

* THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 68,669 FEET.

LEGEND:

- ♦ = 1/2" REINFORCING BAR SET
- \triangle = 1/2" CRIMP TOP PIPE FOUND

REFERENCES:
1. DB 1570 PG 1249
2. DB 1575 PG 2119
3. DB 1566 PG 1135
4. DB 1634 PG 1935
5. DB 7-E PG 40
6. DB 3-C PG 298

PLAT

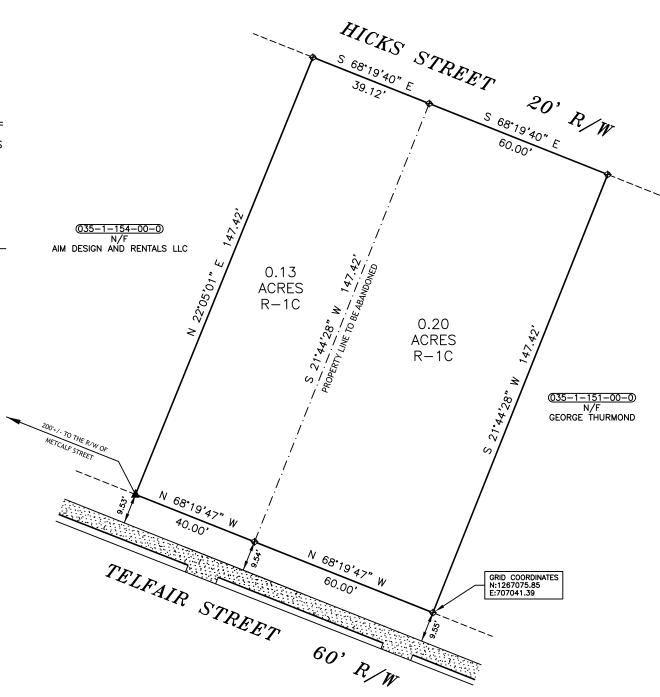
Prepared for:

TURN BACK THE BLOCK INC

SURVEY SHOWING THE COMBINING OF PROPERTIES LOCATED AT 1941 & 1943 TELFAIR STREET, HAVING PARCEL NUMBERS 035-1-152-00-0 &. 035-1-153-00-0, RESPECTIVELY & CONTAINING A TOTAL OF 0.33 ACRES.

RICHMOND COUNTY, GEORGIA

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



SURVEYORS 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 pruchaser 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 as set forth in O.C.G.A. Section 15-6-67.



Cameron A Lokey

08/24/21

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 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 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.