

FLOOD NOTE:

ACCORDING TO THE OFFICIAL FEMA FLOOD HAZARD MAP, FIRM PANEL 13245C0130H EFFECTIVE NOVEMBER 15, 2019 THIS PROPERTY IS LOCATED IN ZONE "X", AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AND IS NOT IN A DESIGNATED 100 YEAR FLOOD PLAIN.

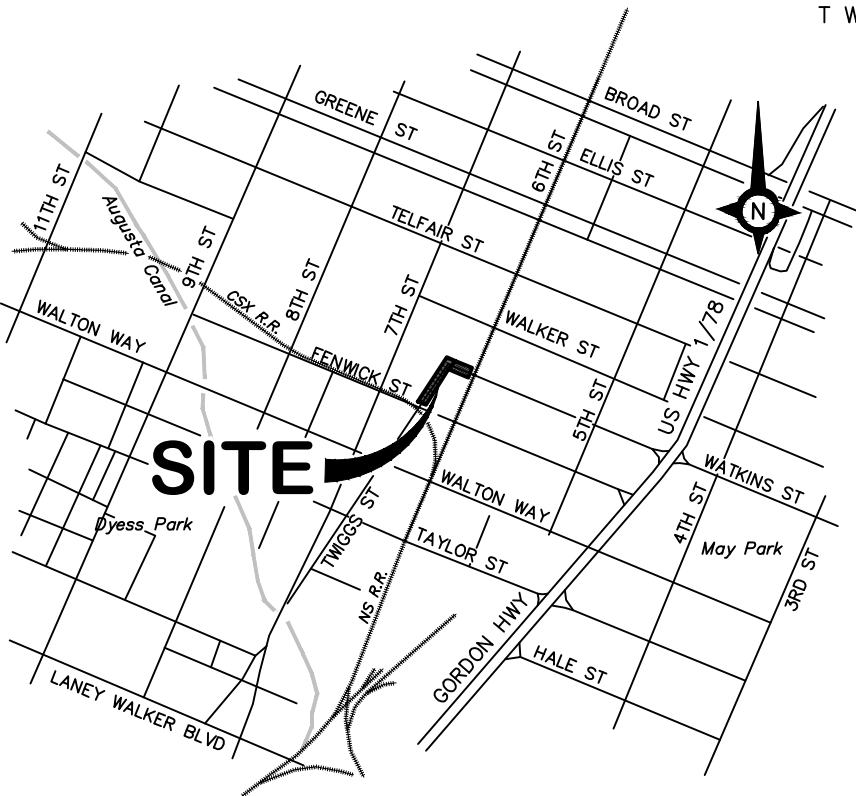
TECHNICAL DATA:

DATE OF SURVEY - MARCH 31, 2020
EQUIPMENT USED - TRIMBLE R12I GNSS RECEIVER, TRIMBLE TOTAL STATION & E.D.M.
ANGULAR PRECISION - 10" PER ANGLE
FIELD PRECISION - 1 in 21,639
PLAT CLOSURE - 1 in 686,531
COMPASS ADJUSTMENT
DISTANCES SHOWN ARE GROUND

FOR CLERK OF COURT'S USE ONLY

LEGEND:

---	EXISTING PROPERTY LINE
- - -	EXISTING R/W LINE
TMP	TAX MAP PARCEL NUMBER
R/W	RIGHT-OF-WAY
(C)	PARCEL/TRACT IDENTIFICATION
GV	GAS VALVE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
LP	LIGHT POLE
PP	POWER POLE
DI	DROP INLET
GT	GRATE TRAP
SWT	SINGLE WING TRAP
DWT	DOUBLE WING TRAP
STMH	STORM SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE
JB	JUNCTION BOX
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYL CHLORIDE PIPE
---	UNDERGROUND WATER LINE
---	UNDERGROUND OPTICAL FIBER LINE
---	UNDERGROUND POWER LINE
---	OVERHEAD POWER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE



LOCATION MAP

1 INCH = 500 FEET

PLAT

FOR

AUGUST-RICHMOND COUNTY COLOSSEUM AUTHORITY

SHOWING ABANDONMENT OF TRACT "A" & TRACT "B"
TWIGGS STREET & WATKINS STREET EXISTING RIGHT OF WAY
SITUATED IN THE 87th G.M.D., LOCATED IN...

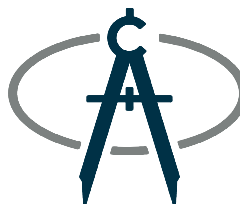
AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 50'

MARCH 31, 2025



PREPARED BY

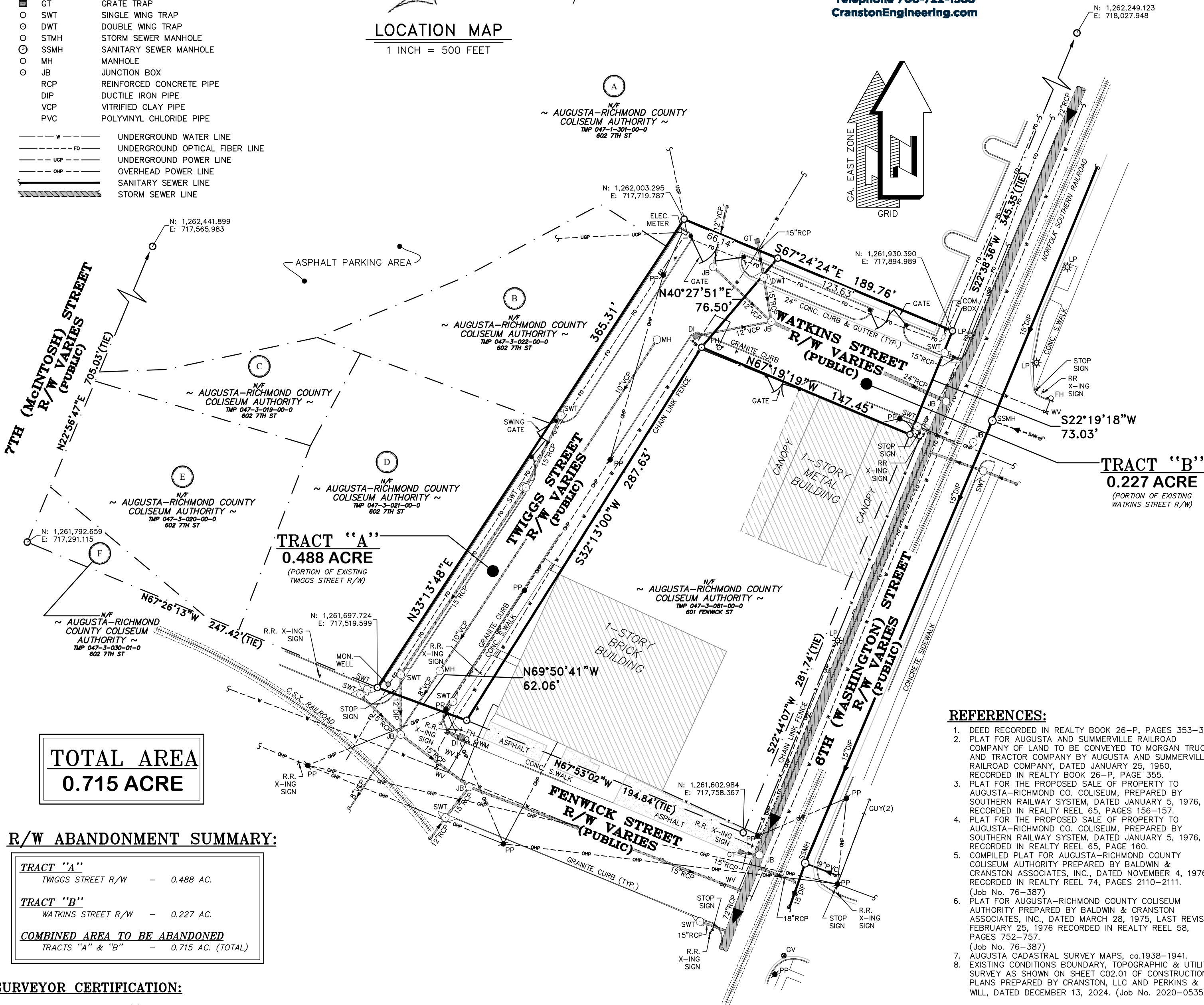


CRANSTON

452 Ellis Street, Augusta, Georgia 30901

Telephone 706-722-1588

CranstonEngineering.com



REFERENCES:

- DEED RECORDED IN REALTY BOOK 26-P, PAGES 353-354.
- PLAT FOR AUGUSTA AND SUMMERVILLE RAILROAD COMPANY OF LAND TO BE CONVEYED TO MORGAN TRUCK AND TRACTOR COMPANY BY AUGUSTA AND SUMMERVILLE RAILROAD COMPANY, DATED JANUARY 25, 1960, RECORDED IN REALTY BOOK 26-P, PAGE 355.
- PLAT FOR THE PROPOSED SALE OF PROPERTY TO AUGUSTA-RICHMOND CO. COLISEUM, PREPARED BY SOUTHERN RAILWAY SYSTEM, DATED JANUARY 5, 1976, RECORDED IN REALTY REEL 65, PAGES 156-157.
- PLAT FOR THE PROPOSED SALE OF PROPERTY TO AUGUSTA-RICHMOND CO. COLISEUM, PREPARED BY SOUTHERN RAILWAY SYSTEM, DATED JANUARY 5, 1976, RECORDED IN REALTY REEL 65, PAGE 160.
- COMPILED PLAT FOR AUGUSTA-RICHMOND COUNTY COLISEUM AUTHORITY PREPARED BY BALDWIN & CRANSTON ASSOCIATES, INC., DATED NOVEMBER 4, 1976, RECORDED IN REALTY REEL 74, PAGES 2110-2111. (Job No. 76-387)
- PLAT FOR AUGUSTA-RICHMOND COUNTY COLISEUM AUTHORITY PREPARED BY BALDWIN & CRANSTON ASSOCIATES, INC., DATED MARCH 28, 1975, LAST REVISED FEBRUARY 25, 1976 RECORDED IN REALTY REEL 58, PAGES 752-757. (Job No. 76-387)
- AUGUSTA CADASTRAL SURVEY MAPS, ca.1938-1941.
- EXISTING CONDITIONS BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY AS SHOWN ON SHEET C02.01 OF CONSTRUCTION PLANS PREPARED BY CRANSTON, LLC AND PERKINS & WILL, DATED DECEMBER 13, 2024. (Job No. 2020-0535)

UTILITY NOTE:

THE EXISTENCE, ABSENCE, LOCATIONS, AND DEPTHS OF UTILITIES AND UNDERGROUND ITEMS HAVE BEEN DETERMINED BY ORDINARY SURVEYING METHODS, FROM FIELD OBSERVATIONS, AND FROM INFORMATION FURNISHED BY THE UTILITY COMPANIES, AND ARE NOT GUARANTEED.

NOTE:

- ALL CORNERS TO BE SET ARE #4 REBAR & CAP, UNLESS OTHERWISE NOTED.
- A TWENTY (20') FOOT EASEMENT WILL BE RESERVED, CENTERED OVER AND DEDICATED TO THE CITY OF AUGUSTA, FOR ANY PUBLICLY OWNED OFFSITE STORMWATER, SANITARY, AND WATER UTILITY THAT ENTERS AND IS CONVEYED THROUGH THE PROPERTY BOUNDARY.

SURVEYOR 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



CRAWFORD WRIGHT MONTGOMERY, GA PLS #3560

DATE

CWM

2020-0535.02