

FLOOD NOTE:

ACCORDING TO THE OFFICIAL FEMA FLOOD HAZARD MAP, FIRM PANEL 13245C0030H EFFECTIVE NOVEMBER 15, 2019 THIS PROPERTY IS LOCATED IN ZONE "X", AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AND IS NOT IN A DESIGNATED 100 YEAR FLOOD PLAIN.

TECHNICAL DATA:

DATE OF SURVEY - MARCH 31, 2020
EQUIPMENT USED - TRIMBLE R12I GNSS RECEIVER, TRIMBLE TOTAL STATION & E.D.M.
ANGULAR PRECISION - 10" PER ANGLE
FIELD PRECISION - 1 IN 21,630
PLAT CLOSURE - 1 IN 688,531
COMPASS ADJUSTMENT
DISTANCES SHOWN ARE GROUND

PLAT

FOR

AUGUSTA-RICHMOND COUNTY COLOSSEUM AUTHORITY

SHOWING ABANDONMENT OF TRACT "A" & TRACT "B"
TWIGGS STREET & WATKINS STREET EXISTING RIGHT OF WAY
SITUATED IN THE 87th C.M.D., LOCATED IN
AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 50'

MARCH 31, 2025



PREPARED BY



CRANSTON

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

FOR CLERK OF COURT'S USE ONLY

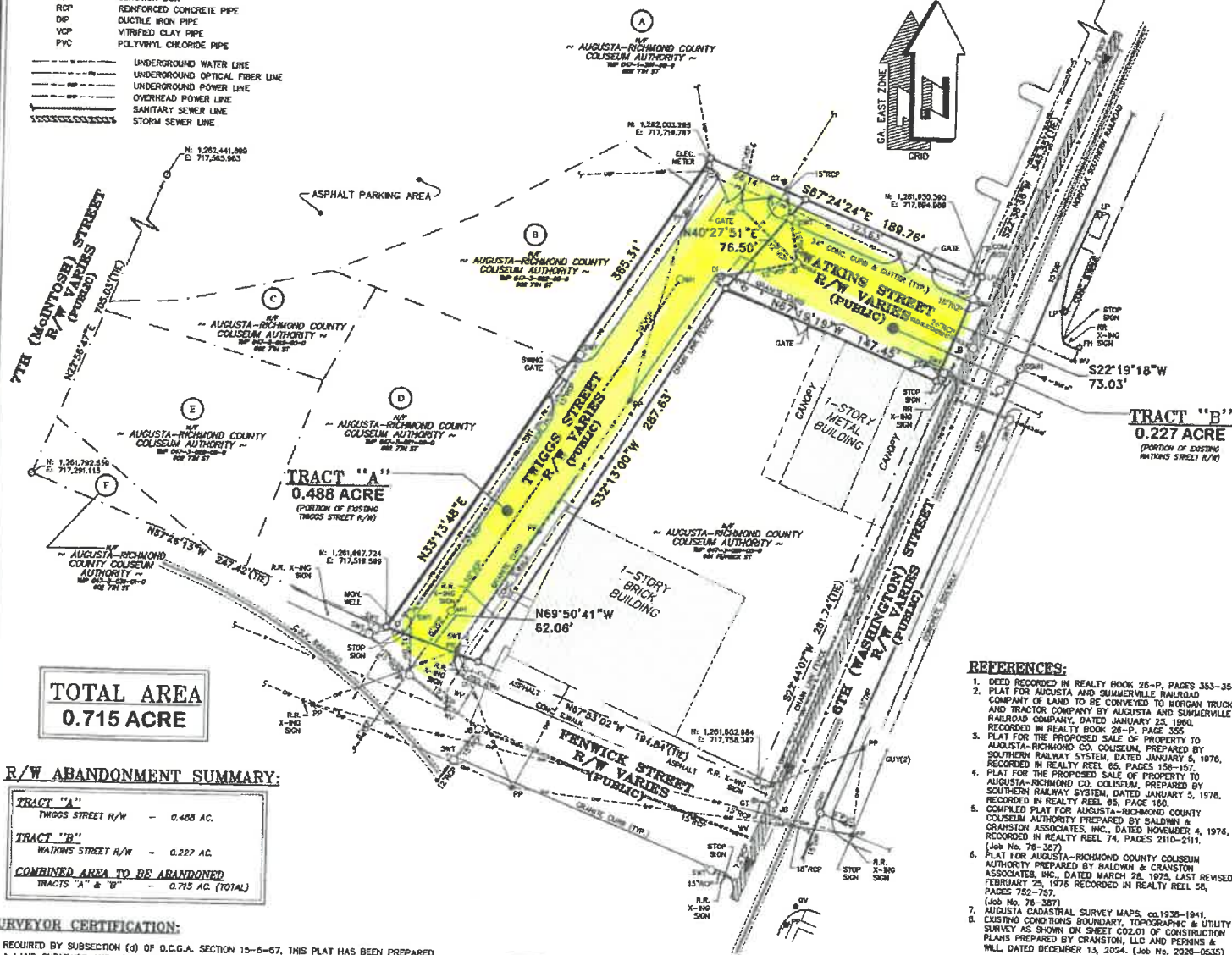
LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING R/W LINE
---	TAX MAP PARCEL NUMBER
---	RIGHT-OF-WAY
(C)	PARCEL/TRACT IDENTIFICATION
GV	GAS VALVE
PH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
LP	LIGHT POLE
PP	POWER POLE
DI	DROP INLET
GT	GRATE TRAP
SWT	SINGLE WING TRAP
DWT	DOUBLE WING TRAP
STMH	STORM SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
NH	MANHOLE
JB	JUNCTION BOX
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYL CHLORIDE PIPE
---	UNDERGROUND WATER LINE
---	UNDERGROUND OPTICAL FIBER LINE
---	UNDERGROUND POWER LINE
---	OVERHEAD POWER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE



LOCATION MAP

1 INCH = 500 FEET



TOTAL AREA
0.715 ACRE

R/W ABANDONMENT SUMMARY:

TRACT "A"	
TWIGGS STREET R/W	- 0.408 AC.
TRACT "B"	
WATKINS STREET R/W	- 0.227 AC.
COMBINED AREA TO BE ABANDONED	
TRACTS "A" & "B"	- 0.715 AC. (TOTAL)

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.



CRAWFORD WRIGHT MONTGOMERY, GA PLS #3560

DATE

CWM

NOTE:

- ALL CORNERS TO BE SET ARE #4 REBAR & CAP, UNLESS OTHERWISE NOTED.
- A TWENTY (20') FOOT EASEMENT WILL BE RESERVED, CENTERED OVER AND DEDICATED TO THE CITY OF AUGUSTA, FOR ANY PUBLICLY OWNED OFFSITE STORMWATER, SANITARY, AND WATER UTILITY THAT ENTERS AND IS CONVEYED THROUGH THE PROPERTY BOUNDARY.

UTILITY NOTE:

THE EXISTENCE, ABSENCE, LOCATIONS, AND DEPTHS OF UTILITIES AND UNDERGROUND ITEMS HAVE BEEN DETERMINED BY ORDINARY SURVEYING METHODS, FROM FIELD OBSERVATIONS, AND FROM INFORMATION FURNISHED BY THE UTILITY COMPANIES, AND ARE NOT GUARANTEED.