

RECORD PLAT

CHURCH STREET SUBDIVISION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS ACTUALLY EXIST, THAT THEIR LOCATION, SIZE AND THE OR MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH APPROVED PLANS.



OWNER/DEVELOPER/CONTACT
PAUL DAVIS
P.O. BOX 100, GAINES, GEORGIA 30609
(706) 728-4445

DATE: JULY 13, 2008 SCALE: 1" = 100'
REVDATE 9-1-06 (ADDED NOTES)
REVDATE 9-6-06 (REV. LOT NUMBERS)

PROJECT DATA	
TOTAL ACRES	34.18
TOTAL NO. OF LOTS	18
ZONING	R-1
MIN. LOT SIZE	1 ACRE
TAX PARCEL	243-0-006-05-0

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT ALL STATE AND COUNTY TAXES HAVE BEEN PAID AND ALL OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. WE FURTHER CERTIFY THAT WE ADOPT THIS PLAN OF SUBDIVISION OF OUR FREE CONSENT AND DEDICATE ALL STREET, WATER AND SEWER DRAINAGE SYSTEMS AND SANITARY SEWER SYSTEMS AND OTHER OPEN SPACES FOR PUBLIC AND PRIVATE USE AS NOTED.

Paul Davis
DATE 9/1/08

RICHMOND COUNTY -
BOARD OF EDUCATION -
BLYTHE SCHOOL

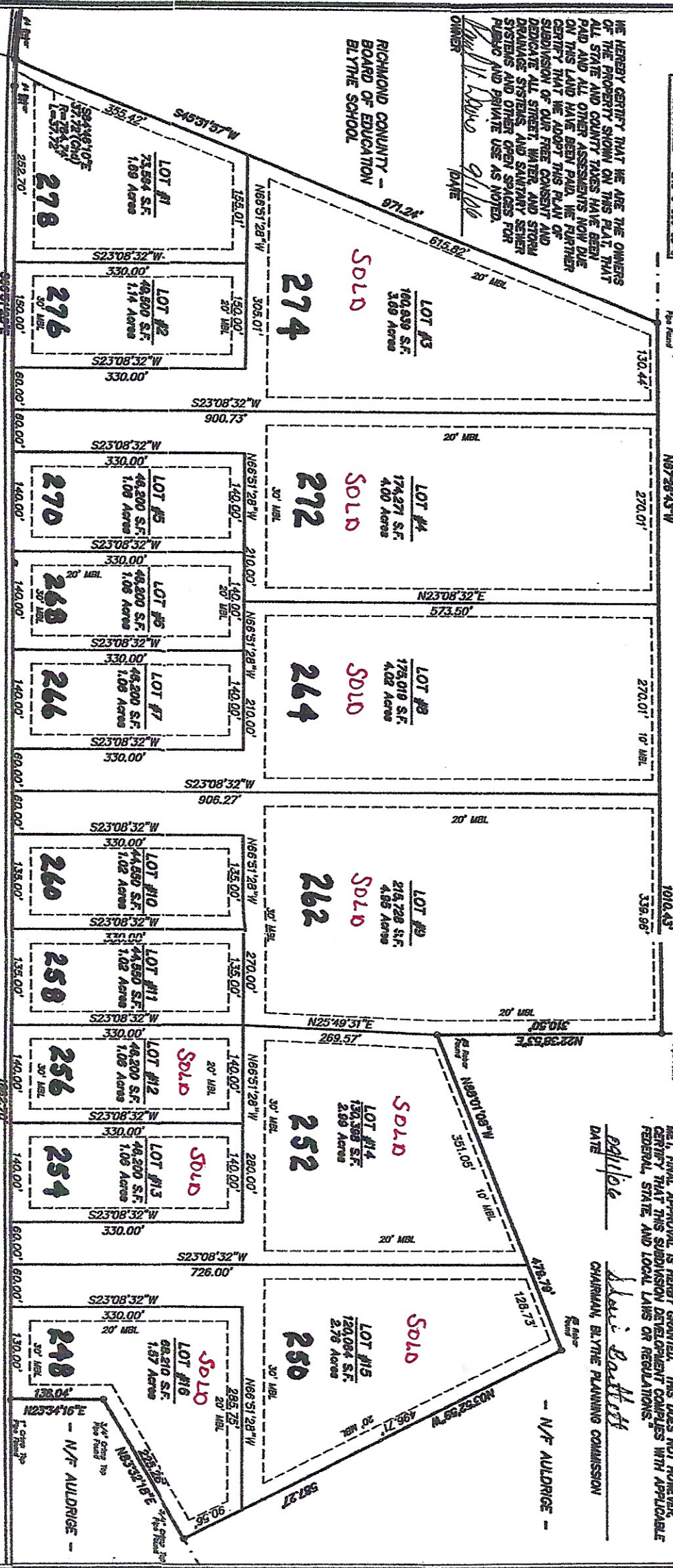
- NOTES:
1. ROW PINS (IF REBAR) SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN.
 2. A 75' EASEMENT IS RESERVED ALONG EACH SIDE LOT LINE AND A 20' EASEMENT IS RESERVED ALONG EACH REAR LOT LINE, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.
 3. THERE IS A 20' MINIMUM BUILDING LINE ALONG THE FRONT LOT LINES, 20' ALONG THE SIDE LOT LINES AND A 20' ALONG THE REAR LOT LINES, UNLESS OTHERWISE SHOWN.
 4. DRIVEWAY/CURB CUTS MUST BE AT LEAST 30' APART AND NO DRIVEWAY SHALL BE WITHIN 12.6' OF A PROPERTY LINE.

- 5) WATER BY CITY OF BLYTHE.
- 6) EACH LOT SHALL HAVE INDIVIDUAL SEWER TANK AND DRAIN PIPES. SOILS TESTING WILL BE THE RESPONSIBILITY OF EACH LOT OWNER.
- 7) ALL HOUSE STRUCTURES SHALL BE CONVENTIONALLY BUILT SINGLE FAMILY HOMES.
- 8) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN.
- 9) ALL WATER LINES AND APPURTANANCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL WATER LINES HAVE BEEN PRESSURE TESTED AND STERILIZED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

* ALL REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF BLYTHE, GEORGIA FOR FINAL APPROVAL OF THIS SUBDIVISION PLAT HAVING BEEN MET, FINAL APPROVAL IS HEREBY GRANTED. THIS DOES NOT HOWEVER, CERTIFY THAT THIS SUBDIVISION DEVELOPMENT COMPLETES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.

Debbie
DATE
Debbie
CHAIRMAN, BLYTHE PLANNING COMMISSION

SOUTHERN PARTNERS, INC.
ENGINEERS SURVEYORS PLANNERS (706) 655-6000
1233 AUGUSTA WEST PARKWAY, AUGUSTA, GA, 30609



CHURCH STREET 40' R/W

589.9' TO R/W OF HIGHWAY 166

FIELD DATA

LINEAR CLOSURE	1/24,090'
ANGULAR CLOSURE	OF
ADJUSTMENT	CONV. 1/24,090'

