NOTES:

1. IRON PINS (#5 REBAR) HAVE BEEN PLACED AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. A 15' MIN. BUILDING SETBACK LINE IS RESERVED ALONG ALL FRONTS OF ALL LOTS UNLESS OTHERWISE SHOWN.
3. A 5' DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY ON ALL SIDE & FRONT LOT LINES AND A 10' DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY ON ALL REAR LOT LINES FOR STORM DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
4. A 20' DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY OVER ALL LINES, PIPES, AND SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
5. A 5' SIDE SETBACK & 5' REAR SETBACK ALONG ALL LOTS.
6. ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
7. THIS SURVEY WAS PERFORMED WITH A 5 SEC. THEODOLITE, AN E.D.M., AND A 200' STEEL TAPE.
8. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, PANEL NO. 130059 0090 B, BY F.E.M.A. DATED SEPTEMBER 20, 1995.
9. DATE OF SURVEY: 10/17/06.
10. FIELD CLOSURE: 1/55,145.
    ANGULAR ERROR: LESS THAN 2" PER ANGLE. COMPASS RULE ADJUSTED.
    PLAT CLOSURE: 1/254,457.
11. NO MARQUEE, ISLAND OR SPRINKLER SYSTEM LOCATED WITHIN R/W.
12. COLUMBIA COUNTY WILL NOT MAINTAIN SWALES, NATURAL STREAMBEDS OR CREEKS.
13. FINISHED FLOOR ELEVATION OF ALL STRUCTURES MUST BE 5' ABOVE SANITARY SEWER OR SANITARY SERVICE LATERAL INVERT AT RIGHT/OF/WAY PROPERTY LINE.
14. COLUMBIA COUNTY WILL NOT MAINTAIN WET PONDS.

M.B.L. SETBACKS	
SIDE	5'
REAR	5'
FRONT	15' FROM R/W

CLERK OF SUPERIOR COURT
COLUMBIA COUNTY, GEORGIA
FILED IN OFFICE
2007 FEB 13 AM 11:31
CINDY HASKIN, CLERK

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA. ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON:

JAN. 4 . 20 07

THIS APPROVAL CONSTITUTES APPROVAL OF A FINAL PLAT

THIS 4 DAY OF JAN . 20 07

Deanie Hall

CHAIRMAN, COLUMBIA COUNTY PLANNING COMMISSION

BLOCK "A"		
LOT	LOT AREA	LOT ACRES
1	20,088 sq. ft.	0.46 acres
2	9,599 sq. ft.	0.22 acres
3	11,200 sq. ft.	0.26 acres
4	14,887 sq. ft.	0.34 acres
5	15,437 sq. ft.	0.35 acres
6	9,000 sq. ft.	0.21 acres
7	10,500 sq. ft.	0.24 acres
8	9,300 sq. ft.	0.21 acres
9	8,250 sq. ft.	0.19 acres
10	10,500 sq. ft.	0.24 acres
11	9,300 sq. ft.	0.21 acres
12	8,250 sq. ft.	0.19 acres
13	10,500 sq. ft.	0.24 acres
14	9,900 sq. ft.	0.23 acres
15	8,250 sq. ft.	0.19 acres
16	10,500 sq. ft.	0.24 acres
17	9,275 sq. ft.	0.21 acres
18	11,210 sq. ft.	0.26 acres
19	14,045 sq. ft.	0.32 acres
20	13,607 sq. ft.	0.31 acres
21	17,044 sq. ft.	0.39 acres
22	8,343 sq. ft.	0.19 acres
23	9,204 sq. ft.	0.21 acres
24	11,154 sq. ft.	0.26 acres
25	11,154 sq. ft.	0.26 acres
26	9,669 sq. ft.	0.22 acres
27	10,883 sq. ft.	0.25 acres
28	12,264 sq. ft.	0.28 acres
29	9,669 sq. ft.	0.22 acres
30	9,951 sq. ft.	0.23 acres
31	8,250 sq. ft.	0.19 acres
32	10,500 sq. ft.	0.24 acres
33	9,750 sq. ft.	0.22 acres
34	8,250 sq. ft.	0.19 acres
35	10,500 sq. ft.	0.24 acres
36	9,300 sq. ft.	0.21 acres
37	8,250 sq. ft.	0.19 acres
38	10,040 sq. ft.	0.23 acres
39	9,324 sq. ft.	0.21 acres
40	10,512 sq. ft.	0.24 acres
41	9,310 sq. ft.	0.21 acres
42	11,412 sq. ft.	0.26 acres
43	8,250 sq. ft.	0.19 acres
44	8,971 sq. ft.	0.21 acres
45	10,882 sq. ft.	0.25 acres
46	10,882 sq. ft.	0.25 acres
47	10,882 sq. ft.	0.25 acres
48	9,897 sq. ft.	0.22 acres
49	11,880 sq. ft.	0.27 acres
50	7,678 sq. ft.	0.18 acres
51	9,300 sq. ft.	0.21 acres
52	9,348 sq. ft.	0.21 acres
53	10,143 sq. ft.	0.23 acres
54	11,442 sq. ft.	0.26 acres
55	9,004 sq. ft.	0.21 acres
56	10,143 sq. ft.	0.23 acres
57	10,883 sq. ft.	0.25 acres
58	7,783 sq. ft.	0.18 acres
59	13,620 sq. ft.	0.31 acres
60	12,070 sq. ft.	0.28 acres
61	10,622 sq. ft.	0.24 acres
62	10,886 sq. ft.	0.25 acres
63	11,577 sq. ft.	0.27 acres
64	12,366 sq. ft.	0.28 acres
65	10,295 sq. ft.	0.24 acres
66	8,255 sq. ft.	0.19 acres
67	10,507 sq. ft.	0.24 acres
68	9,908 sq. ft.	0.23 acres
69	8,257 sq. ft.	0.19 acres
70	10,510 sq. ft.	0.24 acres
71	9,310 sq. ft.	0.21 acres
72	8,260 sq. ft.	0.19 acres
73	10,513 sq. ft.	0.24 acres
74	10,515 sq. ft.	0.24 acres
75	9,314 sq. ft.	0.21 acres
76	8,263 sq. ft.	0.19 acres
77	10,518 sq. ft.	0.24 acres
78	9,918 sq. ft.	0.23 acres
79	8,266 sq. ft.	0.19 acres
80	10,521 sq. ft.	0.24 acres
81	9,147 sq. ft.	0.21 acres
82	8,268 sq. ft.	0.19 acres
83	12,508 sq. ft.	0.29 acres
84	12,118 sq. ft.	0.28 acres
AVE.=10,376 SQFT	AVE.=0.24 AC	

NOTE:
"WETLANDS SHOWN ON THESE PLANS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

SITE LOCATION MAP
SCALE: 1" = 1000'

OWNER'S CERTIFICATION
"WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE THE WATER DISTRIBUTION SYSTEM, SEWERAGE COLLECTION SYSTEM, STORM DRAIN SYSTEM, STREET SYSTEM, RIGHTS-OF-WAY, AND EASEMENTS TO THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA.

AUTHORIZED AGENT — DATE: 1-19-07

THIS IS TO CERTIFY THAT THE WATER DISTRIBUTION SYSTEM, SEWERAGE COLLECTION SYSTEM, STORM DRAINAGE SYSTEM, STREET SYSTEM, RIGHTS-OF-WAY, AND EASEMENTS HAVE BEEN DEDICATED TO AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA.

Miguel Valentin — COUNTY ENGINEER — DATE: 1-2-07

Linda B. Yancey — CLERK, BOARD OF COMMISSIONERS — DATE: 1-2-07

Deputy

SURVEYOR'S CERTIFICATION
"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BILL S. HARGROVE R.L.S. #2258

COLUMBIA COUNTY GEORGIA
PLAT COPY FILED 2-13-07
RECORDED PC F. 37 #1

PROJECT DATA	
OWNER AND DEVELOPER: MILLBRANCH INVESTORS, LLC, 2743 PERIMETER PARKWAY, BLDG 100 STE 370, AUGUSTA, GA 30909, PHONE: (706) 722-5565	
AGENT: 24-HR. CONTACT, MATT MILLS, PHONE: (706) 722-5565	
PRESENT ZONING	R-2, RCO
PROJECT AREA	27.85 ACRES
NUMBER OF LOTS	84
MINIMUM LOT SIZE	7,678 SQ FT
AVERAGE LOT SIZE	10,376 SQ FT
TAX MAP: 061	PARCEL NUMBER: 041

CENTERLINE BEARING CHART					
LINE	BEARING		LENGTH		
L1	N30°28'02"E		125.41		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	320.82	79.59	14°12'50"	S37°4'27"W	79.39
LINE	BEARING		LENGTH		
L2	N44°40'52"E		1109.47		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	394.40	370.19	53°46'44"	S71°34'14"W	356.75
LINE	BEARING		LENGTH		
L3	S81°32'25"E		137.60		
L4	N45°19'08"W		175.00		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	395.03	250.37	36°18'53"	N26°37'02"E	246.20
LINE	BEARING		LENGTH		
L5	N08°27'35"E		508.62		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	771.24	315.52	23°26'26"	S20°10'48"W	313.33
LINE	BEARING		LENGTH		
L6	N31°54'01"E		131.87		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	197.62	186.29	54°00'40"	N04°53'41"E	179.47

GEORGIA REGISTERED PROFESSIONAL No. 2258 LAND SURVEYOR BILL S. HARGROVE

Bill

SHEET 1 OF 3

A PLAT FOR

CHASTAIN PLACE, PH I

PROPERTY LOCATED IN THE 126th. G.M.D.

COLUMBIA COUNTY, GEORGIA

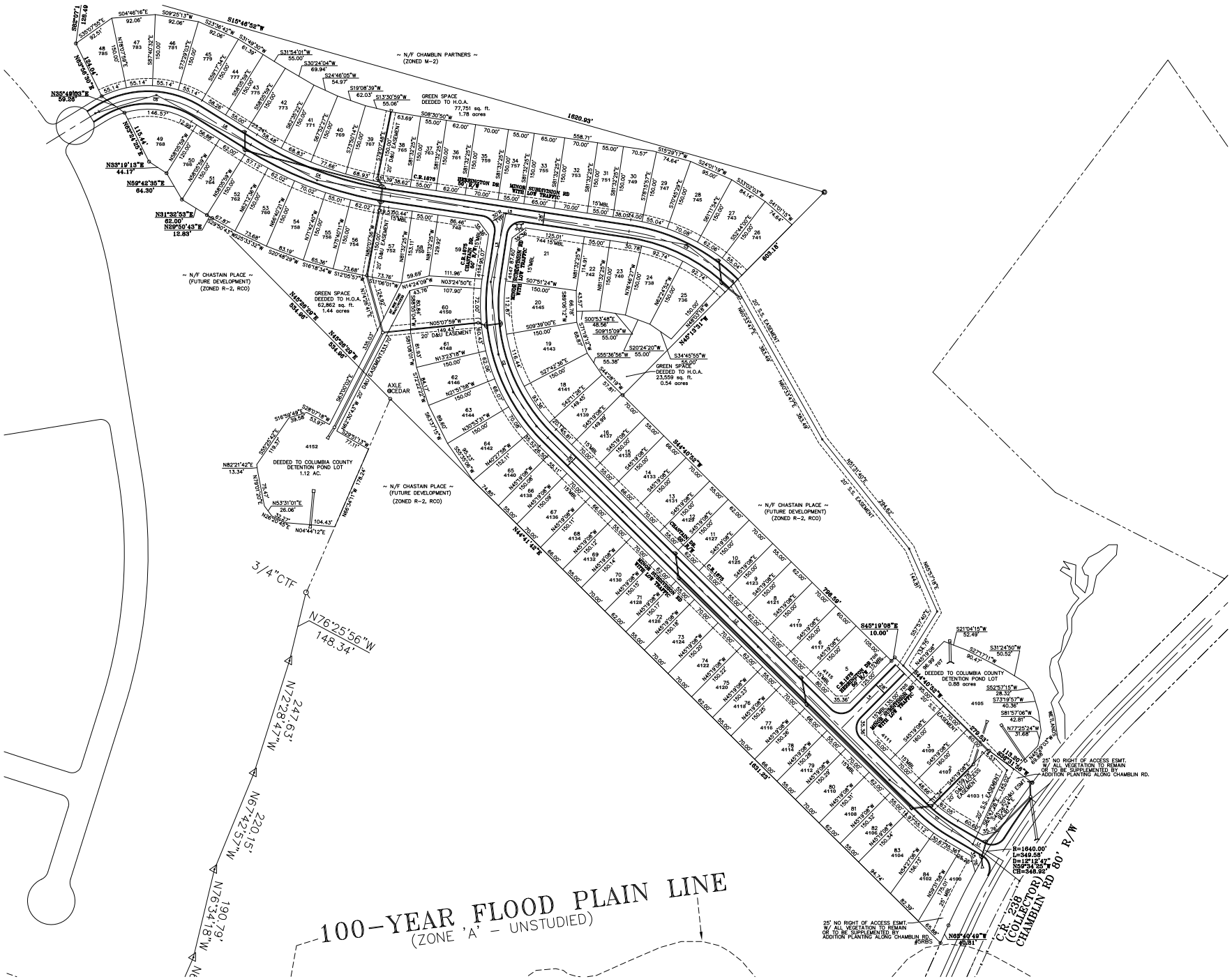
SCALE: 1" = 100' — NOVEMBER 4, 2006

100' 0 100'

PREPARED BY:

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY – AUGUSTA, GA. – 30909
Phone: (706) 868-8803

TAX MAP: PARCEL NO. CHASTAIN-2


~ N/F CHAMBLIN PARTNERS ~
(ZONED M-2)
GREEN SPACE
DEEDED TO H.O.A.
77,751 sq. ft.
1.79 acres
1620.93'
N52°46'51"E
WINGINGTON DR
50' R/W
MINOR SUBDIVISION RD
WITH LOW TRAFFIC
~ N/F CHASTAIN PLACE ~
(FUTURE DEVELOPMENT)
(ZONED R-2, RCO)
GREEN SPACE
DEEDED TO H.O.A.
62,862 sq. ft.
1.44 acres
20' D&U EASEMENT
GREEN SPACE
DEEDED TO H.O.A.
23,559 sq. ft.
0.54 acres
AXLE
CEDAR
DEEDED TO COLUMBIA COUNTY
DETENTION POND LOT
1.12 AC.
~ N/F CHASTAIN PLACE ~
(FUTURE DEVELOPMENT)
(ZONED R-2, RCO)
~ N/F CHASTAIN PLACE ~
(FUTURE DEVELOPMENT)
(ZONED R-2, RCO)
20' S.S. EASEMENT
DEEDED TO COLUMBIA COUNTY
DETENTION POND LOT
0.88 acres
WETLANDS
3/4"CTF
N76°25'56"W
148.34'
N72°28'47"W
247.63'
N67°42'57"W
220.15'
N76°34'18"W
190.79'
100-YEAR FLOOD PLAIN LINE
(ZONE 'A' - UNSTUDIED)
R=1640.00'
L=549.58'
D=12°12'47"
N59°34'25"W
CB=549.92'
25' NO RIGHT OF ACCESS ESMT.
W/ ALL VEGETATION TO REMAIN
OR TO BE SUPLEMENTED BY
ADDITION PLANTING ALONG CHAMBLIN RD.
C.R. 238
(COLLECTOR)
CHAMBLIN RD 80' R/W