FINAL PLAT OF
THE RESERVE AT REIDSBORO

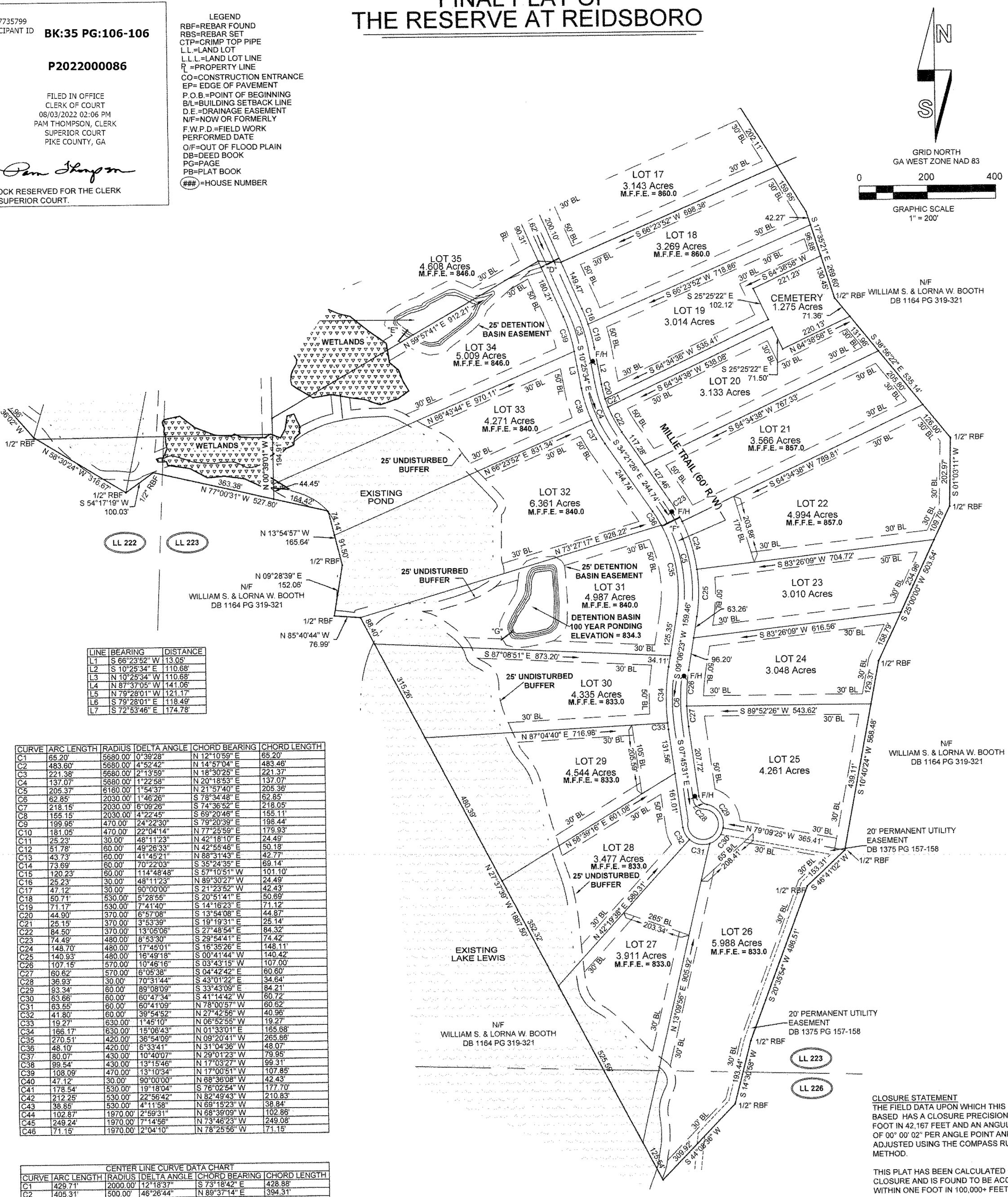
7257735799
PARTICIPANT ID **BK:35 PG:106-106**

P2022000086

FILED IN OFFICE
CLERK OF COURT
08/03/2022 02:06 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
℄ =PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP= EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
(###)=HOUSE NUMBER



LINE	BEARING	DISTANCE
L1	S 66°23'52" W	13.05'
L2	S 10°25'34" E	110.68'
L3	N 10°25'34" W	110.68'
L4	N 87°37'05" W	141.06'
L5	N 79°28'01" W	121.17'
L6	S 79°28'01" E	118.49'
L7	S 72°53'46" E	174.78'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.20'	5680.00'	0°39'28"	N 12°10'59" E	65.20'
C2	483.60'	5680.00'	4°52'42"	N 14°57'04" E	483.46'
C3	221.38'	5680.00'	2°13'59"	N 18°30'25" E	221.37'
C4	137.07'	5680.00'	1°22'58"	N 20°18'53" E	137.07'
C5	205.37'	6160.00'	1°54'37"	N 21°57'40" E	205.36'
C6	62.85'	2030.00'	1°46'26"	S 78°34'48" E	62.85'
C7	218.15'	2030.00'	6°09'26"	S 74°36'52" E	218.05'
C8	155.15'	2030.00'	4°22'45"	S 69°20'46" E	155.11'
C9	199.95'	470.00'	24°22'30"	S 79°20'39" E	198.44'
C10	181.05'	470.00'	22°04'14"	N 77°25'59" E	179.93'
C11	25.23'	30.00'	48°11'23"	N 42°18'10" E	24.49'
C12	51.78'	60.00'	49°26'33"	N 42°55'46" E	50.18'
C13	43.73'	60.00'	41°45'21"	N 88°31'43" E	42.77'
C14	73.69'	60.00'	70°22'03"	S 35°24'35" E	69.14'
C15	120.23'	60.00'	114°48'48"	S 57°10'51" W	101.10'
C16	25.23'	30.00'	48°11'23"	N 89°30'27" W	24.49'
C17	47.12'	30.00'	90°00'00"	S 21°23'52" W	42.43'
C18	50.71'	530.00'	5°28'55"	S 20°51'41" E	50.69'
C19	71.17'	530.00'	7°41'40"	S 14°16'23" E	71.12'
C20	44.90'	370.00'	6°57'08"	S 13°54'08" E	44.87'
C21	25.15'	370.00'	3°53'39"	S 19°19'31" E	25.14'
C22	84.50'	370.00'	13°05'06"	S 27°48'54" E	84.32'
C23	74.49'	480.00'	8°53'30"	S 29°54'41" E	74.42'
C24	148.70'	480.00'	17°45'01"	S 16°35'26" E	148.11'
C25	140.93'	480.00'	16°49'18"	S 00°41'44" W	140.42'
C26	107.15'	570.00'	10°46'16"	S 03°43'15" W	107.00'
C27	60.62'	570.00'	6°05'38"	S 04°42'42" E	60.60'
C28	36.93'	30.00'	70°31'44"	S 43°01'22" E	34.64'
C29	93.34'	60.00'	89°08'09"	S 33°43'09" E	84.21'
C30	63.66'	60.00'	60°47'34"	S 41°14'42" W	60.72'
C31	63.55'	60.00'	60°41'09"	N 78°00'57" W	60.62'
C32	41.80'	60.00'	39°54'52"	N 27°42'56" W	40.96'
C33	19.27'	630.00'	1°45'10"	N 06°52'55" W	19.27'
C34	166.17'	630.00'	15°06'43"	N 01°33'01" E	165.68'
C35	270.51'	420.00'	36°54'09"	N 09°20'41" W	265.86'
C36	48.10'	420.00'	6°33'41"	N 31°04'36" W	48.07'
C37	80.07'	430.00'	10°40'07"	N 29°01'23" W	79.95'
C38	99.54'	430.00'	13°15'46"	N 17°03'27" W	99.31'
C39	108.09'	470.00'	13°10'34"	N 17°00'51" W	107.85'
C40	47.12'	30.00'	90°00'00"	N 68°36'08" W	42.43'
C41	178.54'	530.00'	19°18'04"	S 76°02'54" W	177.70'
C42	212.25'	530.00'	22°56'42"	N 82°49'43" W	210.83'
C43	38.85'	530.00'	4°11'58"	N 69°15'23" W	38.84'
C44	102.87'	1970.00'	2°59'31"	N 68°39'09" W	102.86'
C45	249.24'	1970.00'	7°14'56"	N 73°46'23" W	249.08'
C46	71.15'	1970.00'	2°04'10"	N 78°25'56" W	71.15'

CENTER LINE CURVE DATA CHART					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	429.71'	2000.00'	12°18'37"	S 73°18'42" E	428.88'
C2	405.31'	500.00'	46°26'44"	N 89°37'14" E	394.31'
C3	114.98'	500.00'	13°10'34"	S 17°00'51" E	114.73'
C4	167.07'	400.00'	23°55'53"	S 22°23'30" E	165.86'
C5	341.36'	450.00'	43°27'50"	S 12°37'32" E	333.24'
C6	176.61'	600.00'	16°51'54"	S 00°40'26" W	175.97'

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

GEORGIA REGISTERED No. 1620 LAND SURVEYOR SWINSON A GASKINS SR

Prepared For:

TRADEMARK QUALITY HOMES, INC.

Property Location

Land Lots 194, 195, 222, 223 & 226 Of The 1st Land District
Pike County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 Campground Road Griffin, GA 30223
678-571-3054
rdgaskins79@gmail.com

Job No. 21-027

Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 02/21/22	
F.W.P.D.: 11/20/21	
Revisions	Date
County Comments: 07/05/22	