

AS REQUIRED BY SUBSECTION (c) 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 PURCHASER 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 AND AS SET FORTH IN (P.O.B.) O.C.G.A. SECTION 15-6-67.

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS, NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE.

ACCORDING TO THE FEMA FLOOD MAP
13245C0130H 11/15/2019
THIS PROPERTY IS NOT
LOCATED IN A 100 YEAR FLOOD ZONE

LEGEND

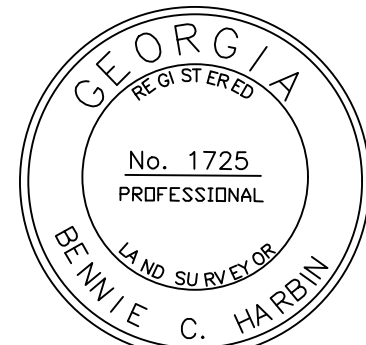
RBF = REBAR FOUND P/L = PROPERTY LINE
C/L = CENTERLINE BOC = BACK OF CURB
RBS = REBAR SET CTF = CRIMP TOP PIPE FOUND
R/W = RIGHT-OF-WAY IPF = IRON PIPE FOUND
CP = COMPUTED POINT MNS = MAG NAIL SET

TECHNICAL DATA

INSTRUMENT USED: LEICA TS 12
ANGULAR ERROR: 5" PER POINT
TRAVERSE CLOSURE: 1/1,026,142'
ADJUSTMENT BY NO RULE
DATUM: EAST GEORGIA COORDINATES
& SEA LEVEL ELEVATIONS

REFERENCES

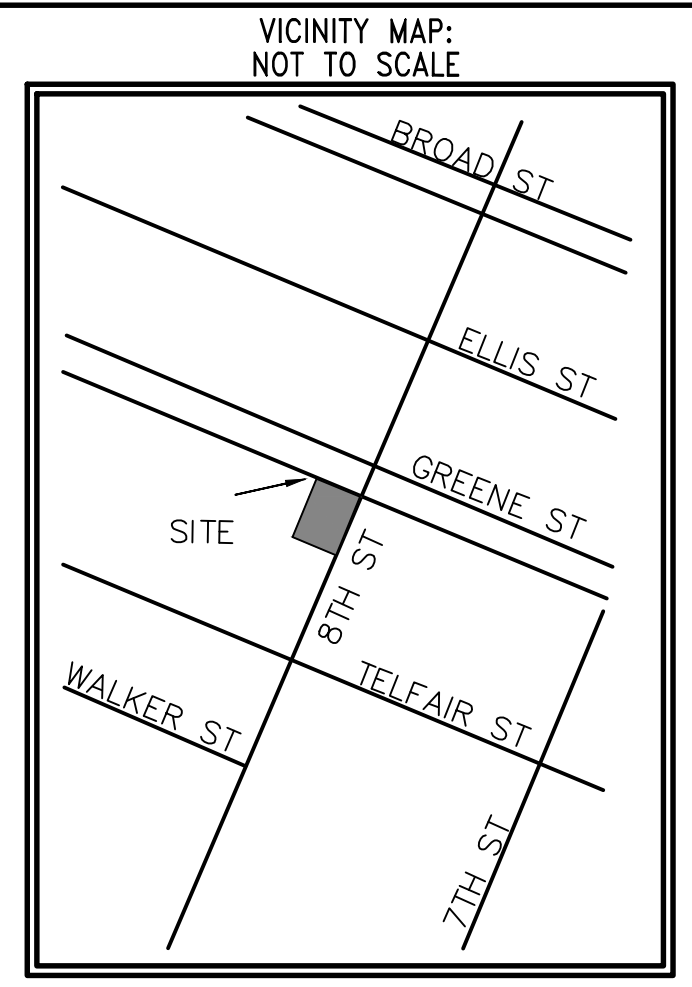
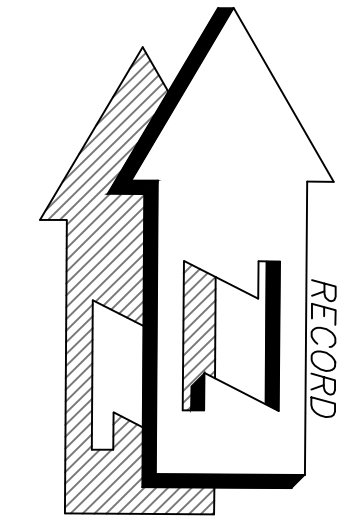
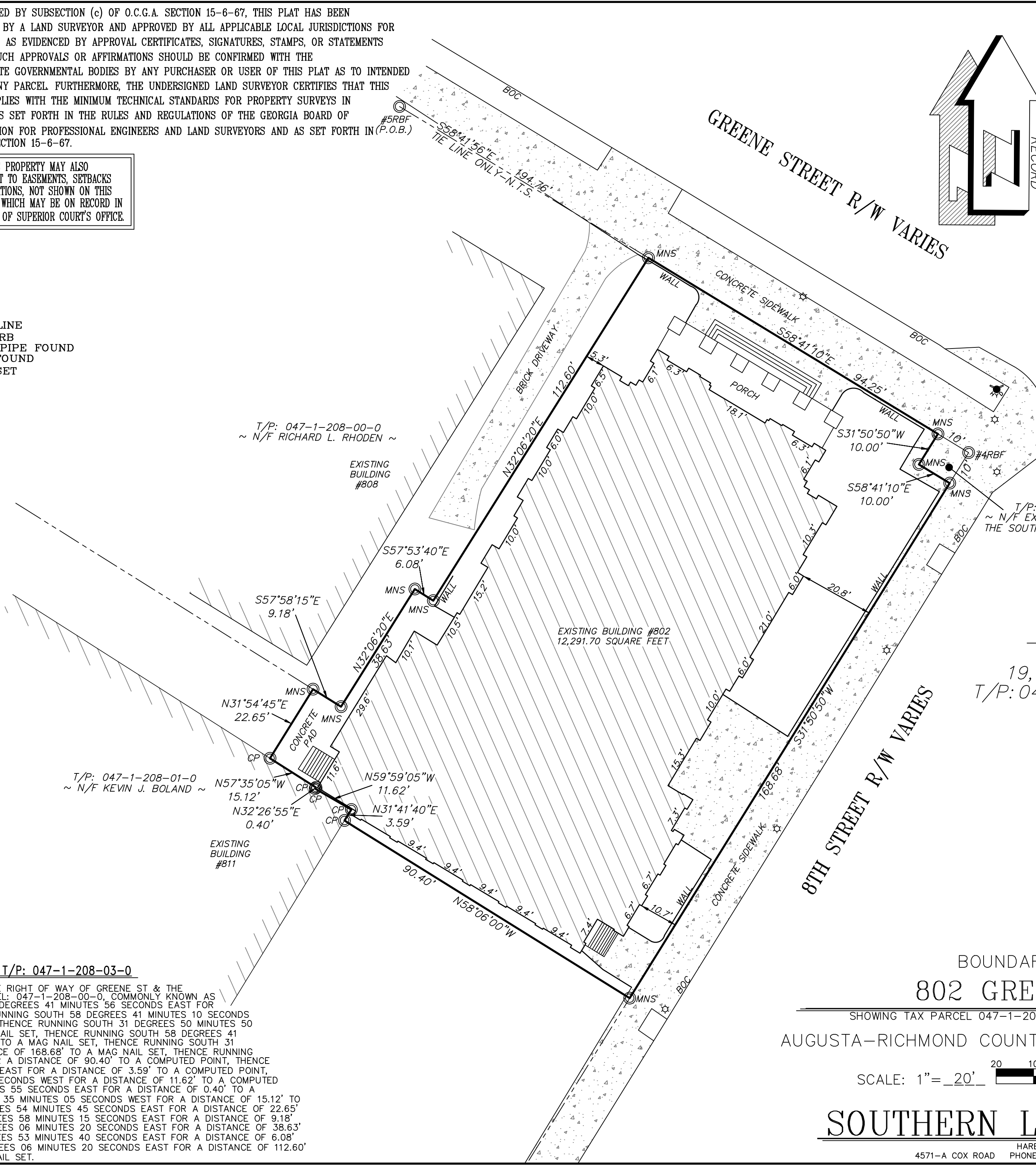
1. PB 192 PG 1263



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF LAW.

LEGAL DESCRIPTION (AS SURVEYED-LEGAL) FOR T/P: 047-1-208-03-0

BEGINNING AT A #5RBF LOCATED AT THE SOUTHERN OF THE RIGHT OF WAY OF GREENE ST & THE MOST NORTHWESTERN PROPERTY CORNER OF TAX PARCEL: 047-1-208-00-0, COMMONLY KNOWN AS THE POINT OF BEGINNING; THENCE RUNNING SOUTH 58 DEGREES 41 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 194.76 TO A MAG NAIL SET, THENCE RUNNING SOUTH 58 DEGREES 41 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 94.25' TO A MAG NAIL SET, THENCE RUNNING SOUTH 31 DEGREES 50 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 10.00' TO A MAG NAIL SET, THENCE RUNNING SOUTH 31 DEGREES 50 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 168.68' TO A MAG NAIL SET, THENCE RUNNING NORTH 58 DEGREES 06 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 90.40' TO A COMPUTED POINT, THENCE RUNNING NORTH 31 DEGREES 41 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 3.59' TO A COMPUTED POINT, THENCE RUNNING NORTH 59 DEGREES 59 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 11.62' TO A COMPUTED POINT, THENCE RUNNING NORTH 32 DEGREES 26 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 0.40' TO A COMPUTED POINT, THENCE RUNNING NORTH 57 DEGREES 35 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 15.12' TO A COMPUTED POINT, THENCE RUNNING NORTH 31 DEGREES 54 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 22.65' TO A MAG NAIL SET, THENCE RUNNING SOUTH 57 DEGREES 58 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 9.18' TO A MAG NAIL SET, THENCE RUNNING NORTH 32 DEGREES 06 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 38.63' TO A MAG NAIL SET, THENCE RUNNING SOUTH 57 DEGREES 53 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 6.08' TO A MAG NAIL SET, THENCE RUNNING NORTH 32 DEGREES 06 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 112.60' TO THE POINT OF COMMENCEMENT KNOWN AS A MAG NAIL SET.



AREA:
0.44 ACRES
19,081.30 SQ. FT.
T/P: 047-1-208-03-0

BOUNDARY PLAT FOR:
802 GREENE ST, LLC
SHOWING TAX PARCEL 047-1-208-03-0, LOCATED AT 802 GREENE STREET
AUGUSTA-RICHMOND COUNTY-CITY OF AUGUSTA- GEORGIA

SCALE: 1" = 20' JUNE 10, 2020

PREPARED BY
SOUTHERN LAND SURVEYORS