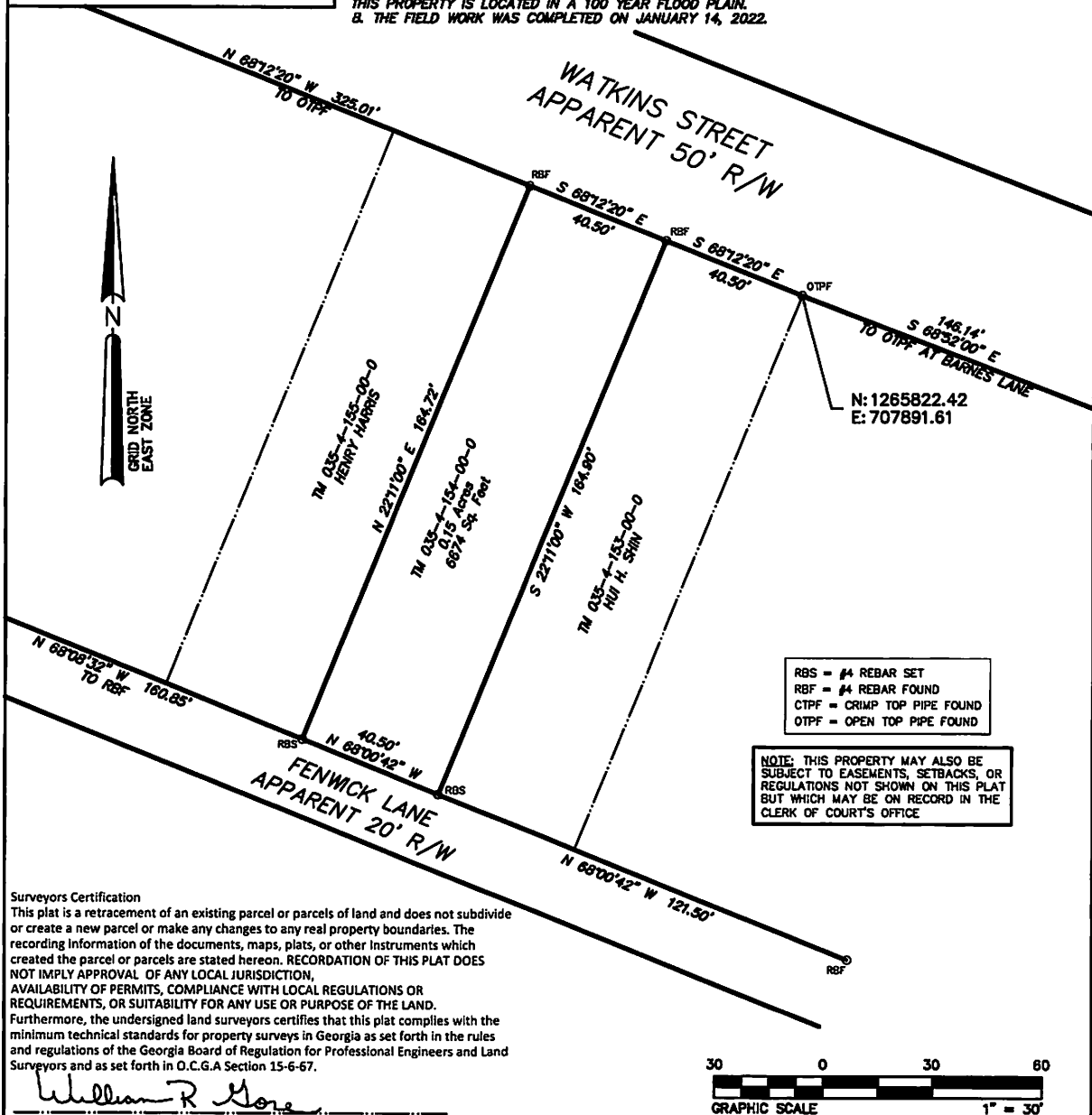


# GENERAL NOTES:

1. A PORTION OF THIS SURVEY WAS PERFORMED USING A CHAMPION WRI DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE REMAINDER OF THIS SURVEY WAS PERFORMED AS A RADIAL TRAVERSE USING A GEOMAX 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 47 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 JANUARY 14, 2022.



## Surveyors Certification

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 surveyors 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

*William R. Gore*



**PLAT** PREPARED FOR **TURN BACK THE BLOCK INC.**



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 00-00-03 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000+ FEET.

EQUIPMENT USED:  
TOPCON 303  
100' STEEL TAPE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP.

PROPERTY AT 1830 WATKINS STREET  
KNOWN AS TM 035-4-154-00-0  
RR 1761, PG 2220

COUNTY OF: RICHMOND  
STATE OF: GEORGIA



**William R. Gore**  
PROFESSIONAL LAND SURVEYORS, INC.  
1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904  
TEL: (706) 738-8771 FAX: (706) 736-8249

DRAWN BY:

W.R.G.

SCALE:

1"=30'

DATE:

01-14-2022

REVISED: