



Where Georgia comes together.

Application # PLAT 0190-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	SEK Perry, LLC	SEK Perry, LLC
*Title	N/A	N/A
*Address	2743 Perimeter Pkwy, Bldg. 100, Suite 370, Augusta, GA 30909	2743 Perimeter Pkwy, Bldg. 100, Suite 370, Augusta, GA 30909
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

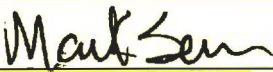
*Street Address See Below	
*Tax Map #(s) See Below	*Zoning Designation C-2, General Commercial
*# Original Lots See Below 4 Lots	*Total Acreage 23.43
*# Proposed Lots See Attachment - 9 Lots	*Total Acreage 23.43

Instructions

1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - C. Major Subdivision, Final Plat: \$72.00 per plat
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

7. Signatures:

*Applicant 	*Date 9/30/2025
*Property Owner/Authorized Agent 	*Date 9/30/2025

Revised 7/1/25

Properties involved:

W E Barfield PID: OP41A0 002000 Perry, Parkway Acquired prior to Nov 10, 2025

CVS 2212 GA, LLC PID: OP41A0 130000 1815 Houston Lake Road Acquired prior to Nov 10, 2025

Spotted Dog Properties, LLC PID: OP41A0 021000 0 Perry Parkway Acquired prior to Nov 10, 2025

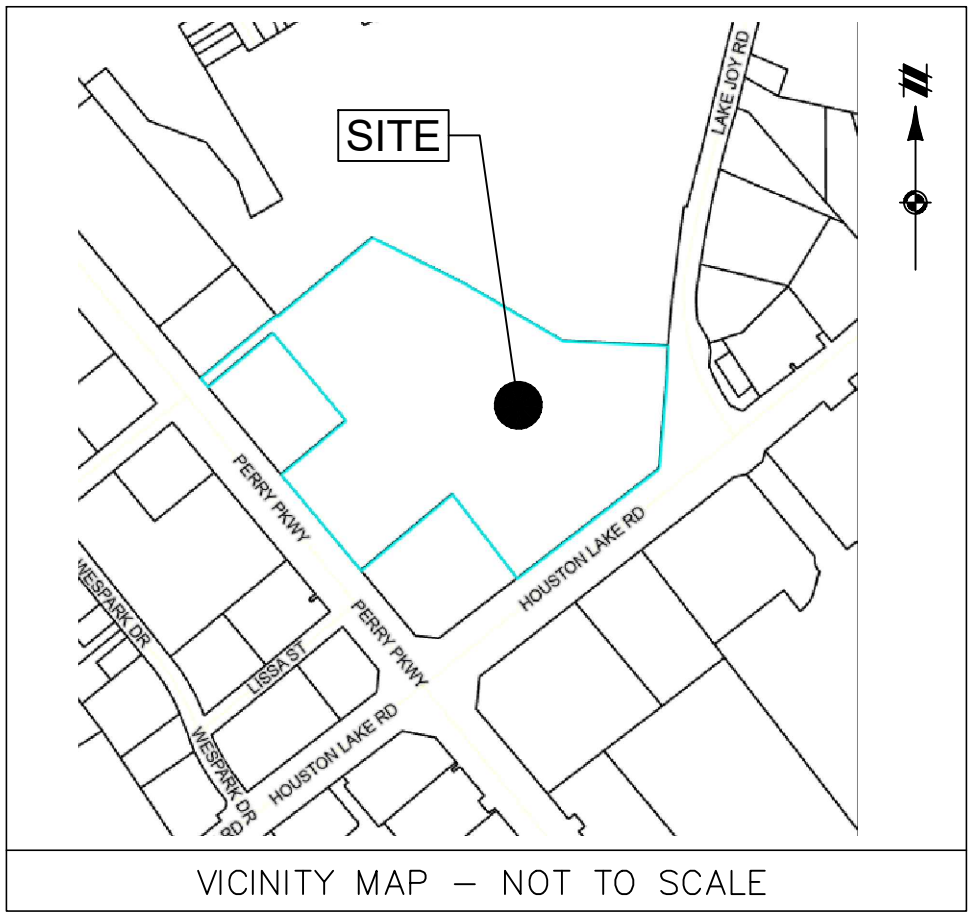
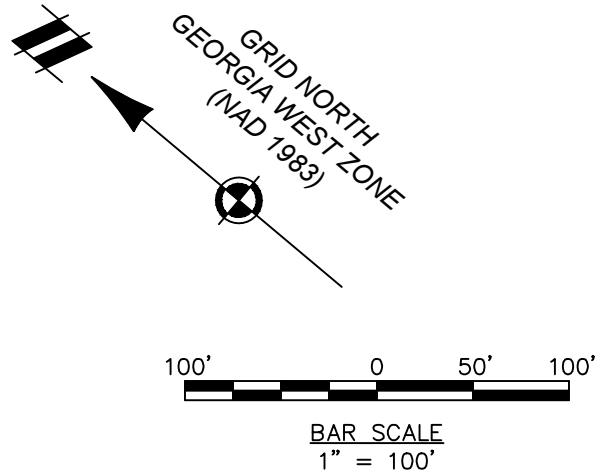
Norah Properties LLC PID: OP41A0 02C000 322 Perry Parkway 0.778 ac acquired prior to Nov 10, 2025

FILE NAME: K:\24072026 Houston Lake Road\Draw\Survey\Title Plat\24072026.dwg LAST SAVED BY: celdredge 9/26/2025 2:26 PM PLOTTED BY: celdredge 9/26/2025 PAPER: ARCH D (36.00 X 24.00 INCHES) DEVICE: NONE PLOT STYLE: BASE-STANDARD.CTB

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

DATUMS
HORIZONTAL: GRID NORTH, NAD83, GEORGIA STATE PLANES, WEST ZONE
(NORTH AMERICAN DATUM OF 1983) (2011)
U.S. SURVEY FOOT, HENRY COUNTY, GEORGIA
VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
GEOID: GEOID12B (CONUS)

LOT CONSOLIDATION / LOT DIVISION PLAT

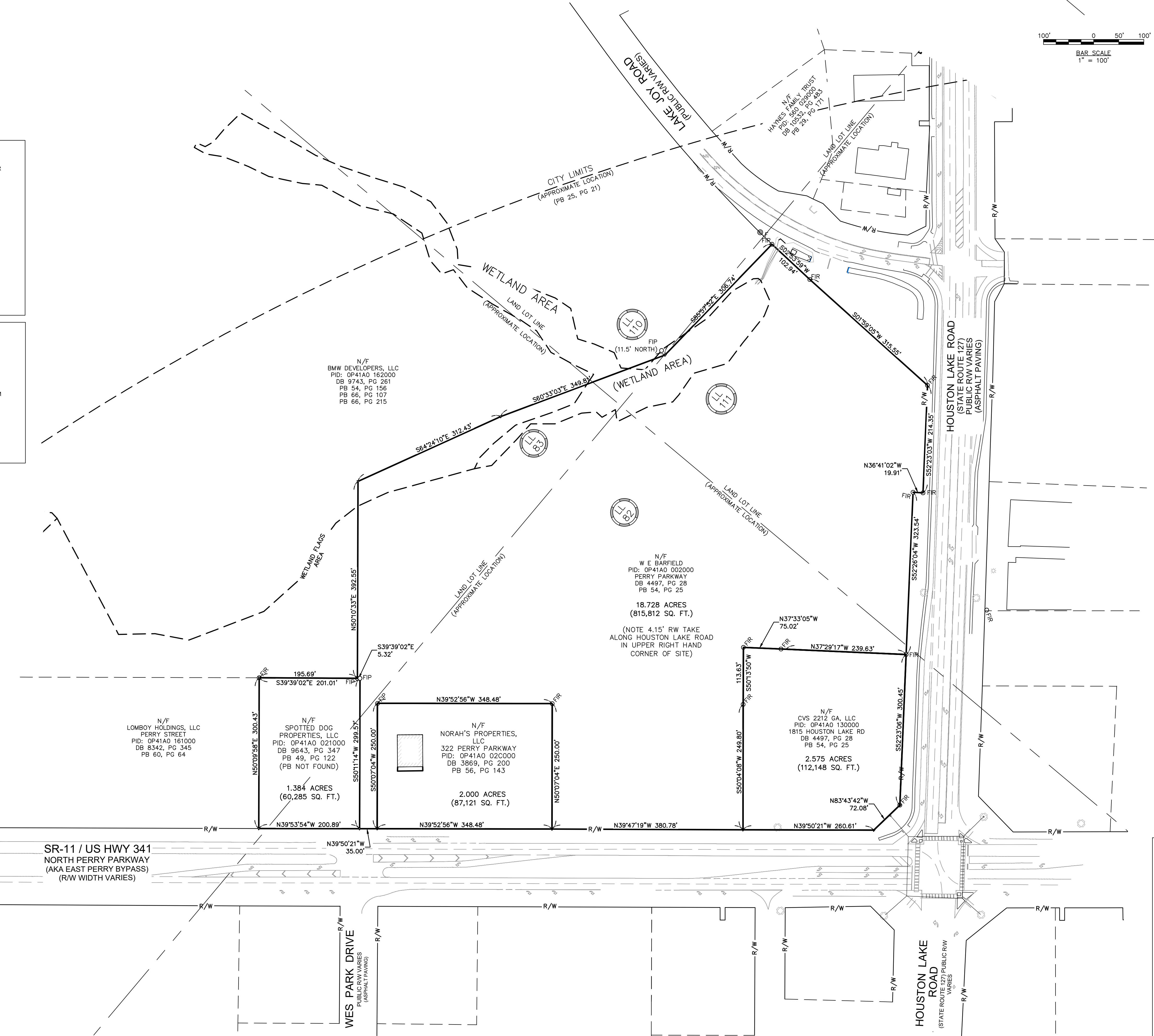


LEGEND

- FOUND BOUNDARY MARKER
- IRON PIN SET
- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- R/W - RIGHT OF WAY LINE
- - - EDGE OF WATER
- - - LAND LOT LINE
- - - EASEMENT LINE
- Gravel Pavement
- Concrete Pavement
- Asphalt Pavement
- LL 263 LAND LOT

ABBREVIATIONS

CMP	=	CORRUGATED METAL PIPE
C&G	=	CURB AND GUTTER
DB	=	DEED BOOK
DWCB	=	DOUBLE WING CATCH BASIN
INV	=	INVERT
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
OTF	=	OPEN TOP PIPE FOUND
PCB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PVC	=	POLYVINYL CHLORIDE
RBF	=	REBAR FOUND
R/W	=	RIGHT-OF-WAY
SSMH	=	SANITARY SEWER MANHOLE
SWCB	=	SINGLE WING CATCH BASIN



SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE OF AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON THE GEORGIA WEST ZONE - NAD 83 ADJUSTED 2011 COORDINATE SYSTEM. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 01/10/2025 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FEET.
- FIELD CLOSURE: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,632 FEET AND AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS / BOVDITCH METHOD.
- PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256,742 FEET.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION GPS TRIMBLE R10 GPS RECEIVER.
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR HOUSTON COUNTY, GEORGIA, COMMUNITY-PANEL NUMBER THE SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE AND LIES WITHIN ZONE X .
- ZONING: PROPERTY IS ZONED PER CITY OF HOUSTON, GEORGIA NO ZONING REPORT HAS BEEN PROVIDED TO SURVEYOR TO DATE.
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.

SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Digitally signed by
Clyde R Eldredge
Reason: I am
approving this
document
Date: 2025.09.26
14:29:38-04'00'



Clyde R. Eldredge, PLS DATE SEPTEMBER 26, 2025
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2659

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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PHONE: 770.423.0807
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GEORGIA LAND SURVEY FILE No.1218

CLIENT	SOUTHEASTERN DEVELOPMENT
LOCATED IN	LAND LOTS 82, 83, 110 & 111 10TH DISTRICT - HOUSTON COUNTY PERRY, GEORGIA
LOT CONSOLIDATION / DIVISION PLAT	PARCEL: 0P41A0130000 PARCEL: 0P41A0002000 PARCEL: 0P41A0020000 PARCEL: 0P41A0021000 PERRY, GEORGIA 31069
DATE	09/05/2025
COMMENTS	1. REVISE OUTLOTS #5 AND #6 (09-11-25) 2. REMOVE THE EASEMENT LINE ALONG THE S.W. R/W LINE (09/12/25) 3. REVISE THE AREA FOR CIVIS SHOWN HEREON (09/27/25) 4. UPDATED PARCELS WITH LABELS ON SHEET 2 (REVISED) (09/29/25)
REVISIONS	
DWG. CRE	CH. CRE
P.M. K. KOZLOWICZ	
CODE SUB-PLAT	
JOB 24007508	
SHEET NO.	1 OF 2

