

June 22, 2023

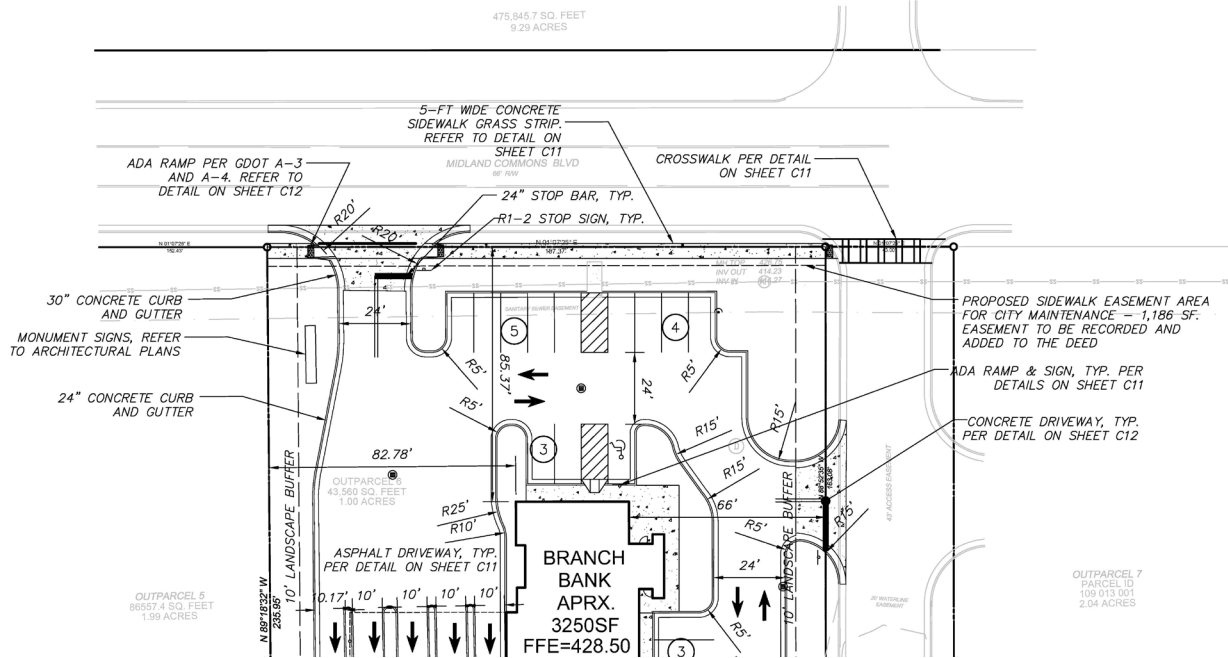
Ms. Donna Newman
Columbus Consolidated Government
Engineering Department
420 10th Street
Columbus, Georgia 31901
Phone: 706-225-3961
Email: DNewman@columbusga.org



Re: Synovus at Midland Commons –SPNR 03-23-000481
Sidewalk Easement Request

Ms. Newman:

The proposed memorandum is to request a sidewalk easement for the proposed 5-ft concrete sidewalk to be installed along Midland Commons Boulevard. The sidewalk is being placed 3.5-ft behind the existing curb line to align with the existing asphalt sidewalk along the gas station/Arby's property. The placement of the sidewalk at this location is best for the site to align the ADA ramps and crosswalks, please refer to the below layout. As a result, the project will require a sidewalk easement of 1,186 SF to give to the city for future maintenance. The below easement area has been recorded per a survey completed by Strozier Services, LLC dated 6-19-23 and record on 6-21-23 in Book 167 Page 223



If you have any questions or comments please feel free to call me at 404-403-5224.

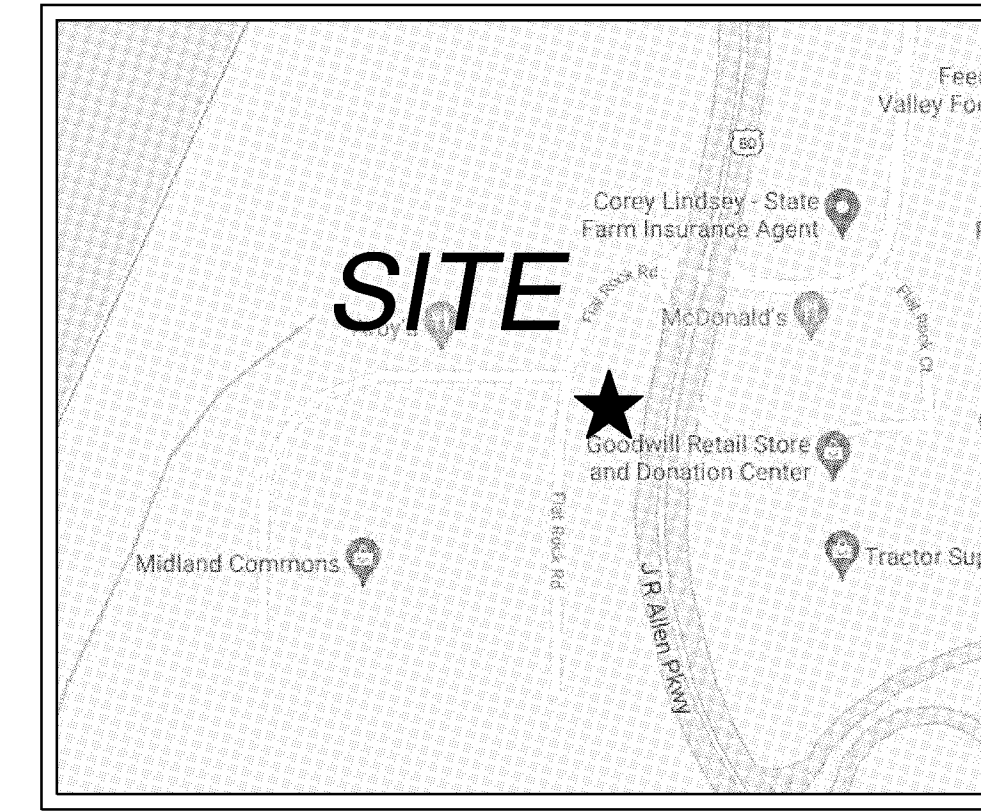
Sincerely,

Jeffrey Masisak, PE, CPESC
Principal

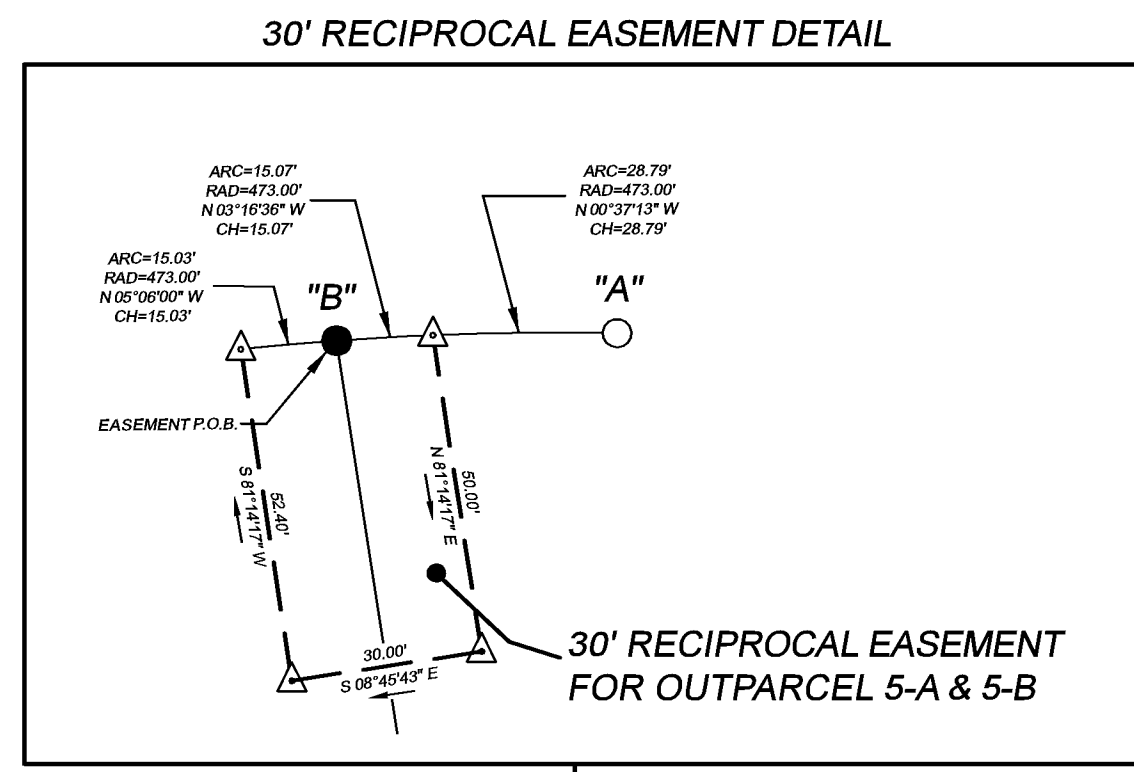
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

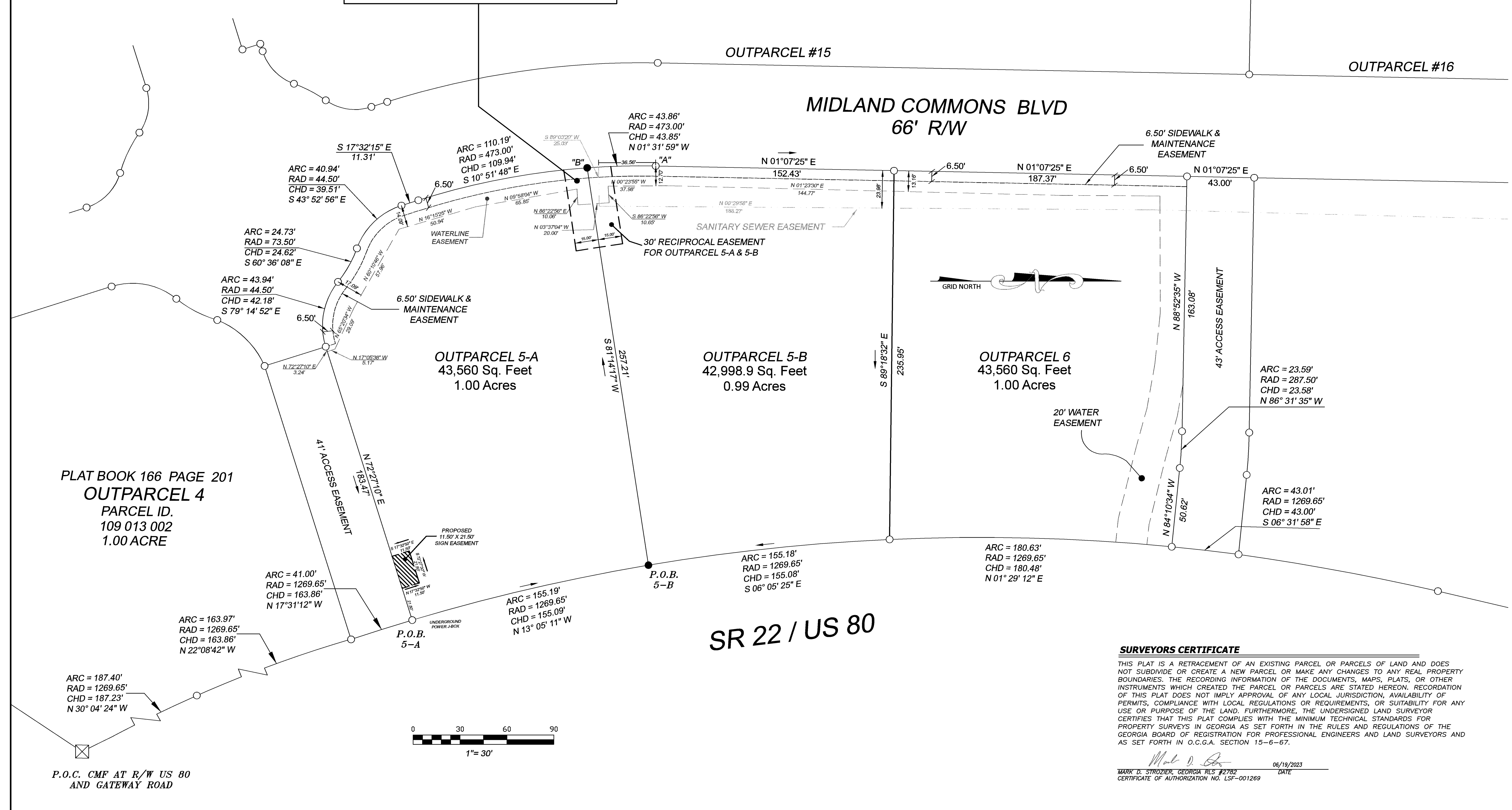
1. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MUSCOGEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1351580026F & 1351580027F, EFFECTIVE DATE SEPTEMBER 5, 2007 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
2. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR W/ CAP, UNLESS OTHERWISE NOTED.
3. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
4. ALL DRAINAGE AND/OR SEWER EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS EXCEPT THOSE CROSS HATCHED (//////) WHICH ARE PUBLIC.



VICINITY MAP

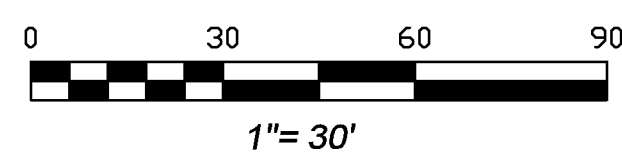


30' RECIPROCAL EASEMENT FOR OUTPARCEL 5-A & 5-B



PLAT BOOK 166 PAGE 201
OUTPARCEL 4
PARCEL ID.
109 013 002
1.00 ACRE

SR 22 / US 80



SURVEYORS CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Mark D. Strozier
MARK D. STROZIER, GEORGIA RLS #2782
CERTIFICATE OF AUTHORIZATION NO. LSF-001269
DATE 06/19/2023

**"STROZIER"
SERVICES, LLC**
165 FARMHOUSE ROAD - KILLISLEE, GEORGIA - 30907 - (706)579-1685

EASEMENT SURVEY FOR OUTPARCEL 5A, 5B & 6
MIDLAND COMMONS
FOR JMC FLATROCK PARTNERS, LLC
MUSCOGEE COUNTY GEORGIA
LAND LOT 82
DISTRICT 9th

REV	DATE	DESCRIPTION

EASEMENT SURVEY
DRAWN BY: BF
CHECKED BY: MDS
FILE NO.: 22-121
DATE: 06/19/2023
SCALE: 1"=30'

SHEET: 1 OF 1