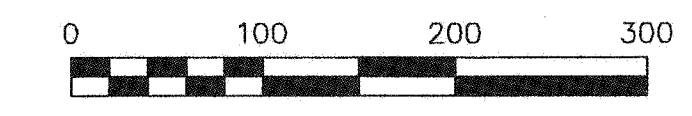


RECORD PLAT  
OF  
PHASE 1  
**WHITE OAK LANDING**

PROPERTY LOCATED IN THE CITY OF THOMSON, 134TH G.M.D.  
**McDUFFIE COUNTY, GEORGIA**  
DATE: FEBRUARY 23, 2023 SCALE: 1" = 100'  
REV. DATE: JUNE 20, 2023 (Changed sidewalk location and added Common Area)

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) 655-6000

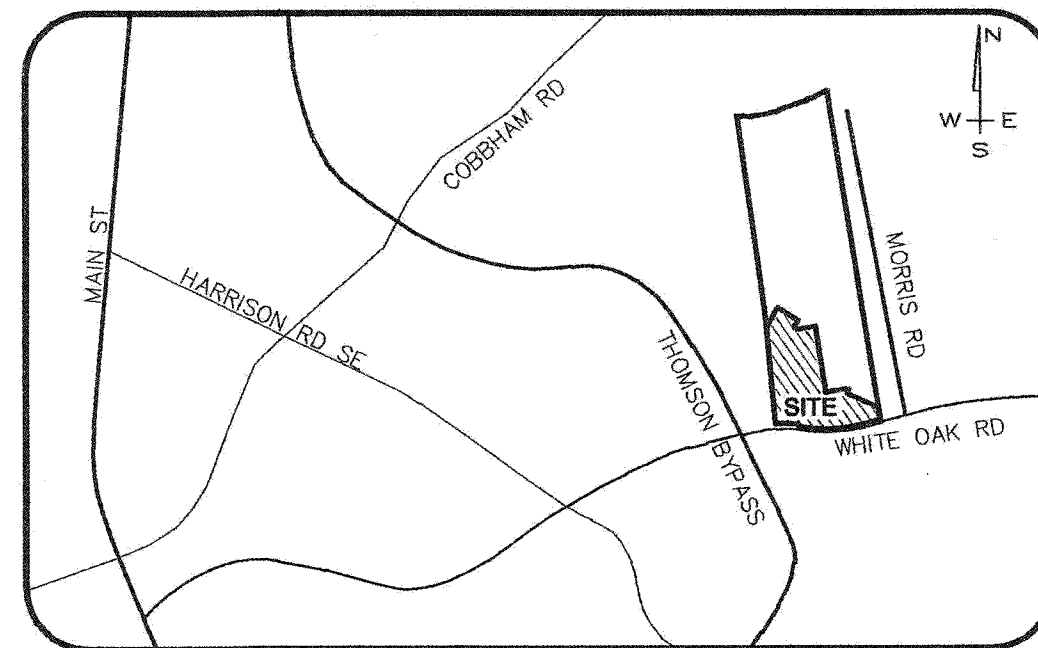
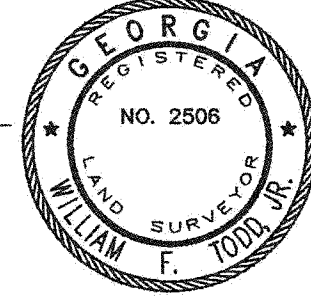


○ = #4 REBAR SET

Plat Doc: PLAT  
Recorded 07/12/2023 03:37PM  
Connie H. Chatham  
Clerk Superior Court, McDuffie County, GA  
Bk E2023 Pg 0056  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 900026476

As required by subsection (d) of O.C.G.A. Section 15-66-67, 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 15-66-67.

*William F. 6-21-23*  
GEORGIA REGISTERED LAND SURVEYOR #2506



LOCATION MAP

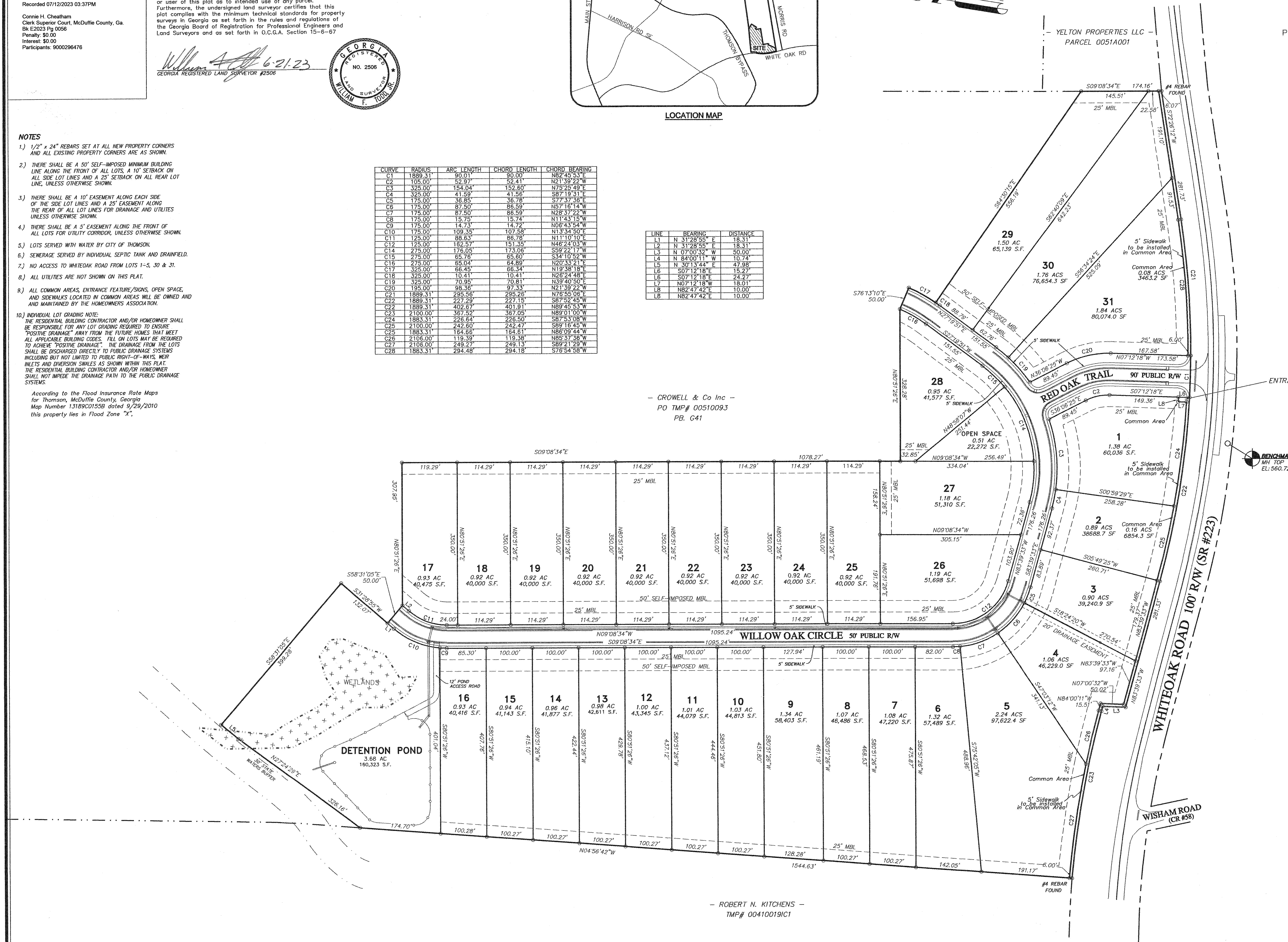
- NOTES**
- 1/2" x 24" REBARS SET AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS ARE AS SHOWN.
  - THERE SHALL BE A 5' SELF-IMPOSED MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS, A 10' SETBACK ON ALL SIDE LOT LINES AND A 25' SETBACK ON ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN.
  - 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.
  - NO ACCESS TO WHITEOAK ROAD FROM LOTS 1-5, 30 & 31.
  - ALL UTILITIES ARE NOT SHOWN ON THIS PLAT.
  - ALL COMMON AREAS, ENTRANCE FEATURE/SIGNS, OPEN SPACE, AND SIDEWALKS LOCATED IN COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 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 RIGHT-OF-WAYS, WEIR INLETS AND DIVERSION SIMILES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1889.31'	90.01'	90.00'	N82°45'53"E
C2	105.00'	52.97'	52.41'	N21°39'22"W
C3	325.00'	154.04'	152.80'	N75°25'49"E
C4	325.00'	41.59'	41.56'	S87°19'31"E
C5	175.00'	36.85'	36.78'	S77°37'36"E
C6	175.00'	87.50'	85.59'	N57°16'14"W
C7	175.00'	87.50'	86.59'	N28°37'22"W
C8	175.00'	15.75'	15.74'	N11°43'15"W
C9	175.00'	14.73'	14.72'	N06°43'54"W
C10	175.00'	109.35'	107.58'	N15°34'50"E
C11	125.00'	88.63'	86.78'	N11°10'10"E
C12	125.00'	162.57'	151.35'	N46°24'03"W
C14	275.00'	176.05'	173.08'	S59°22'17"W
C15	275.00'	65.76'	65.60'	S34°10'52"W
C16	275.00'	65.04'	64.89'	N20°33'21"E
C17	325.00'	66.45'	66.34'	N19°38'15"E
C18	325.00'	13.41'	13.41'	N26°24'48"E
C19	325.00'	70.95'	70.81'	N39°40'50"E
C20	195.00'	98.36'	97.33'	N21°39'22"W
C21	1889.31'	235.56'	235.26'	N76°55'09"E
C22	1889.31'	227.29'	227.15'	S87°52'45"W
C22	1889.31'	402.67'	401.81'	N89°45'53"W
C23	2100.00'	367.52'	367.05'	N89°01'00"W
C24	1883.31'	226.64'	226.50'	S87°53'08"W
C25	2100.00'	242.60'	242.47'	S89°16'45"W
C25	1883.31'	164.66'	164.61'	N86°09'44"W
C26	2106.00'	119.39'	119.36'	N85°37'58"W
C27	2106.00'	249.27'	249.13'	S89°21'29"W
C28	1883.31'	294.48'	294.18'	S76°54'58"W

LINE	BEARING	DISTANCE
L1	N 31°28'55" E	18.31'
L2	N 31°28'55" E	18.31'
L3	N 07°00'32" W	50.00'
L4	N 84°00'11" W	13.74'
L5	N 30°13'44" E	47.98'
L6	S 07°12'18" E	15.27'
L7	N 07°12'18" W	18.01'
L8	N 82°47'42" E	10.00'
L8	N 82°47'42" E	10.00'

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

- ROBERT N. KITCHENS -  
TMP# 004100191C1



PLANS APPROVED  
BY  
McDUFFIE COUNTY

*D. Cally 7/11/2023*

FIELD DATA	USGS MON. "1233"
FIELD CLOSURE: 1"43.625"	NAD 83(94) , NAVD 88
ANGULAR CLOSURE: 01"	N 1265188.0043
FIELD ADJUSTMENT COMPASS	E 678026.0076
PLAT CLOSURE: 1" 84.168"	S.F. = 0.99990029
EQUIPMENT: TOPCON GTS301	S.F. = 1.00009972
TOPCON HSPPer VR	

PROJECT DATA	
TOTAL ACRES	42.40 Acres
TOTAL NO. OF LOTS	31
MIN. LOT SIZE	38,688.7 S.F.
OPEN SPACE PH.1	0.51 AC
COMMON AREA	0.24 AC
TAX PARCEL	P.O. MAP 00510093
ZONING	R-1A