

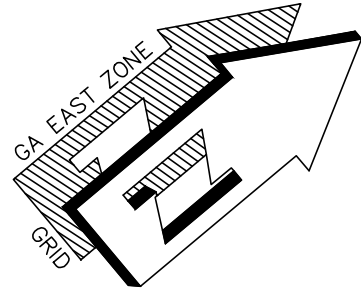
LEGAL DESCRIPTION

All that tract or parcel of land with improvements thereon, situate, lying and being in the City of Augusta, in the 90th G.M.D. of Richmond County, Georgia and being more particularly described as follows:

Commencing at the intersection of the western right of way (r/w) of the Claussen Road and the northern r/w of Stevens Creek Road, thence along the western r/w of Claussen Road a distance of 1018.1 feet to a point, said point being the POINT OF BEGINNING;

Thence along the boundary of CSRA Hospitality, Inc. the following courses: North 49 degrees 12 minutes 29 seconds West for a distance of 202.24 feet to a point; thence North 65 degrees 44 minutes 09 seconds West for a distance of 236.16 feet to a point; thence along the properties of CSRA Hospitality Inc., J Gar, Inc. and Stevens Creek HC3, LLC North 24 degrees 39 minutes 16 seconds East for a distance of 1009.26 feet to a point; thence along properties of Long Carpenter and Jameson Crestwood I, LLC South 49 degrees 12 minutes 29 seconds East for a distance of 444.36 feet to a point; thence along properties of Jameson Crestwood I, LLC and The Family Y the following courses: South 40 degrees 58 minutes 32 seconds West for a distance of 74.45 feet to a point; thence South 40 degrees 45 minutes 43 seconds West for a distance of 428.89 feet to a point; thence South 49 degrees 13 minutes 50 seconds East for a distance of 263.90 feet to a point on the western r/w of Stevens Creek Road; thence along said r/w the following courses: South 40 degrees 21 minutes 54 seconds West for a distance of 73.48 feet to a point; thence South 40 degrees 47 minutes 31 seconds West for a distance of 325.62 feet to a point, said point being the POINT OF BEGINNING, containing 9.11 Acres and is more fully shown on a Boundary, Topographic and Utility Map for Claret Communities by Cranston dated May 27, 2022.

FOR RECORDING USE ONLY



N/F J GAR, INC.

TMP #012-0-013-02-0
DEED BOOK 1117, PAGE 843

N/F HR COMMERCIAL, LLC

1054 CLAUSSON ROAD
TMP #012-0-014-06-0
CONC. PAD = 264.10'±

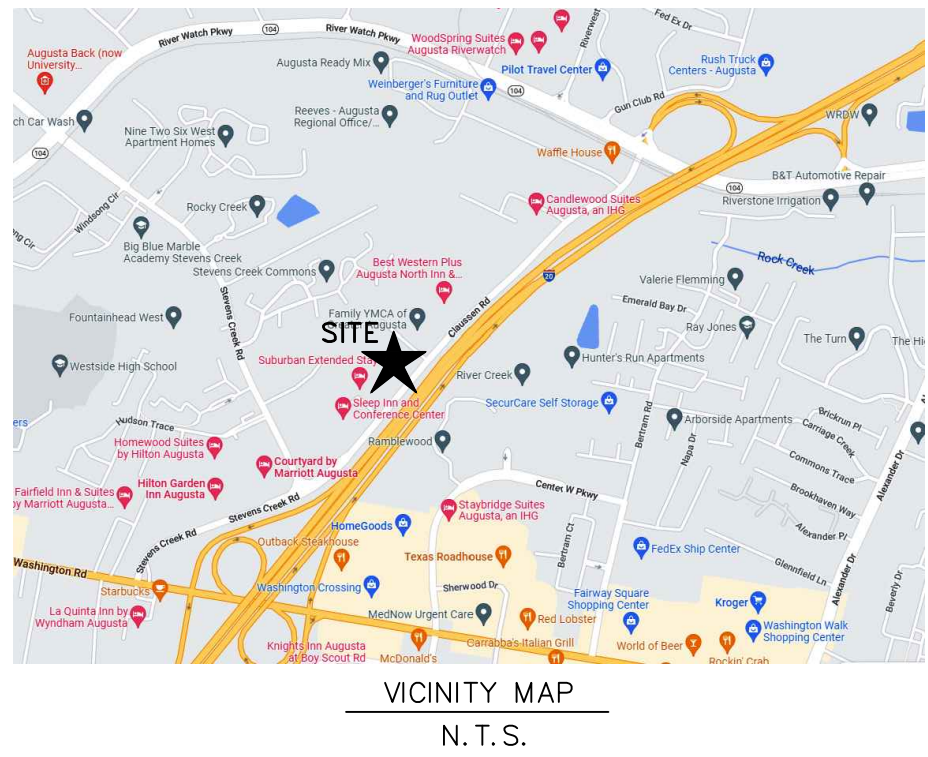
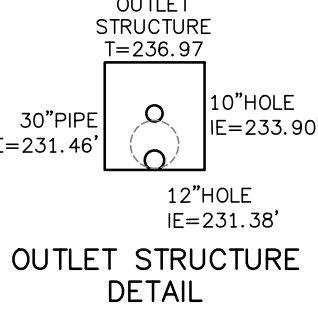
N/F HR COMMERCIAL, LLC

1056 CLAUSSON ROAD
TMP #012-0-014-05-0
REALTY REEL 1559, PAGE 551
PLAT BOOK 4, PAGE 16
CONC. PAD = 266.52'±

N/F THE FAMILY Y,
YOUNG MEN'S CHRISTIAN ASSOCIATION

TMP #012-0-014-03-0
DEED BOOK 1592, PAGE 1894
1058 CLAUSSON ROAD

N/F JAMESON
CRESTWOOD I, LLC
TMP #012-0-014-02-0
DEED BOOK 1461, PAGE 2216

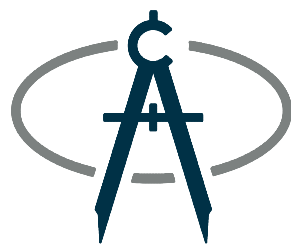


BOUNDARY, TOPOGRAPHIC & UTILITY MAP

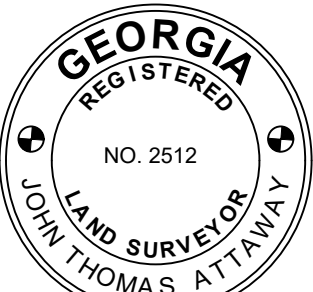
FOR
CLARET
COMMUNITIES

SHOWING PROPERTY LOCATED AT 1054, 1056, 1060 CLAUSSON ROAD, IN THE 90th G.M.D.,
AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 40'
MAY 27, 2022
SCALE IN FEET
PREPARED BY



CRANSTON



L.S.F. 000039

JOHN THOMAS ATTAWAY, GA RLS #2512 DATE

JOHN THOMAS ATTAWAY, GEORGIA R.L.S. #2512 DATE OF PLAT

BENCHMARK 1:
CEG POINT #1
N = 1,279,827.92'
E = 695,582.00'
ELEVATION = 249.38'

BENCHMARK 2:
CEG POINT #2
N = 1,279,258.43'
E = 695,026.96'
ELEVATION = 264.71'

FLOOD NOTE:
ACCORDING TO THE OFFICIAL F.I.A. FLOOD HAZARD MAP 13245000200 DATED NOVEMBER 15, 2019, THIS LOT IS LOCATED IN ZONE "X" AND IS NOT IN A DESIGNATED 100 YEAR FLOOD PLAIN.

UTILITY NOTE:
THE EXISTENCE, ABSENCE, LOCATIONS, AND DEPTHS OF UTILITIES AND UNDERGROUND ITEMS HAVE BEEN DETERMINED BY ORDINARY SURVEYING METHODS, FROM FIELD OBSERVATIONS, AND FROM INFORMATION FURNISHED BY THE UTILITY COMPANIES AND ARE NOT GUARANTEED. UNDERGROUND LOCATIONS WERE TAKEN FROM AN ALTA DATED OCTOBER 3, 2018.

LEGEND:
● - POWER POLE
○ - WATER VALVE - WV
⊗ - WATER METER - WM
⊙ - LIGHT POLE
OHU - OVERHEAD UTILITIES
UGT - UNDERGROUND TELEPHONE
-P- - UNDERGROUND POWER
RF - REBAR FOUND
CMF - CONCRETE MONUMENT FOUND
MDP - METAL DRAIN PIPE
CNS - CORNER NOT SET
OHU - OVERHEAD UTILITY LINES
TP - TELEPHONE PEDESTAL
FH - FIRE HYDRANT
ST - SEWER TAP
CO - CLEAN OUT
SWT - SINGLE WING TRAP
DWT - DOUBLE WING TRAP
STMH - STORM MANHOLE
SSMH - SANITARY SEWER MANHOLE
CPP - CORRUGATED PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE

TECHNICAL DATA:
DATE OF SURVEY - AUGUST, 2018 AND MAY, 2022
EQUIPMENT USED - THEODOLITE & E.D.M.
ANGULAR PRECISION - 10" PER ANGLE
ANGLE FIELD PRECISION - 1 in 12,500
PLAT CLOSURE - 1 in 138,371
COMPASS ADJUSTMENT

AREA TABULATION:
TAX PARCEL 012-0-014-05-0: 2.44 ACRES
TAX PARCEL 012-0-014-06-0: 2.92 ACRES
TAX PARCEL 012-0-014-07-0: 3.75 ACRES
TOTAL AREA: 9.11 ACRES

SURVEYOR 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 SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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 O.C.G.A. SECTION 15-6-67.

ALTA/NSPS CERTIFICATION:

THIS IS TO CERTIFY TO CLARET COMMUNITIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 14, 2018 AND REVISED ON MAY 27, 2022.