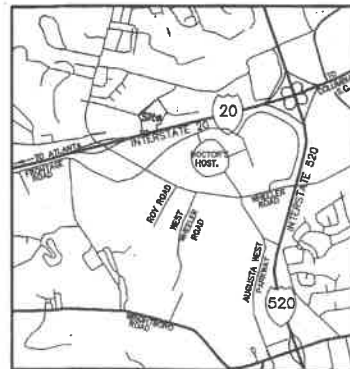


D: PLAT B: 18 P: 96  
 Record#: 05/08/2023 04:41 PM  
 Doc # 2023010887 Pages: 1 Fees: \$10.00  
 Hattie Holmes Sullivan  
 Clerk of Superior Court, Augusta-Richmond County, GA  
 While Participant IDs: 951989548,236444089



LOCATION MAP

WATER AND SEWER EASEMENT PLAT

FOR:  
**NORTHERN TOOL**

PREPARED FOR:

**THE SHOPPES AT THE APEX, LLC**

621 NW FRONTAGE ROAD AUGUSTA, GA 30907 (706) 490-3761

PROPERTY LOCATED IN THE 90TH G.M.D.

AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE: MARCH 3, 2022 SCALE: 1"=60'  
 REV: JANUARY 18, 2023 Augusta comments  
 REV: MARCH 30, 2023 Augusta comments  
 REV: APRIL 24, 2023 Augusta comments

PREPARED BY:

**SOUTHERN PARTNERS, INC.**

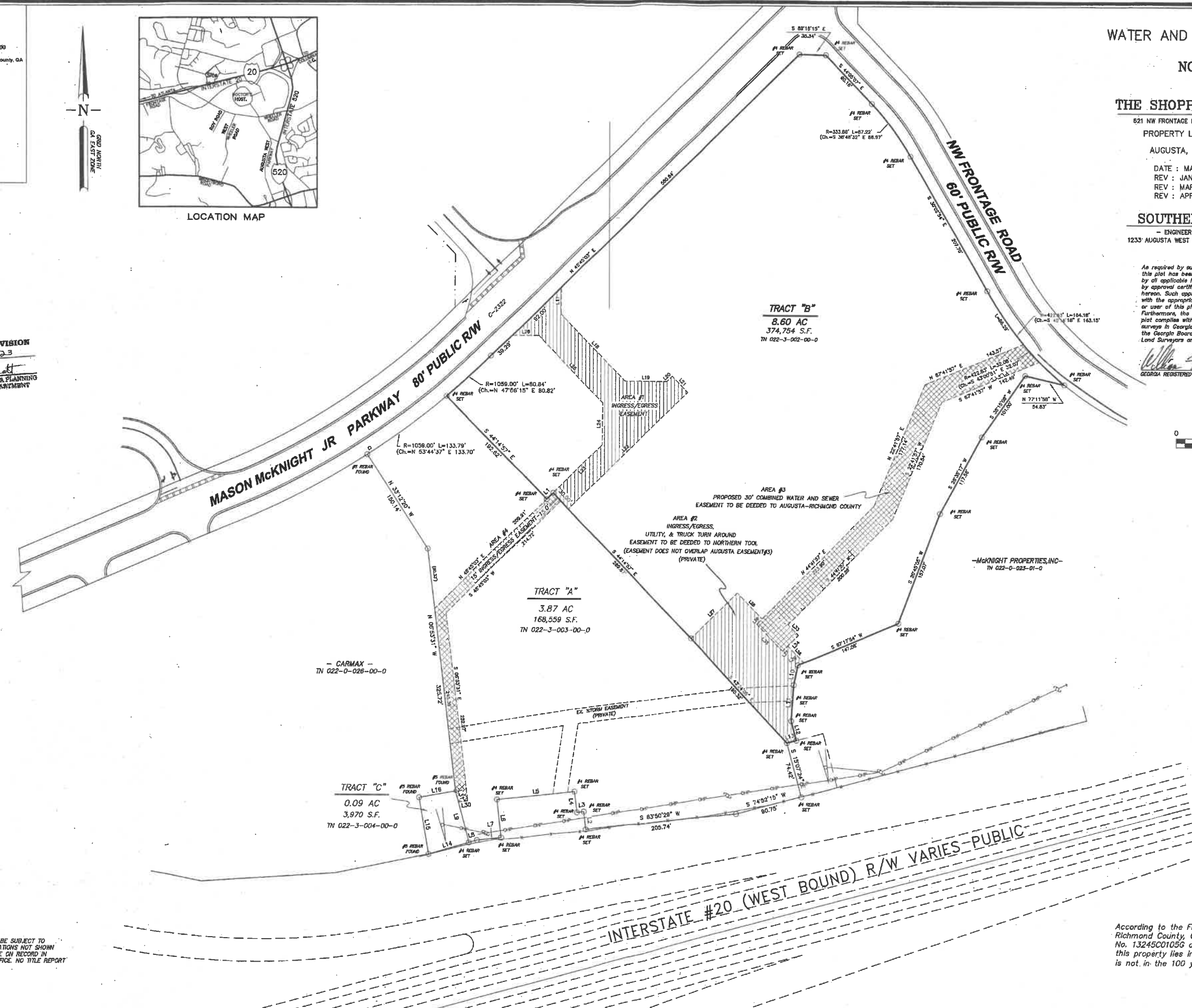
ENGINEERS - LAND SURVEYORS - LAND PLANNERS -  
 1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30908 (706) 855-8000

*As required by subsection (d) of O.C.G.A. Section 15-68-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording a 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.*

*William F. Tolson* 4-2-23  
 GEORGIA REGISTERED LAND SURVEYOR #3506



APPROVED SUBDIVISION  
 4/25/2023  
*William F. Tolson*  
 BY AUTHORITY OF AUGUSTA PLANNING & DEVELOPMENT DEPARTMENT



LINE	BEARING	DISTANCE
L1	N 45°45'03" E	12.24
L2	N 08°05'53" W	23.80
L3	S 83°54'07" W	9.28
L4	N 07°29'40" W	27.81
L5	S 83°48'27" W	105.00
L6	S 08°18'01" E	51.06
L7	S 84°18'08" W	32.48
L8	S 74°15'40" W	11.31
L9	N 15°07'32" W	70.99
L10	S 11°39'48" W	27.07
L11	S 09°41'39" W	48.34
L12	S 15°01'59" E	28.75
L13	S 74°52'36" W	13.10
L14	S 74°15'40" W	57.31
L15	N 09°51'22" W	76.54
L16	N 80°08'38" E	50.85
L17	S 00°45'03" W	35.36
L18	S 44°14'57" E	124.53
L19	S 88°14'57" E	56.57
L20	N 45°45'03" E	10.50
L21	S 44°14'57" E	30.00
L22	S 45°46'03" W	225.11
L23	N 45°45'03" E	92.81
L24	N 00°45'03" E	36.57
L25	N 44°14'57" W	174.53
L26	N 88°14'57" W	35.36
L27	N 45°45'03" E	88.01
L28	S 44°14'57" E	48.17
L29	S 87°17'54" W	8.86
L30	S 83°08'29" W	12.53
L31	N 15°07'32" W	15.16
L32	S 44°14'57" E	20.00
L33	S 44°14'57" W	30.00
L34	S 44°14'57" W	50.01
L35	S 44°14'57" W	10.00
L36	S 44°14'57" W	10.00
L37	S 44°14'57" E	10.00
L38	S 44°14'57" E	30.74

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN AUGUSTA, RICHMOND CO. P.L.C. OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.

According to the Flood Insurance Rate Maps for Richmond County, Georgia Community Panel No. 13245C0105G dated 11/15/2019, this property lies in flood zone "X" and therefore is not in the 100 year flood plain.