

* THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 321,503 FEET.

LEGEND:

- ◆ = 1/2" REINFORCING BAR SET
- ⊙ = 1" OPEN TOP PIPE FOUND
- ▲ = 1" CRIMP TOP PIPE FOUND

REFERENCES:

1. DB 1788 PG 2549
2. DB 1462 PG 404
3. DB 1691 PG 2007
4. DB 3-C PG 298

CA GRID NORTH (EAST ZONE)

PLAT

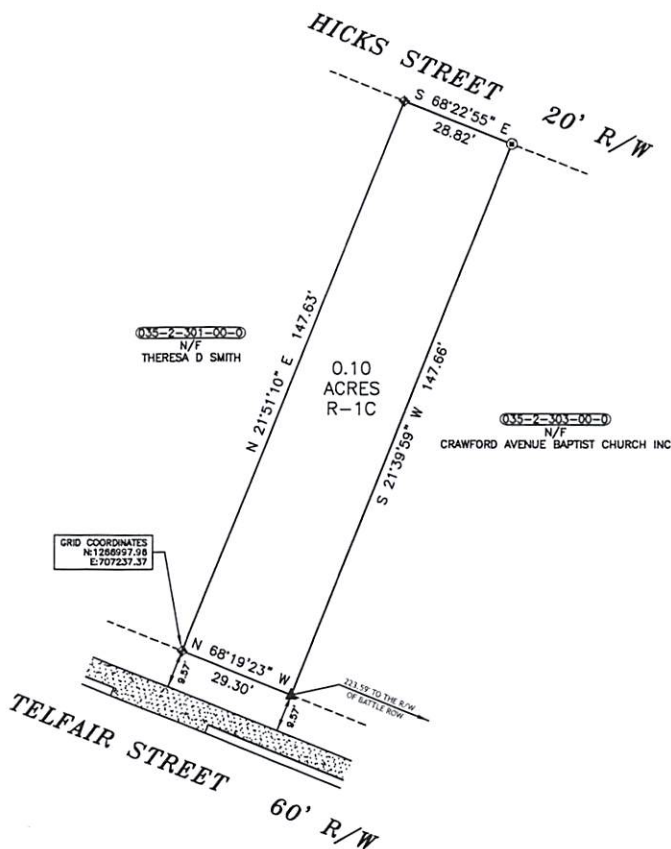
Prepared for:

TURN BACK THE BLOCK INC

RETRACEMENT SURVEY OF PROPERTY LOCATED AT
1929 TELFAIR STREET &
HAVING PARCEL NUMBER 035-2-302-00-0.

RICHMOND COUNTY, GEORGIA

SCALE 1" = 30' DATE: AUGUST 24, 2021



SURVEYORS CERTIFICATION:

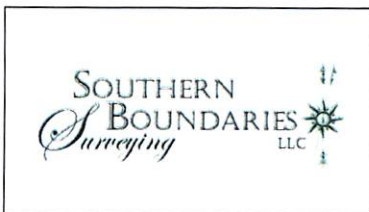
This plat is a retracement of an existing parcel or parcels of land and does not create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF 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 as set forth in O.C.G.A. Section 15-6-67.



Cameron A. Lokey
LAND SURVEYOR

08/24/23
DATE

Prepared by:



1132 KIRK PLACE
AUGUSTA, GA 30909
(706) 466-2506



GENERAL NOTES:

1. A PORTION OF THIS SURVEY WAS PERFORMED USING A CHAMPION WR1 DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE REMAINDER OF THIS SURVEY WAS PERFORMED AS A RADIAL TRAVERSE USING A GEDMAX ZOOM 90 ROBOTIC TOTAL STATION. THE RELATIVE POSITIONAL PRECISION, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS +/- 0.03 FT. HORIZONTAL AT A 95% CONFIDENCE LEVEL.
2. GEORGIA EAST ZONE STATE PLANE COORDINATES ARE BASED ON NAD 83 AND WERE ESTABLISHED USING GPS VRS TECHNIQUES.
3. THIS PLAT IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS. CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK REQUIREMENTS.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT VISIBLE ON THE SURFACE. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.
5. ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF RICHMOND COUNTY, GEORGIA.
6. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
7. ACCORDING TO FEMA FIRM PANEL NUMBER 13245 C 0130 H, MAP DATE 11/15/2019, NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN.
8. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2021.