND SURVEYORS - LAND PLANNERS -
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



○ = #4 REBAR SET



APPROVED *David Crawley*
By David Crawley at 11:53 am, Apr 25, 2023

FIELD DATA	USGS MON. "1233"
FIELD CLOSURE: 1'43.629"	NAD 83(94) NAVD 88
ANGULAR CLOSURE: 01"	N 1265188.0043
PLAT ADJUSTMENT: COMPASS	E 679825.0876
PLAT CLOSURE: 1' / 84.168	S.F. = 0.99591029
EQUIPMENT: TOPCON GTS301	S.F. = 1.00009972
TOPCON HSPR VR	

PROJECT DATA	
TOTAL ACRES	42.40 Acres
TOTAL NO. OF LOTS	31
MIN. LOT SIZE	39,679 S.F.
OPEN SPACE PH.1	0.51 AC
TAX PARCEL	P.O. MAP 00510093
ZONING	R-1A

According to the Flood Insurance Rate Maps for Thomson, McDuffie County, Georgia Map Number: 1318900155B dated 9/29/2010 this property lies in Flood Zone "X".

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