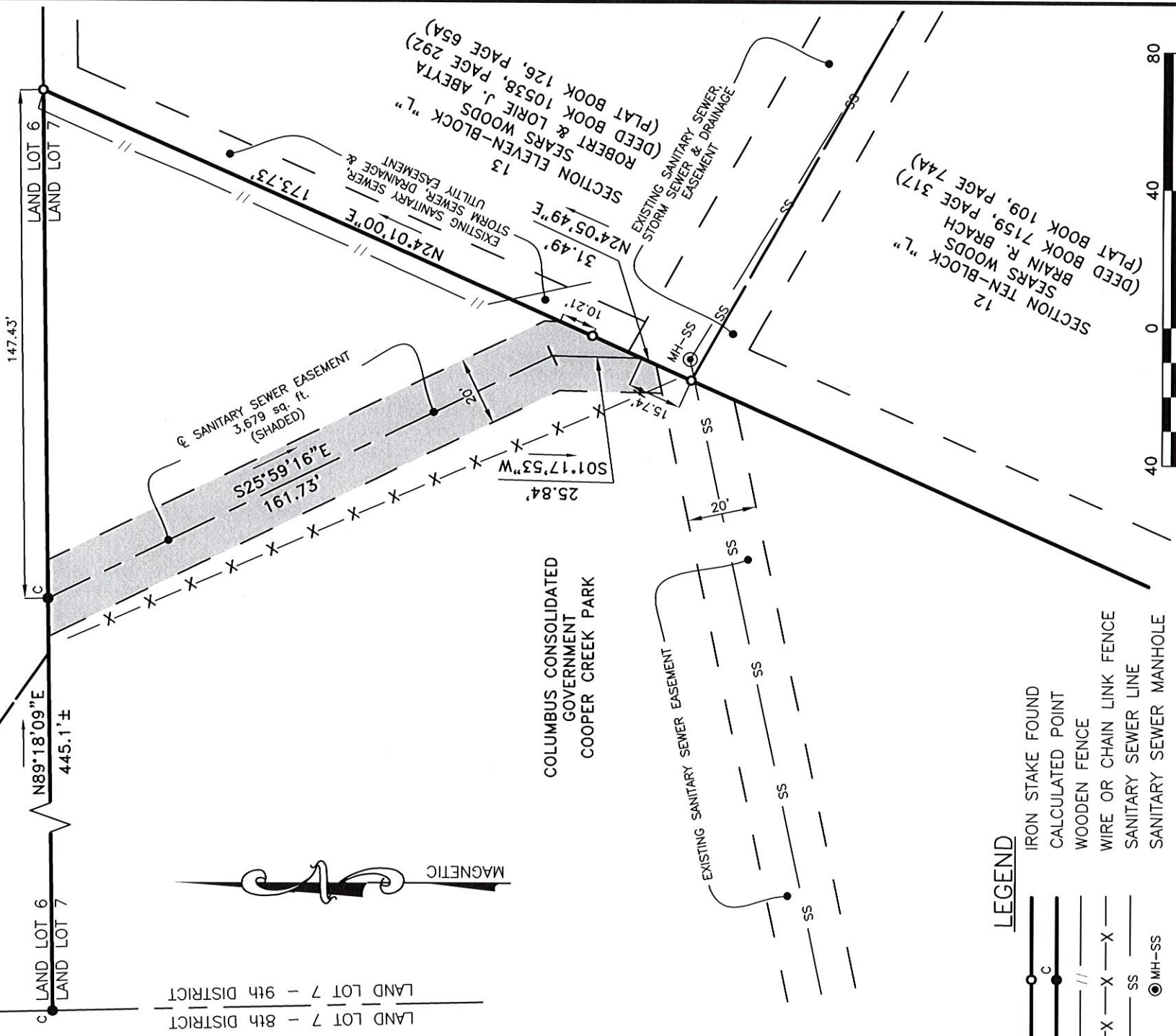


WADDELL FP LLLP
(PLAT BOOK 165, PAGE 347)



SCALE 1" = 40'

DATE: 21 April 2022

Sanitary Sewer Easement
Property of
COLUMBUS CONSOLIDATED GOVERNMENT
Part of land lot 7, 9th District
Columbus, Muscogee County, Georgia



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
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 herein. 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 43-6-67.

Legal Description

All that tract or parcel of land lying in an being part of Land Lot 7, 9th District, Columbus, Muscogee County, Georgia being more particularly described as follows: Commence at point at the northwest corner of Land Lot 7, 9th District; thence North 89 degrees 18 minutes 09 seconds East, along the north line of said Land Lot, 445.1 feet more or less to a point on the centerline of a 20 foot sanitary sewer easement and the POINT OF BEGINNING; thence leaving the north line of Land Lot 7, South 25 degrees 59 minutes 16 seconds East along the centerline of said easement, 161.73 feet to a point; thence continue along the centerline of said easement, South 01 degree 17 minutes 53 seconds West, 25.84 feet to a point on the westerly line of Lot 13, Block "L", Section Eleven, Sears Woods, said point being North 24 degrees 05 minutes 49 seconds East, 15.74 feet from the common corner of Lot 12 and Lot 13, Block "L", Sears Woods, containing 3,679 Sq. Ft.