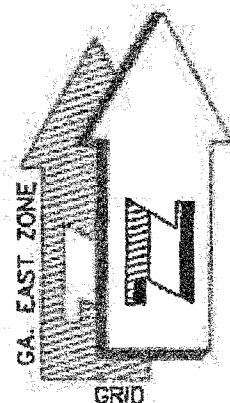


D: PLAT B: 20 P: 76
Recorded: 12/18/2024 07:32 AM
Doc # 2024031212 Pages: 1 Fees: \$10.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 8038030127,



TECHNICAL DATA:

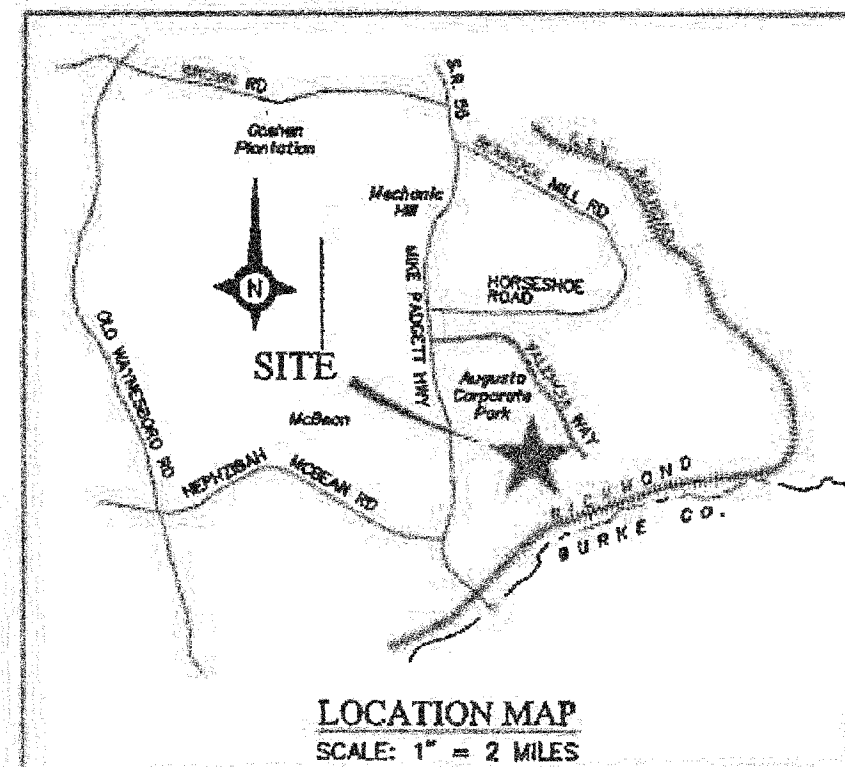
DATE OF SURVEY - JUNE 10, 2024
SEPTEMBER 2024
EQUIPMENT USED - GPS, THEODOLITE & E.D.M.
ANGULAR PRECISION - 10" PER ANGLE FIELD
PRECISION - 1 in 12,500
PLAT CLOSURE - 1 in 227,556
COMPASS ADJUSTMENT

FLOOD NOTE:

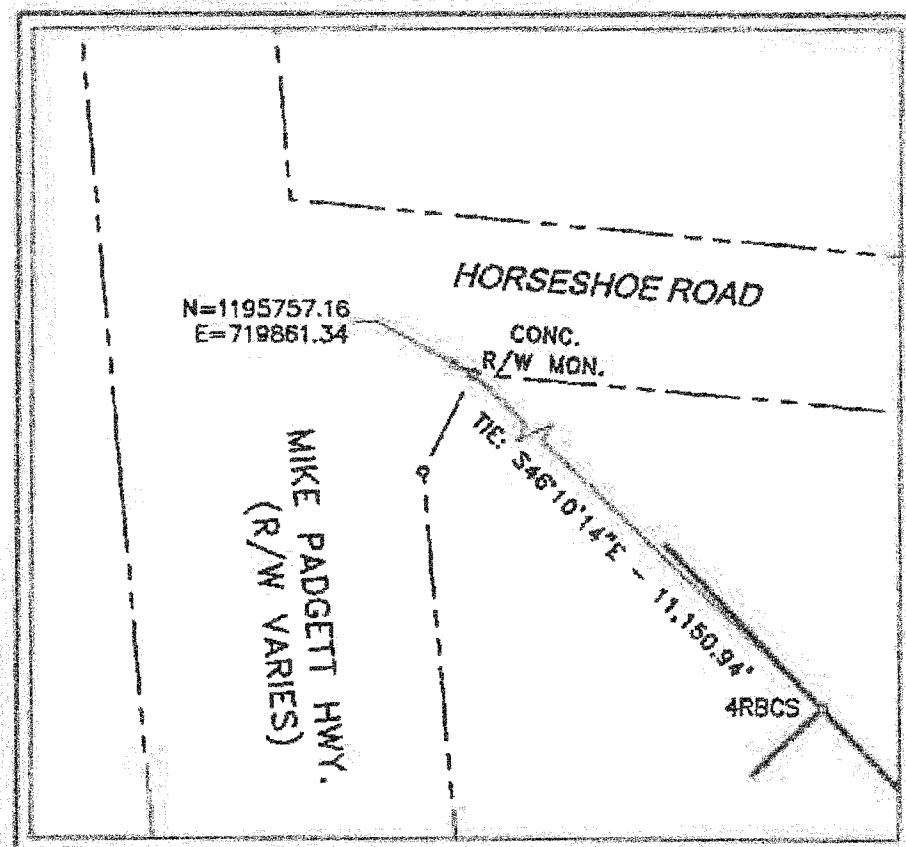
ACCORDING TO THE OFFICIAL FEMA FLOOD HAZARD MAP, FIRM PANELS 13245C0240G AND 13245C0245G EFFECTIVE NOVEMBER 15, 2019, THIS LOT IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD PLAIN.

REFERENCE:

1. RIGHT-OF-WAY PLAT OF VALENCIA WAY FOR DEVELOPMENT AUTHORITY OF RICHMOND COUNTY PREPARED BY CRANSTON, DATED JUNE 28, 2022, REVISED ON OCTOBER 20, 2022, RECORDED IN PB:17, PG:160.
2. ALTA/NSPS LAND TITLE SURVEY OF PORTION OF TAX PARCEL No. 323-0-039-03-0 PREPARED BY D+L SURVEYING, DATED SEPTEMBER 7, 2022.
3. ALTA/ NSPS LAND TITLE SURVEY FOR OF CASTING SOLUTIONS AUGUSTA, LLC PREPARED BY CRANSTON, DATED JUNE 17, 2024.

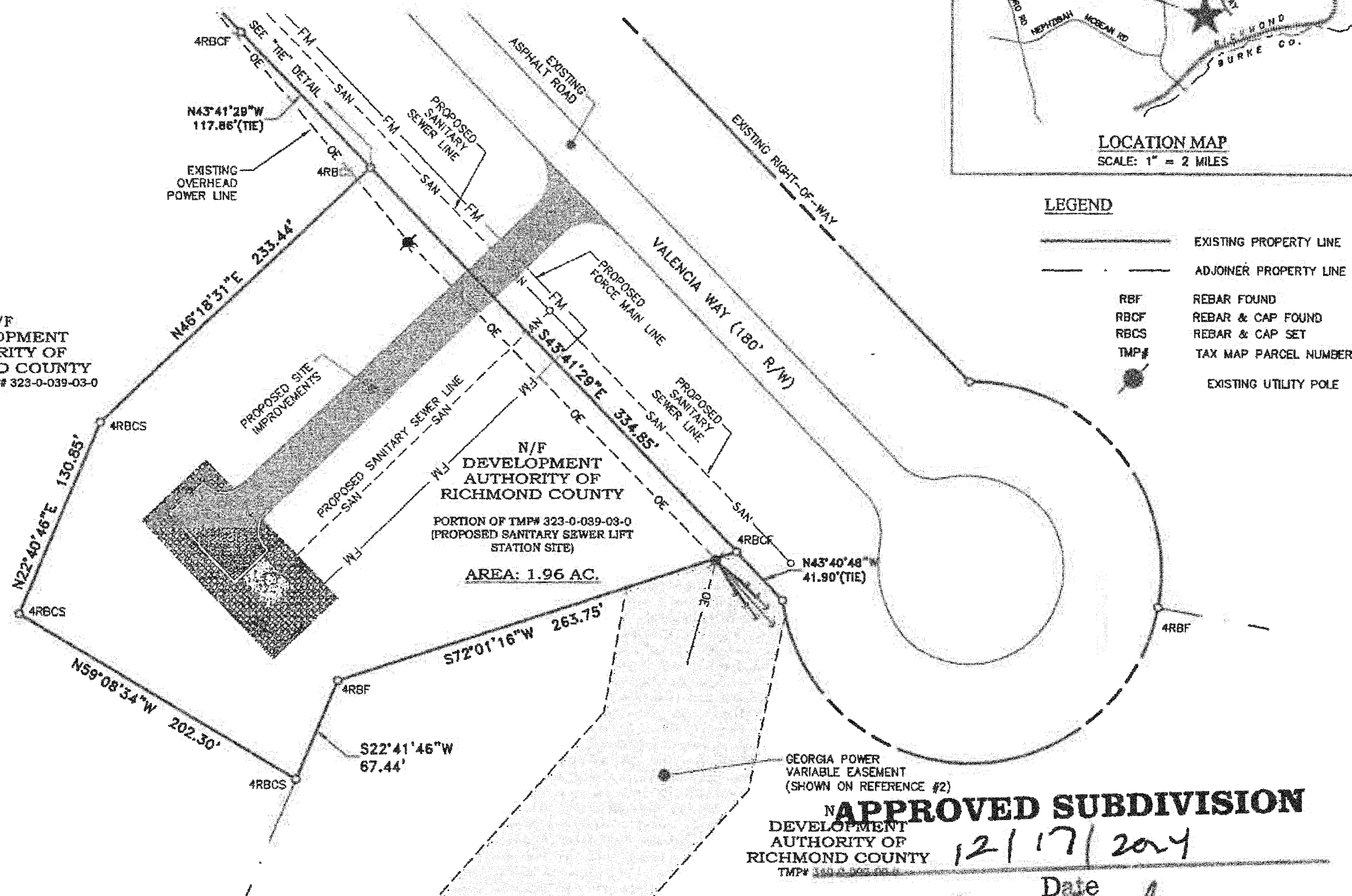


FOR CLERK OF COURT'S USE ONLY



"TIE" DETAIL
SCALE: 1" = 100'

N/F
DEVELOPMENT
AUTHORITY OF
RICHMOND COUNTY
PORTION OF TMP# 323-0-039-03-0



LEGEND

- | | |
|------|------------------------|
| --- | EXISTING PROPERTY LINE |
| --- | ADJOINER PROPERTY LINE |
| RBF | REBAR FOUND |
| RBCF | REBAR & CAP FOUND |
| RBCS | REBAR & CAP SET |
| TMP# | TAX MAP PARCEL NUMBER |
| ● | EXISTING UTILITY POLE |

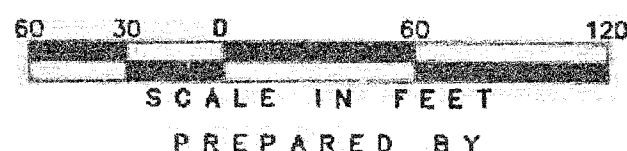
PLAT FOR AUGUSTA- RICHMOND COUNTY, GEORGIA

SHOWING PROPOSED SANITARY SEWER LIFT STATION SITE LOCATED IN THE 86TH G.M.D.

AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 60'

SEPTEMBER 4, 2024



PREPARED BY

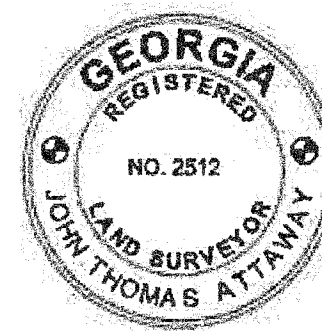


452 Ellis Street, Augusta, Georgia 30901
Telephone 706-722-1588
CranstonEngineering.com

SURVEYOR CERTIFICATION:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, 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.

John Thomas Attaway
JOHN THOMAS ATTAWAY
GEORGIA REGISTERED LAND SURVEYOR 2512



SURVEYOR'S NOTE:

1. BASIS OF BEARING IS GEORGIA STATE PLANE GRID, EAST ZONE, NORTH AMERICAN DATUM (NAD '83).
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. FIELD MEASUREMENTS FOR THIS SURVEY WERE OBTAINED WITH A TRIMBLE S7 ROBOTIC TOTAL STATION AND TRIMBLE R121 GPS EQUIPMENT.
4. NO WETLANDS DELINEATION HAS BEEN PERFORMED ON THIS SITE.

APPROVED SUBDIVISION
Date 12/17/2024
John Thomas Attaway
BY AUTHORITY OF AUGUSTA PLANNING
& DEVELOPMENT DEPARTMENT