

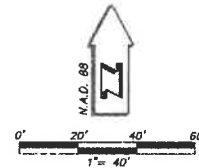
D: PLAT B: 20 P: 169  
Recorded: 05/16/2025 08:53 AM  
Doc # 2025019040 Pages: 1 Fees: \$10.00  
Hattie Holmes Sullivan  
Clerk of Superior Court, Augusta-Richmond County, GA

**SURVEY DATA:**  
THIS SURVEY WAS PERFORMED RADIALLY  
USING GPS BASE STATION W/ ROVER

THIS PROPERTY MAY BE SUBJECT TO SETBACKS  
RESTRICTIONS AND/OR OTHER EASEMENTS NOT  
SHOWN HEREON BUT MAY BE RECORDED  
IN THE CLERK OF COURTS OFFICE

ACCORDING TO FEMA FIRM PANEL  
NUMBER 13245C0120G, MAP DATE  
11/15/2019, THIS PROPERTY IS NOT  
LOCATED IN A 100 YEAR FLOOD PLANE

**REFERENCE:**  
PLAT BOOK 32J, PAGE 44

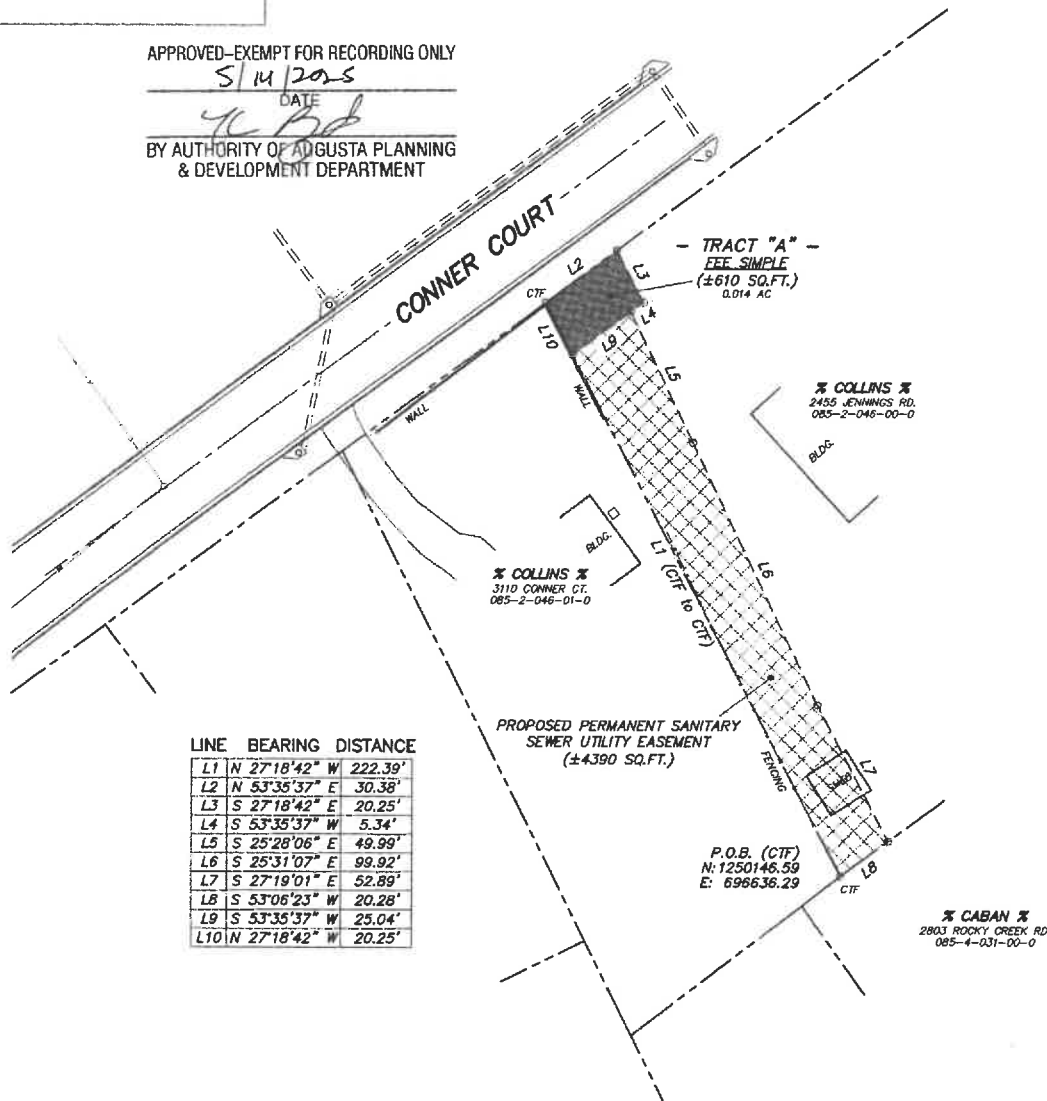


APPROVED-EXEMPT FOR RECORDING ONLY

5/14/2025

DATE

BY AUTHORITY OF AUGUSTA PLANNING  
& DEVELOPMENT DEPARTMENT



**LINE BEARING DISTANCE**

L1	N	27°18'42"	W	222.39'
L2	N	53°35'37"	E	30.38'
L3	S	27°18'42"	E	20.25'
L4	S	53°35'37"	W	5.34'
L5	S	25°28'06"	E	49.99'
L6	S	25°31'07"	E	99.92'
L7	S	27°19'01"	E	52.89'
L8	S	53°06'23"	W	20.28'
L9	S	53°35'37"	W	25.04'
L10	N	27°18'42"	W	20.25'

PROPOSED PERMANENT SANITARY  
SEWER UTILITY EASEMENT  
(±4390 SQ.FT.)

P.O.B. (CTF)  
N: 1250146.59  
E: 698636.29

\* CABAN \*  
2803 ROCKY CREEK RD.  
085-4-031-00-0

**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.

BY: *Donald Bradley Foster* DATE: 05/14/2025  
DONALD BRADLEY FOSTER, PLS  
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

**Legend**

	PERMANENT UTILITY EASEMENT
POB	POINT OF BEGINNING
RBF	RE-BAR FOUND
OTF	OPEN TOP PIPE FOUND
CTF	CRAMPED TOP PIPE FOUND
IRF	IRON PIPE FOUND



**BOUNDARY / EASEMENT PLAT**

**AUGUSTA, GEORGIA**

PROJECT NAME: CONNER COURT SEWER PROJECT  
ARDURRA PROJECT NO. 2025009000WK

**AUGUSTA LAND SURVEYING, LLC**

829 STEVENS CREEK RD. AUGUSTA, GA 30907 706-284-9578  
LAND SURVEYING FIRM - LICENSE #LSF001116 (EXP. 6/30/2026)

STATE: GEORGIA  
COUNTY: RICHMOND  
TPN 085-2-046-00-0

SCALE: 1" = 40'

FIELD: A.L.S.  
DRAWN: WRT, Jr.  
DATE: 05-14-2025