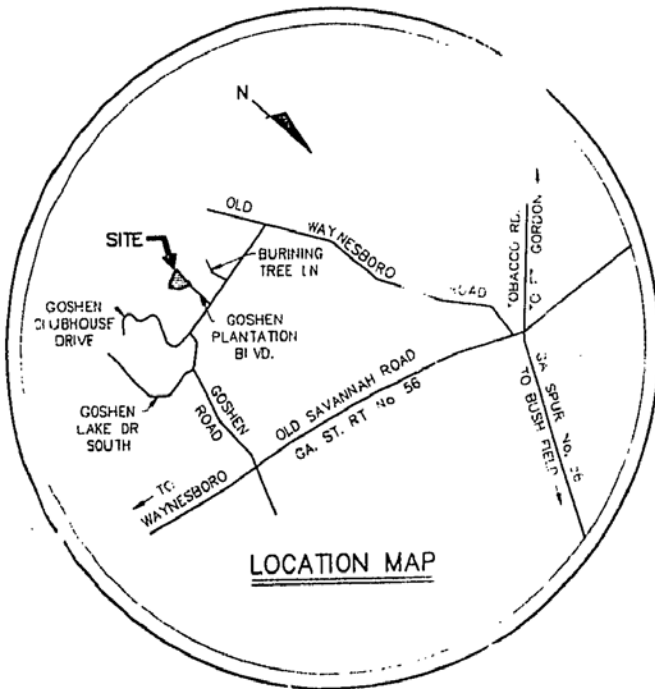


REALTY
REEL
#489

REEL 489 PAGE 2396

FILED IN PLAT CABINET A
SLIDE 149 PLAT P



RECO
PHA

SOUTHLAK

PROPERTY LOCATED SOUTH
SCALE: 1" = 100'

NOTES:

1. EQUIPMENT USED: TOPCON GTS-
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN _____ OF _____ 02" PER ANGLE PER
3. THIS PLAT OR MAP HAS BEEN CHECKED AND FOUND TO BE ACCURATE WITHIN ONE FOOT
4. DATE OF SURVEY 11-07-94
5. INTERPRETATION OF FIRM COMM

RECORD PLAT
OF
PHASE I

SOUTHLAKE ESTATES

PROPERTY LOCATED SOUTH OF AUGUSTA, IN THE 86th G.M.D.
SCALE: 1" = 100' DATE: NOVEMBER 11, 1994

NOTES:

1. EQUIPMENT USED: TOPCON GTS-3B AND A 200' CHAIN.
2. THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,980 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING NO ADJUST RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 496,200 FEET.
4. DATE OF SURVEY 11-07-94

5. INTERPRETATION OF RPH COMMUNITY—PANEL No. 130158 0135 B

TOTAL
TOTAL
AVERAGE
TAX
ZONING
ROAD
PROV

REALTY
REEL
#489

REEL 489 PAGE 2398

RICHMOND COUNTY, GA
CLERK OF SUPERIOR COURT

~~STANLEY~~ PTA 1-53

CLERK OF SUPERIOR COURT

Filed in this office this 8 day of

May 1.54 p.m. 1995
Elaine C. Johnson
Clerk

ORIGINAL REEL RECORDED
REEL 489 PAGE 2396
WIP ID: 226911

PROJECT DATA

TOTAL PROJECT AREA	23.09 ACRES
TOTAL NO. LOTS	33
AVERAGE LOT SIZE	90' x 200'
TAX PARCEL NO.	198-10.5
ZONING	R1A & R1
ROAD R/W	3.13 ACRES
PROJECT DENSITY	1.66 LOTS PER AC.

PL. RULE.

RI
RI
RI

REEL 489 PAGE 2399

REFERENCE PLATS:

- 1. PLAT FOR NATIONAL GOLF OPERATING PARTNERSHIP, L.P. CHICAGO TITLE INSURANCE COMPANY, BY GEORGIA CAROLINA SURVEYING & ENGINEERING COMPANY DATED SEPTEMBER 7, 1994
- 2. PLAT BY BOLENDER-HOLLEY SURVEYING COMPANY DATED JUNE 8, 1990 RECORDED IN REEL 338 PAGE 112
- 3. PLAT FOR CHARLES M. YARID, BY GEORGIA CAROLINA SURVEYING & ENGINEERING COMPANY DATED SEPTEMBER 25, 1992
- 4. ENCROACHMENT DRAWING BY GEORGIA POWER ENCROACHMENT No. 0118

PRECISION OF ONE FOOT IN _____ OF _____ PER ANGLE POINT A

- 3. THIS PLAT OR MAP HAS BEEN CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN _____
- 4. DATE OF SURVEY 11-07-94
- 5. INTERPRETATION OF FIRM COMMUNITY-PLANNED DEVELOPMENT DATED FEB. 04, 1987 BY SCALING LOCATED WITHIN A 100 YEAR FLOOD ZONE
- 6. No. 4 REBAR PINS SET AT ALL CORNERS
- 7. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT OF SIDE LINES AND A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LINES UNLESS SHOWN OTHERWISE
- 8. THERE SHALL BE A 15' EASEMENT RESERVE AS SHOWN OR AS BUILT.
- 9. R/W RADII AT STREET INTERSECTIONS AS SHOWN
- 10. GOSHEN PLANTATION BLVD. IS PRIVATE ROAD. THE OWNER RELEASES THE BOARD OF COUNTY COMMISSIONERS FROM ANY AND ALL CLAIMS, DAMAGES, DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE ROAD. THE GOVERNMENT BODY ASSUMES NO LIABILITY AND IN NO MANNER APPROVES OR ASSURES THE ROAD AS SHOWN HEREON.
- 11. GOSHEN PLANTATION BOULEVARD AS SHOWN IS SUBJECT TO A CERTAIN AGREEMENT DATED _____ OF THE CLERK OF SUPERIOR COURT OF _____ PAGE _____ THE COVENANTS AND CONDITIONS WITH THE LAND.

PREPARED BY



AYERCORP

ENGINEERS • SURVEYORS • PLANNERS

1139 BROAD STREET AUGUSTA, GEORGIA

Tel (706) 725-8808



- PRECISION OF ONE FOOT IN _____ OF _____ PER ANGLE POINT AND WAS ADJUSTED USING NO ADJUST RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 495,200 FEET.
 4. DATE OF SURVEY 11-07-94
 5. INTERPRETATION OF FIRM COMMUNITY-PANEL No. 130158 0135 B DATED FEB. 04, 1987 BY SCALING, INDICATES THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD BOUNDARY.
 6. No. 4 REBAR PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT RESERVED ALONG BOTH SIDES OF SIDE LINES AND A 10' DRAINAGE AND UTILITY EASEMENT RESERVED ALONG REAR LINES UNLESS SHOWN OTHERWISE.
 8. THERE SHALL BE A 15' EASEMENT RESERVED ALONG ALL PIPES AND SWALES AS SHOWN OR AS BUILT.
 9. R/W RADII AT STREET INTERSECTIONS ARE 25'.
 10. GOSHEN PLANTATION BLVD. IS PRIVATE PROPERTY OF THE OWNER, WHO HAS FULL AND PERPETUAL RESPONSIBILITY FOR ITS MAINTENANCE AND REPAIR. THE OWNER RELEASES THE BOARD OF COMMISSIONERS OF RICHMOND COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMAND ARISING ON ACCOUNT OF DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE ROAD AS SHOWN HEREON. THE GOVERNMENT BODY ASSUMES NO LIABILITY OR DUTY RELATED THERETO, AND IN NO MANNER APPROVES OR ASSUMES LIABILITY FOR THE DESIGN OF THE ROAD AS SHOWN HEREON.
 11. GOSHEN PLANTATION BOULEVARD AS SHOWN ON THIS PLAT IS SUBJECT TO THAT CERTAIN AGREEMENT DATED _____ 1995, RECORDED IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF RICHMOND COUNTY, IN REALTY REEL _____ PAGE _____ THE COVENANTS CONTAINED THEREIN SHALL RUN WITH THE LAND.

PROJECT DENSI

APPROVE
 (Seal)
 Augusta, Richmond
 Date Approved: Feb
E. S. D.
 Chairman
[Signature]
 Secretary

APPROVE
 (Seal)
 Board of
 Richmond
 Date Approved: Feb
[Signature]
 Chairman
[Signature]
 County Administrator



PREPARED FOR:

CHARLES M.
 1639 GOSHEN CLUBHOUSE R
 AUGUSTA, GEORGIA 3090
 TEL. No. (706) 790-692

REEL 489 PAGE 2401

PROJECT DENSITY 1.00 LOTS PER AC

APPROVED FINAL PLAT

February 13, 1945
E. R. Dickerson ASK
Suzanne D. Post

APPROVED FINAL PLAT

February 27, 1945
Alvin E. Stewart
Sandra W. Beazley
County Administrator

PREPARED FOR:

CHARLES M. YARID

1639 GOSHEN CLUBHOUSE ROAD
AUGUSTA, GEORGIA 30906
TEL. No. (706) 190-6927

SHEET
NO.

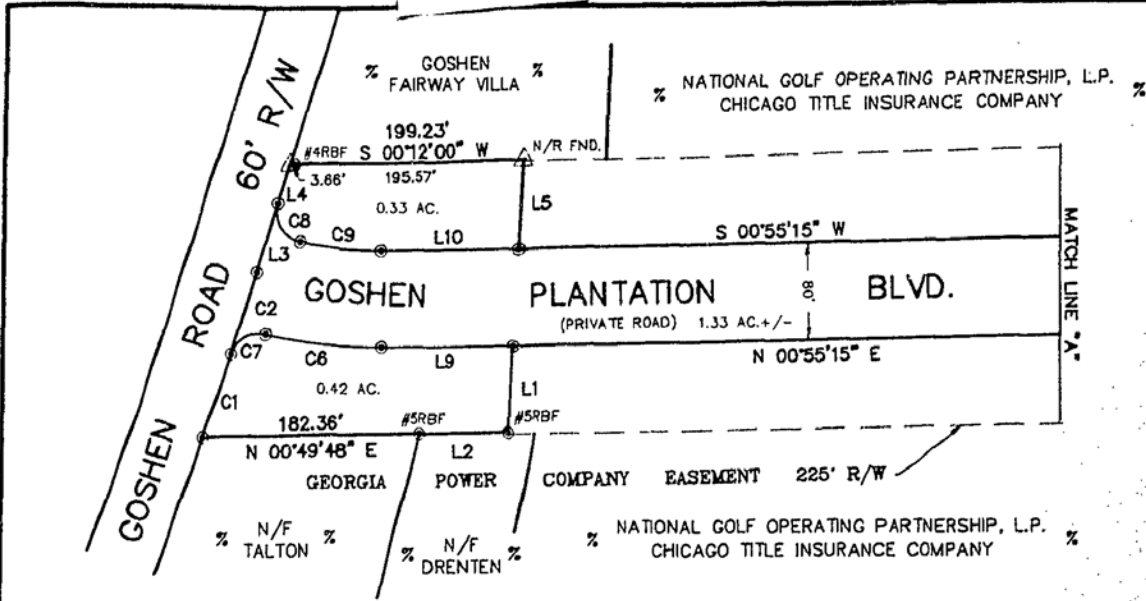
1

OF

2

REALTY
REEL
#489

REEL 489 PAGE 2402

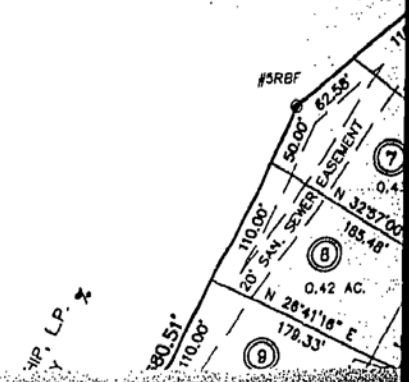


CURVE DATA BOX

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4206.50	71.78	35.89	71.78	S 69°48'24" E	00°58'40"
C2	4206.50	70.65	35.32	70.65	S 70°48'36" E	00°57'44"
C3	25.00	38.73	24.46	34.97	S 18°38'57" E	88°45'10"
C4	25.00	45.37	31.98	39.39	N 84°59'23" E	103°58'11"
C5	128.54	27.11	13.61	27.06	N 08°57'46" E	12°05'02"
C6	393.37	97.81	49.06	97.36	S 08°01'48" W	141°3'05"
C7	25.00	37.28	23.08	33.92	N 27°34'42" W	85°28'04"
C8	25.00	41.60	27.45	36.97	S 61°04'01" W	95°21'03"
C9	313.37	88.21	34.24	88.07	S 07°09'23" W	12°28'14"

CENTER LINE CURVE DATA

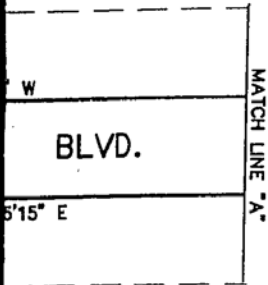
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	831.88	494.79	254.86	487.52	N 45°38'54" W	34°05'15"
C11	246.65	249.01	130.45	230.67	S 00°52'49" E	55°42'35"



OPERATING PARTNERSHIP, L.P.
TITLE INSURANCE COMPANY

FILED IN PLAT CABINET
SLIDE 199 PLAT 5

RICHMOND COUNTY, GA
CLERK OF SUPERIOR COURT
95 MAY 2 1945
CLERK OF SUPERIOR COURT
(SE)



OPERATING PARTNERSHIP, L.P.
TITLE INSURANCE COMPANY



NOTE:
GOSHEN PLANTATION BY
CERTAIN AGREEMENT OF
THE CLERK OF SUPERIOR COURT
WITH THE LAND.

REALTY

REEL 489 PAGE 2404

PLAT CABINET
19 PLAT.

RICHMOND COUNTY, GA
CLERK OF SUPERIOR COURT

95 MAY 27 1995

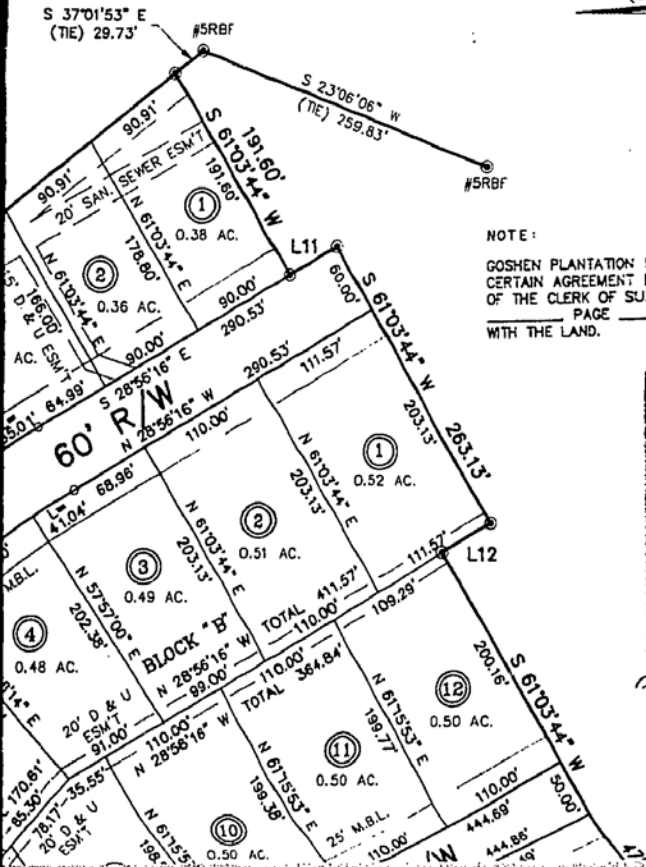
CLERK OF SUPERIOR COURT
(SEE REF. PLAT No. 1)



Filed in this office this 8 day of
May 1:59 p.m., 1995
Elaine C. Johnson
Clerk

NOTE:

GOSHEN PLANTATION BOULEVARD AS SHOWN ON THIS PLAT IS SUBJECT TO THAT CERTAIN AGREEMENT DATED _____ 1995, RECORDED IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF RICHMOND COUNTY, IN REALTY REEL _____ PAGE _____ THE COVENANTS CONTAINED THEREIN SHALL RUN WITH THE LAND.



APPROVED FINAL PLAT

Elaine C. Johnson
James W. Beasley
Clerk

DR. CHARLES M. YARD
(FUTURE DEVELOPMENT)

REA
REE
#48

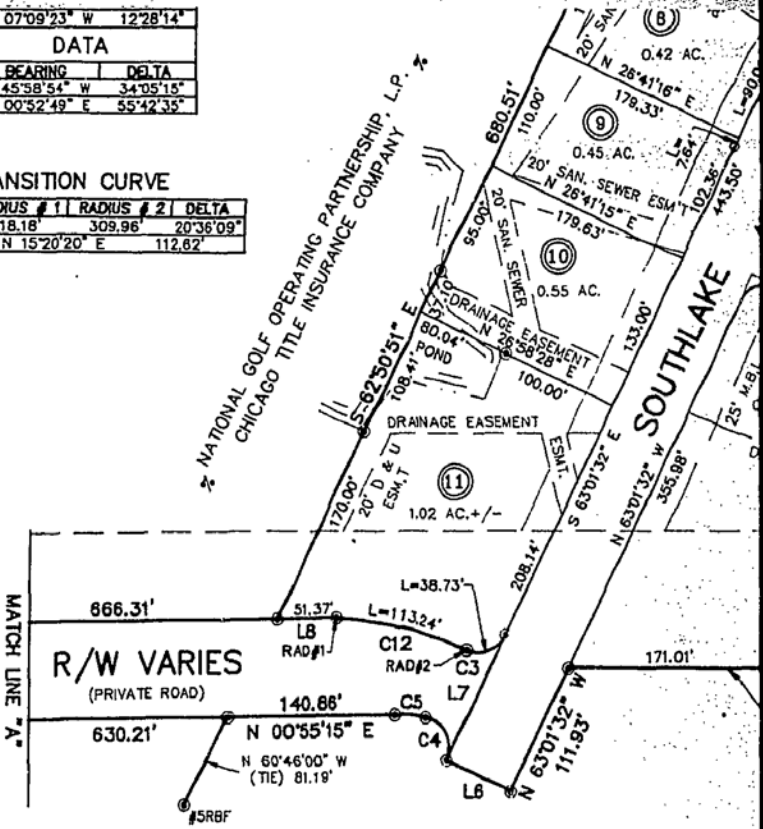
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	313.37'	88.21'	34.24'	68.07'	S 07°09'23" W	12°28'14"
C10	831.66'	494.79'	254.96'	487.52'	N 45°38'54" W	34°05'15"
C11	246.85'	240.01'	130.45'	230.67'	S 00°32'49" E	55°42'35"

LINE	DIRECTION	DISTANCE
L1	N 85°14'52" W	71.64'
L2	N 00°48'48" E	75.93'
L3	S 71°15'28" E	59.37'
L4	S 71°15'28" E	32.95'
L5	N 85°14'52" W	73.50'
L6	N 26°58'28" E	60.00'
L7	S 63°01'32" E	113.48'
L8	N 00°55'15" E	51.37'
L9	N 00°55'15" E	112.96'
L10	S 00°55'15" W	118.32'
L11	S 28°56'16" E	45.54'
L12	N 28°56'16" W	46.73'

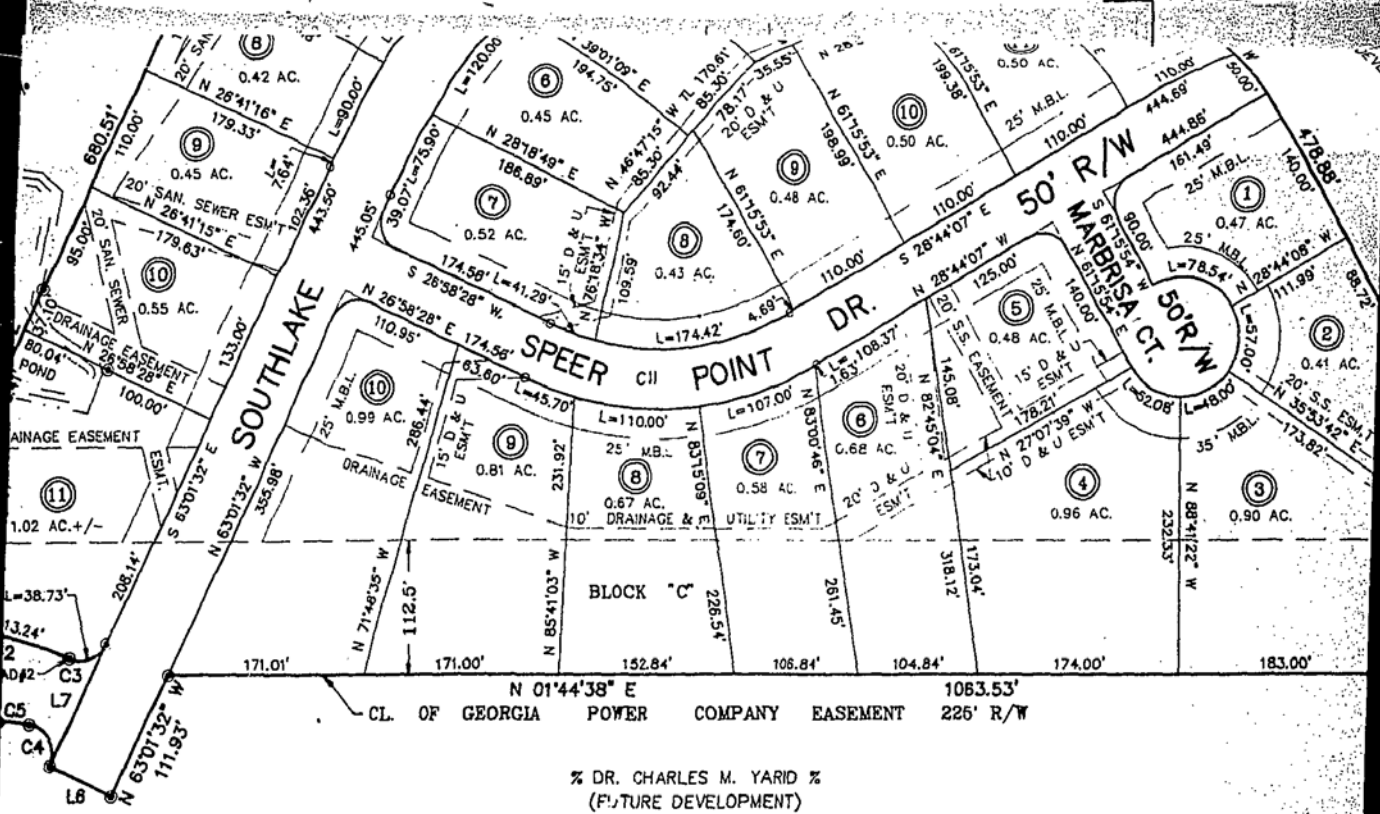
CURVE	RADIUS # 1	RADIUS # 2	DELTA
C12	318.18'	309.96'	20°36'09"
CHORD	N 15°20'20" E		112.62'

TRANSITION CURVE

APPROVED FINAL PLAT
 (Not valid until signed)
 Augusta-Richmond County Planning Commission
 Approved February 13, 1995
 E. L. Nickerson ASK
 G. A. Paty



AYERCORP
 ENGINEERS, SURVEYORS, PLANNERS
 1139 BROAD STREET - AUGUSTA, GEORGIA
 Tel. (706)-722-8808



CL. OF GEORGIA POWER COMPANY EASEMENT 226' R/W

% DR. CHARLES M. YARD %
(FUTURE DEVELOPMENT)

CORP
 ENGINEERS - PLANNERS
 - AUGUSTA, GEORGIA
 - 722-8908



REVISIONS

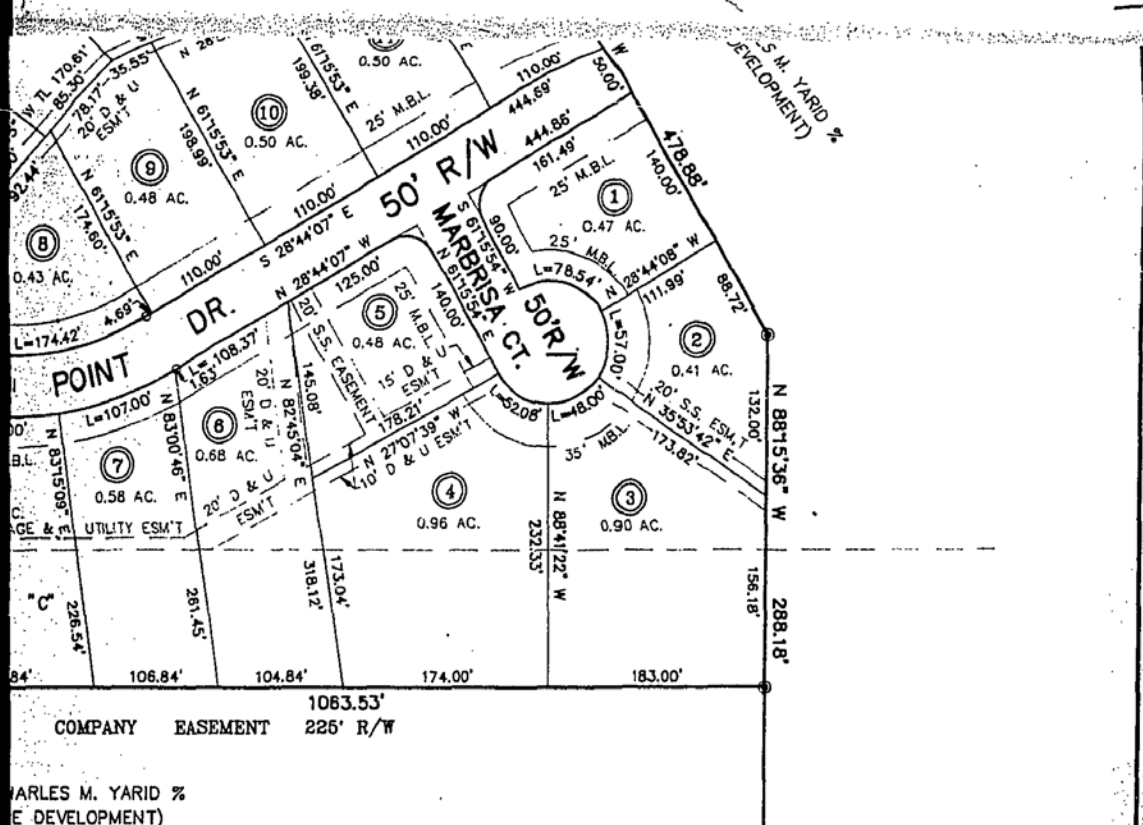
RECORD PLAT OF: **SOUTHLAKE ES**

PROPERTY LOCATED SOUTH OF AUGUSTA, IN

RICHMOND COUNTY,

SCALE: 1" = 100' FLD: _____

JOB NO. - 94-5011 FILE - S - PLAT



CHARLES M. YARID %
(E DEVELOPMENT)

REVISIONS	RECORD PLAT OF: SOUTHLAKE ESTATES, PHASE I			SHEET NO. 2 OF 2	
	PROPERTY LOCATED SOUTH OF AUGUSTA, IN THE 86th G.M.D.				
	RICHMOND COUNTY, GEORGIA				
	SCALE: 1" = 100'	FLD: AW	DWN: Md		CHK: RDT
	JOB NO. - 94-5011	FILE - S - FLAT	DATE: 11 - 11 - 94		

GA, RICHMOND COUNTY CLERK SUPERIOR COURT
FILED FOR RECORD 08 MAY 1995 AT 01:59 PM
RECORDED 08 MAY 1995