

**APPROX. 24.33 ACRES TOTAL
+/- 5 ACRES IN FLOOD ZONE**

\$125,000 Per Usable Acre

Parker Dye

706.399.9303

Parker@jordantrotter.com

Dennis Trotter

706.951.0147

Dennis@jordantrotter.com

www.jordantrotter.com

-  Approx. 24.33 Acres Adjacent to Ann Taylor BMW Across from Club Car
-  Access to Ann Taylor Boulevard and Traffic Signal on Washington Road
-  Mixed Zoning -Front 15 Acres Zoned C-2 and Rear 9 Acres Zoned R-2
-  Potential Commercial and Residential Use off of Washington Rd

Demographics

Radius | Average HH Income | Population

1 Mile	\$81,578	9,575
3 Miles	\$94,105	64,235
5 Miles	\$95,682	138,554



JORDAN TROTTER
COMMERCIAL REAL ESTATE

1021 ANN TAYLOR BOULEVARD
EVANS | GEORGIA

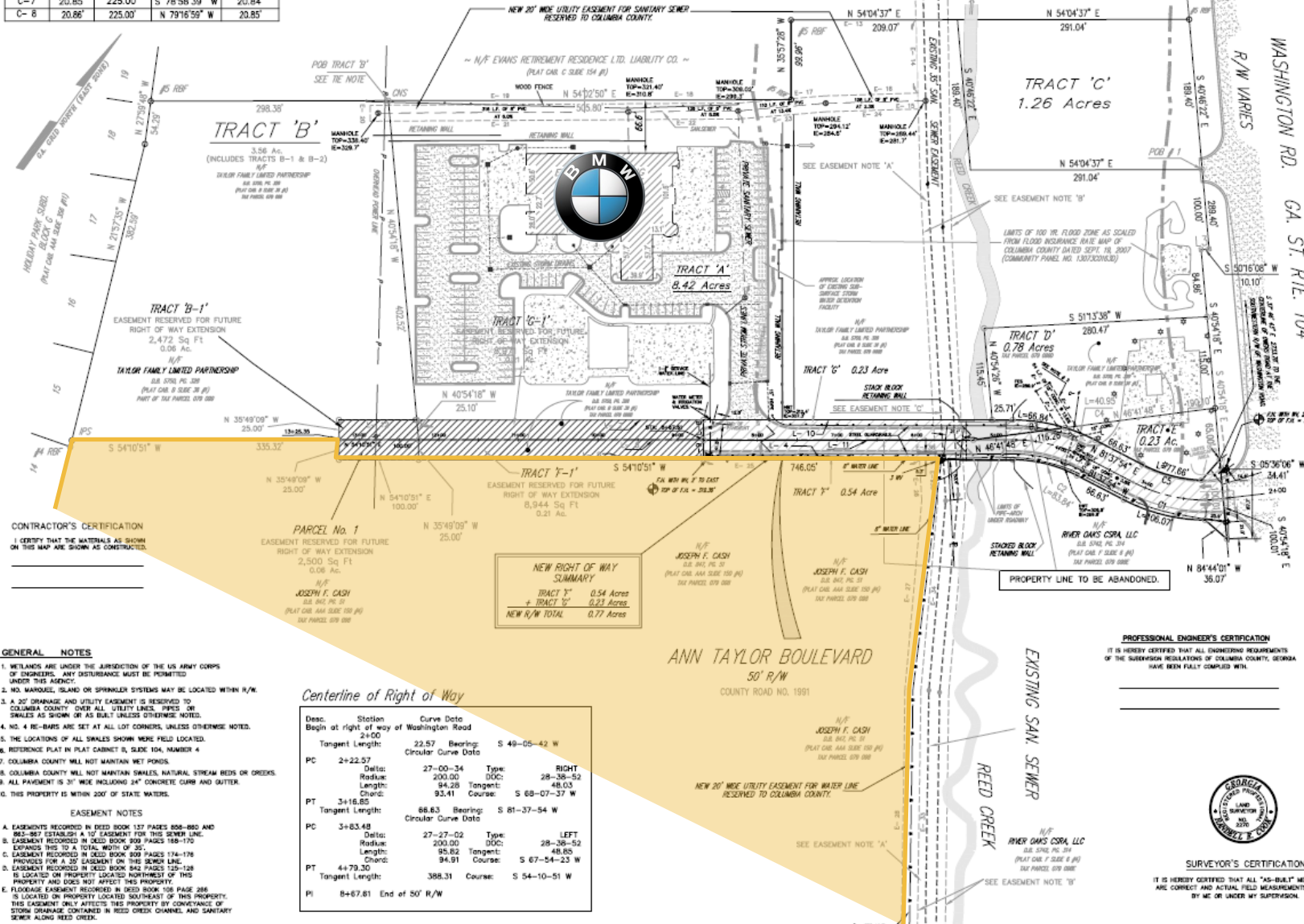


Approx. 24.33 Acres
+/- 5 Acres in Flood Zone



CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	106.07	225.00	N 89°07'37" E	105.09'
C2	83.64	175.00	S 67°54'23" E	83.04'
C3	66.84	225.00	S 67°41'30" W	66.80'
C4	40.95	225.00	S 79°25'02" E	40.90'
C5	77.66	175.00	N 59°55'04" E	77.03'
C-6	30.85'	225.00'	S 72°23'41" W	30.83'
C-7	20.85'	225.00'	S 78°58'39" W	20.84'
C-8	20.86'	225.00'	N 79°16'59" W	20.85'

THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE SURFACE FEATURES AND ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT NOTED ON THE SURFACE. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.



LINE	BEARING	DISTANCE
E-1	N 67°09'40" W	50.44'
E-2	N 22°20'20" E	20.00'
E-3	N 87°28'40" W	73.90'
E-13	N 54°04'37" E	156.97'
E-14	N 37°18'24" W	81.88'
E-15	N 37°18'24" W	20.00'
E-16	N 52°28'43" E	116.51'
E-17	N 49°28'22" E	110.10'
E-18	N 53°48'38" E	135.19'
E-19	N 53°50'03" E	326.45'
E-20	N 36°28'27" W	20.00'
E-21	N 53°28'51" E	326.45'
E-22	N 53°48'38" E	135.95'
E-23	N 49°28'22" E	110.34'
E-24	N 52°28'43" E	115.91'
E-25	S 54°10'51" W	271.34'
E-26	N 38°58'17" W	50.97'
E-27	N 32°45'14" W	238.04'
E-28	N 34°58'45" W	335.78'
E-29	N 52°40'08" W	265.07'
E-30	N 27°27'33" E	158.71'
E-31	N 27°27'33" E	189.55'
E-32	N 52°40'08" W	378.68'
E-33	N 34°58'45" W	331.91'
E-34	N 32°45'14" W	238.74'
E-35	N 38°58'17" W	51.31'
E-36	S 54°10'51" W	20.03'
E-4	S 54°10'51" W	388.31'
E-5	S 54°10'51" W	357.74'
E-6	S 54°10'51" W	357.74'
E-7	S 54°10'51" W	356.97'
E-8	N 35°49'09" W	25.00'
E-9	N 35°49'09" W	25.00'
E-10	S 54°10'51" W	262.92'
E-11	S 54°10'51" W	336.82'
E-12	S 54°10'51" W	87.28'

TAX MAP PARCEL NUMBER

PARCEL 078 0980
PARCEL 078 0986
PARCEL 078 0988
PARCEL 078A344

CURRENT PROPERTY OWNER
TRACTS A, B-1, C, D, E, F, G AND G-1
TAYLOR FAMILY LIMITED PARTNERSHIP
3233 WASHINGTON ROAD
AUGUSTA, GA 30607

CURRENT PROPERTY OWNER
JOSEPH F. CASH
PARCEL NO. 1
4080 WASHINGTON ROAD
MARTINEZ, GA 30007

CURRENT PROPERTY OWNER
HERITAGE HILL CORPORATION
859 BROAD STREET
SUITE 400
AUGUSTA, GA 30901

ASBUILT MAP

ANN TAYLOR BOULEVARD
COUNTY ROAD No. 1991
SHOWN PROPERTY LOCATED IN THE 1998 DATA
COLUMBIA COUNTY, GEORGIA
SCALE 1" = 40'

PREPARED FOR:
TAYLOR FAMILY
LIMITED PARTNERSHIP



3022-E COMMERCIAL COURT P. O. BOX 215525
MARTINEZ, GA 30017 PHONE (770) 953-3453

SHEET 1 OF 2



CONTRACTOR'S CERTIFICATION
I CERTIFY THAT THE MATERIALS AS SHOWN ON THIS MAP ARE SHOWN AS CONSTRUCTED.

- GENERAL NOTES
1. METALS ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. ANY DISTURBANCE MUST BE PERMITTED UNDER THIS AGENCY.
 2. NO MANHOLE, ISLAND OR SPRINKLER SYSTEMS MAY BE LOCATED WITHIN R/W.
 3. A 20' DRAINAGE AND UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY OVER ALL UTILITY LINES, PIPES OR SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE NOTED.
 4. NO. 4 RE-BARS ARE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
 5. THE LOCATIONS OF ALL SWALES SHOWN WERE FIELD LOCATED.
 6. REFERENCE TO PLAT IN PLAT CANNOT BE, SLIDE 104, NUMBER 4.
 7. COLUMBIA COUNTY WILL NOT MAINTAIN WET PONDS.
 8. COLUMBIA COUNTY WILL NOT MAINTAIN SWALES, NATURAL, STREAM BEDS OR CREEKS.
 9. ALL PAVEMENT IS 3" WIDE INCLUDING 24" CONCRETE CURB AND GUTTER.
 10. THIS PROPERTY IS WITHIN 200' OF STATE WATERS.

EASEMENT NOTES

- A. EASEMENTS ESTABLISHED IN DEED BOOK 127 PAGES 800-860 AND 862-867 ESTABLISH A 10' EASEMENT FOR THIS SEWER LINE.
- B. EASEMENT RECORDED IN DEED BOOK 300 PAGES 189-170 EXPANDS THIS TO A TOTAL WIDTH OF 30'.
- C. EASEMENT RECORDED IN DEED BOOK 300 PAGES 174-176 PROVIDES FOR A 20' EASEMENT ON THIS BURCH LINE.
- D. EASEMENT RECORDED IN DEED BOOK 842 PAGES 125-128 IS LOCATED ON PROPERTY LOCATED NORTHWEST OF THIS PROPERTY AND DOES NOT AFFECT THIS PROPERTY.
- E. FLOODING EASEMENT RECORDED IN DEED BOOK 106 PAGE 288 IS LOCATED ON PROPERTY LOCATED SOUTHEAST OF THIS PROPERTY. THIS EASEMENT ONLY AFFECTS THIS PROPERTY BY CONTINGENCE OF STORM DRAINAGE CONTACTS IN REED CREEK CHANNEL, AND SANITARY SEWER ALONG REED CREEK.

Centerline of Right of Way

Desc.	Station	Curve Data	
Begin at right of way of Washington Road			
Tangent Length:	22.57	Bearing: S 49-05-42 W	
		Circular Curve Data	
PC	2+22.57	27-00-34	Type: RIGHT
		Radius: 200.00	DOC: 28-38-52
		Length: 94.28	Tangent: 48.80
		Chord: 93.41	Course: S 68-07-37 W
PT	3+16.85		
Tangent Length:	66.83	Bearing: S 81-37-54 W	
		Circular Curve Data	
PC	3+83.48	27-27-02	Type: LEFT
		Radius: 200.00	DOC: 28-38-52
		Length: 95.82	Tangent: 48.80
		Chord: 94.91	Course: S 67-54-23 W
PT	4+79.30		
Tangent Length:	388.31	Course: S 54-10-51 W	
PI	8+67.81	End of 50' R/W	

PROFESSIONAL ENGINEER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.



SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT ALL "AS-BUILT" MEASUREMENTS ARE CORRECT AND ACTUAL FIELD MEASUREMENTS, VERIFIED BY ME OR UNDER MY SUPERVISION.



NOTE: THIS PLAT WAS PREPARED IN PART FROM EXISTING RECORDED PLATS AND IN PART FROM FIELD SURVEYS BY THIS FIRM. NO NEW CORNERS WERE SET AT THIS TIME

COMPILED PLAT

for
JOSEPH F. CASH
 SHOWING PROPERTY LOCATED IN THE 125th G.M.D.
COLUMBIA COUNTY, GEORGIA

SCALE 1" = 200' AUGUST 2012

PREPARED BY:



ELEC. T
 TRAI
 PLAT OLC

B5 = 1/
 OTF =
 CTF =
 RBF =



P. O. BOX 211525 MARTINEZ, GA 30917
 PHONE (706) 863-3483

