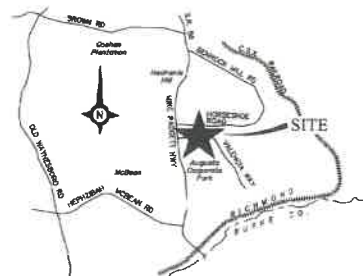


FOR CLERK OF COURT'S USE ONLY

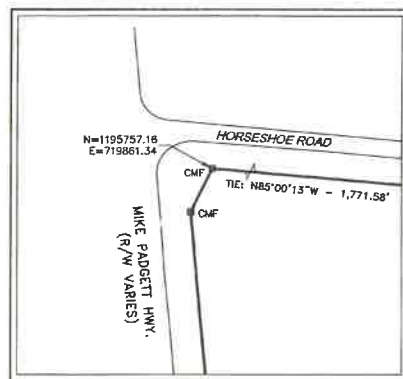


LOCATION MAP
SCALE: 1" = 2 MILES

LEGEND

- PROPOSED PERMANENT EASEMENT AREA
--- PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA
--- EXISTING BOUNDARY

- REF REBAR FOUND
RBCF REBAR & CAP FOUND
CMF CONCRETE MONUMENT FOUND
OTF OPEN TOP IRON FOUND
R/W RIGHT-OF-WAY
CRN CORNER NOT RECOVERED
TM# TAX PARCEL NUMBER



"TIE" DETAIL
SCALE: 1" = 100'

GENERAL NOTES:

- SANITARY SEWER EASEMENT SHOWN TO BE DEEDED TO AUGUSTA-RICHMOND COUNTY, GEORGIA
- EASEMENT CORNERS ARE NOT STAKED IN FIELD.

TECHNICAL DATA:

DATE OF SURVEY - JUNE 29, 2022
EQUIPMENT USED - GPS, THEODOLITE & E.D.M.
ANGULAR PRECISION - 10" PER ANGLE FIELD
PRECISION - 1 in 12,500
PLAT CLOSURE - 1 in 488,355
COMPASS ADJUSTMENT

REFERENCE:

- RIGHT-OF-WAY PLAT OF VALENCIA WAY FOR DEVELOPMENT AUTHORITY OF RICHMOND COUNTY PREPARED BY CRANSTON DATED JUNE 29, 2022 AND REVISED ON OCTOBER 20, 2022 RECORDED ON PLAT BOOK 17, PAGE 158.
- BOUNDARY SURVEY OF 100.00 ACRES BEING A PORTION OF THE AUGUSTA CORPORATE PARK PREPARED BY EMC ENGINEERING SERVICES, INC. DATED 04/16/2012 RECORDED IN DEED BOOK 1346 PAGE 700 ON MAY 29, 2012.
- BOUNDARY PLAT OF AUGUSTA CORPORATE PARK FOR DEVELOPMENT AUTHORITY OF RICHMOND COUNTY PREPARED BY JAMES G. SWIFT & ASSOCIATES DATED APRIL 22, 1994 LAST REVISION JUNE 14, 2012 FILED IN PLAT CABINET "D", SLIDE 181, PLAT "D".
- ALTA/NSPS LAND TITLE SURVEY FOR AUGUSTA CORPORATE PARK PREPARED BY CRANSTON ENGINEERING DATED JANUARY 24, 2022.

EASEMENT PLAT
FOR

AUGUSTA-RICHMOND COUNTY,
GEORGIA

SHOWING PROPOSED SANITARY SEWER EASEMENTS TO BE ACQUIRED FROM
TMP# 323-0-039-05-0 AND TMP# 323-0-039-01-0 LOCATED IN THE 86TH C.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 60'

SEPTEMBER 5, 2024

60 30 0 60 120
SCALE IN FEET

PREPARED BY



452 Ellis Street, Augusta, Georgia 30901
Telephone 706-722-1588
CranstonEngineering.com

SURVEYOR CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-67, 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 15-8-67.

JOHN THOMAS ATTAWAY, GA RLS 2512 DATE 09/14/2024



L.S.F. 000039



N/F
JEFFREY LEE
BROOME
(TM# 303-0-041-00-0)

N/F
DEVELOPMENT AUTHORITY
OF RICHMOND COUNTY
(TM# 323-0-039-01-0)

RAILROAD IRON FOUND

EXISTING RIGHT-OF-WAY

VALENCIA WAY (R/W VARIES)

2016-0092