

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.

FOR CLERK OF COURT'S USE ONLY

NOTE:

1. ALL CORNERS ARE #4 REBAR & CAP SET UNLESS OTHERWISE SHOWN.
2. TAX MAP PARCEL LINES SHOWN ARE APPROXIMATE.

LEGEND

— EXISTING PROPERTY LINE
- - - ADJOINER PROPERTY LINE

RBF REBAR FOUND
RBCF REBAR & CAP FOUND
CMF CONCRETE MONUMENT FOUND
OTF OPEN TOP IRON FOUND
CRN CORNER NOT RECOVERED
TM# TAX PARCEL NUMBER

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 10/20/2022
JOHN THOMAS ATTAWAY DATE
GEORGIA REGISTERED LAND SURVEYOR 2512

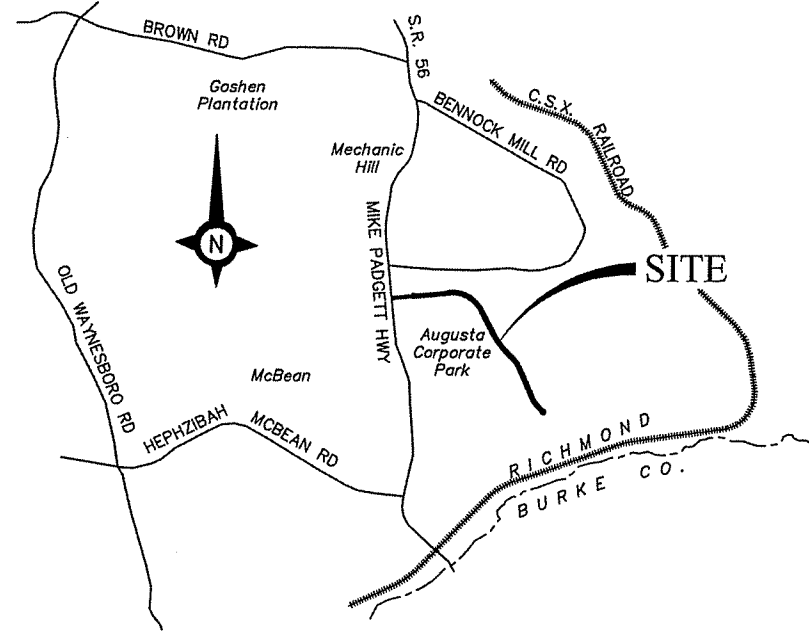


TECHNICAL DATA:

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 2,523,037
COMPASS ADJUSTMENT

REFERENCE:

1. BOUNDARY SURVEY OF 100.00 ACRES BEING A PORTION OF THE AUGUSTA CORPORATE PARK PREPARED BY EMC ENGINEERING SERVICES, INC DATED 04/18/2012 RECORDED IN DEED BOOK 1346 PAGE 700 ON MAY 29, 2012.
2. 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 161, PLAT "D".
3. ALTA/NSPS LAND TITLE SURVEY FOR AUGUSTA CORPORATE PARK PREPARED BY CRANSTON ENGINEERING DATED JANUARY 24, 2022.



LOCATION MAP
SCALE: 1" = 2 MILES

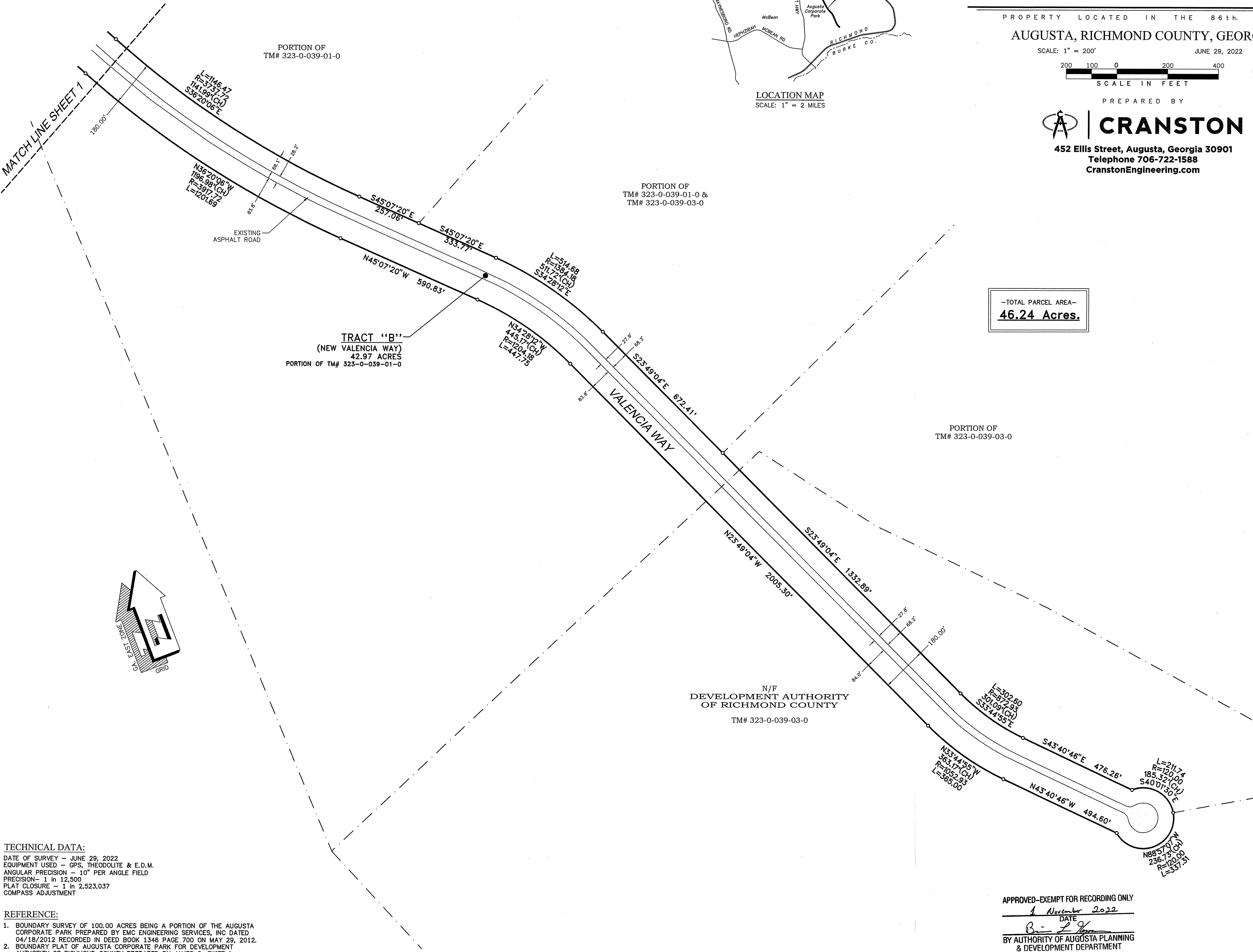
RIGHT-OF-WAY PLAT
OF
VALENCIA WAY
PREPARED FOR
**DEVELOPMENT AUTHORITY OF
RICHMOND COUNTY**

PROPERTY LOCATED IN THE 86th. G. M. D.
AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 200' JUNE 29, 2022
200 100 0 200 400
SCALE IN FEET
REV. 10/20/2022

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

-TOTAL PARCEL AREA-
46.24 Acres.



APPROVED-EXEMPT FOR RECORDING ONLY
1 November 2022
DATE
B. J. [Signature]
BY AUTHORITY OF AUGUSTA PLANNING
& DEVELOPMENT DEPARTMENT

D: PLAT B: 17 P: 159
Recorded: 11/01/2022 11:26 AM
Doc # 2022043878 Pages: 2 Fees: \$20.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 8038030127,

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.

RIGHT-OF-WAY PLAT

OF

VALENCIA WAY
PREPARED FOR
**DEVELOPMENT AUTHORITY OF
RICHMOND COUNTY**

PROPERTY LOCATED IN THE 86th G.M.D.

AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 200'

JUNE 29, 2022

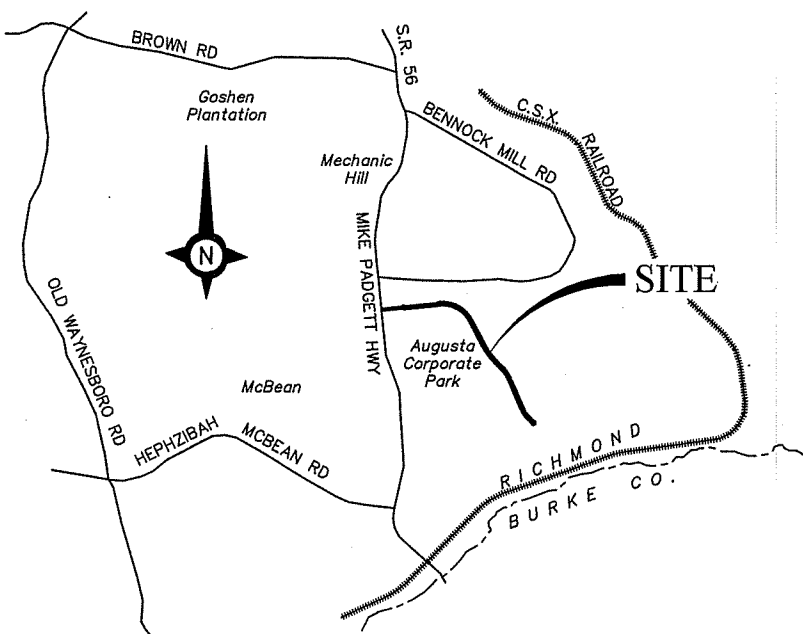
SCALE IN FEET
200 100 0 200 400

REV. 10/20/2022



CRANSTON

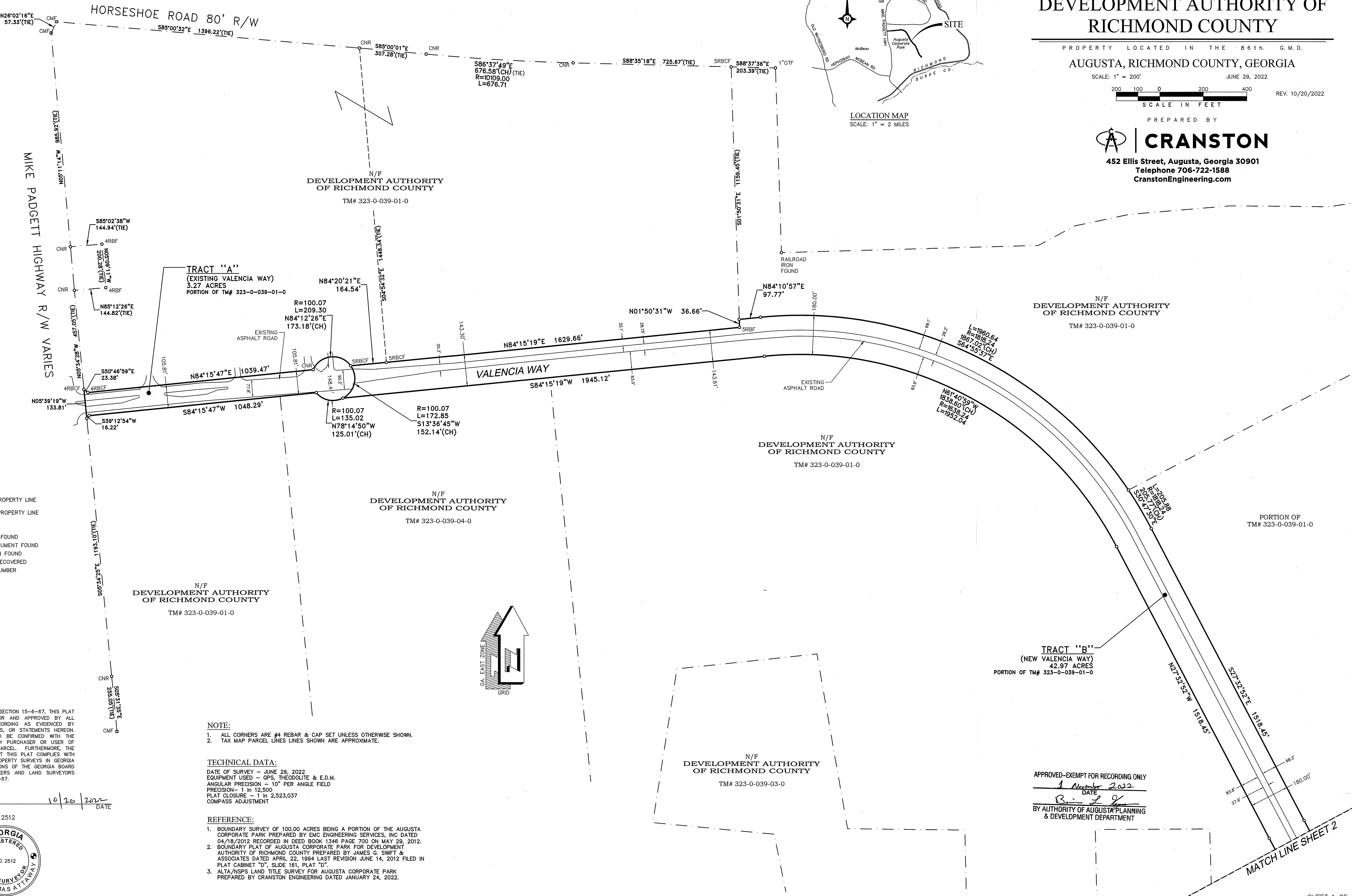
452 Ellis Street, Augusta, Georgia 30901
Telephone 706-722-1588
CranstonEngineering.com



LOCATION MAP
SCALE: 1" = 2 MILES

FOR CLERK OF COURT'S USE ONLY

-TOTAL PARCEL AREA-
46.24 Acres.



LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- RBF REBAR FOUND
- RBCF REBAR & CAP FOUND
- CMF CONCRETE MONUMENT FOUND
- OTF OPEN TOP IRON FOUND
- CRN CORNER NOT RECOVERED
- TM# TAX PARCEL NUMBER

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
GEORGIA-REGISTERED LAND SURVEYOR 2512



NOTE:

- ALL CORNERS ARE #4 REBAR & CAP SET UNLESS OTHERWISE SHOWN.
- TAX MAP PARCEL LINES SHOWN ARE APPROXIMATE.

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 2,523,037
COMPASS ADJUSTMENT

REFERENCE:

- BOUNDARY SURVEY OF 100.00 ACRES BEING A PORTION OF THE AUGUSTA CORPORATE PARK PREPARED BY EMC ENGINEERING SERVICES, INC DATED 04/18/2012 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 161, PLAT "D".
- ALTA/NSPS LAND TITLE SURVEY FOR AUGUSTA CORPORATE PARK PREPARED BY CRANSTON ENGINEERING DATED JANUARY 24, 2022.

APPROVED-EXEMPT FOR RECORDING ONLY

1 November 2022
DATE

BY AUTHORITY OF AUGUSTA PLANNING
& DEVELOPMENT DEPARTMENT

MATCH LINE SHEET 2