

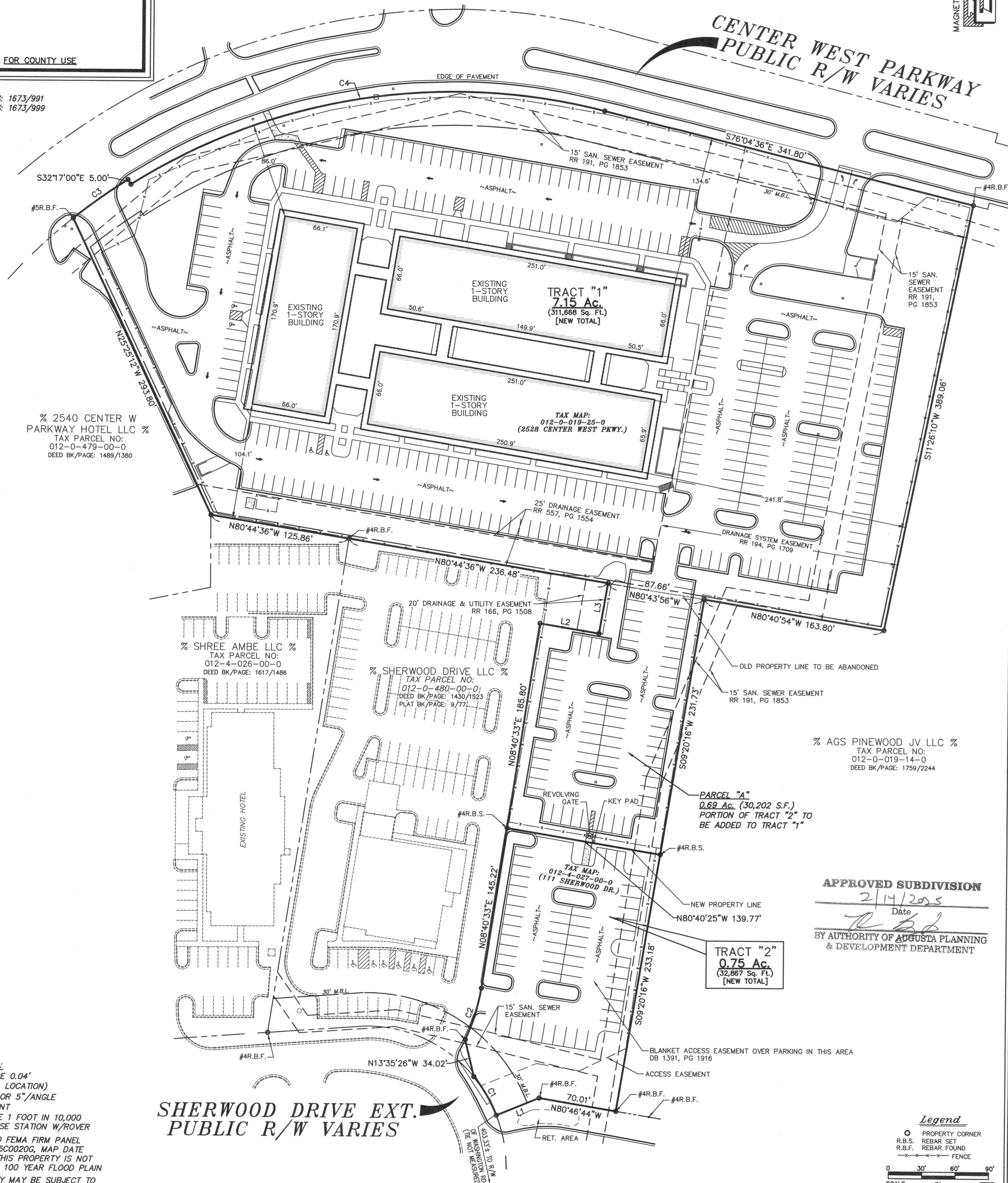
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	40.25'	125.00'	018°26'51"	N30°49'37"W	40.07'
C2	48.48'	176.00'	015°46'54"	N16°48'25"E	48.32'
C3	60.00'	554.51'	006°11'58"	S54°37'01"W	59.97'
C4	443.14'	549.51'	046°12'18"	S80°49'09"W	431.23'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S67°38'08.11"W	41.45'
L2	S80°46'02.15"E	53.84'
L3	N09°51'25.46"E	45.77'



FOR COUNTY USE

REFERENCES:
1. DEED BK/PG: 1673/991
2. PLAT BK/PG: 1673/999



SURVEY DATA:
FIELD CLOSURE 0.04'
(FROM RADIAL LOCATION)
ANGULAR ERROR 5"/ANGLE
NO ADJUSTMENT
PLAT CLOSURE 1 FOOT IN 10,000
INST: GPS BASE STATION W/ROVER
ACCORDING TO FEMA FIRM PANEL
NUMBER 13245C0020G, MAP DATE
11/15/2019, THIS PROPERTY IS NOT
LOCATED IN A 100 YEAR FLOOD PLAIN
THIS PROPERTY MAY BE SUBJECT TO
RESTRICTIONS AND OTHER EASEMENTS NOT
SHOWN HEREON BUT MAY BE RECORDED
IN THE CLERK OF COURTS OFFICE

SURVEYOR 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 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 O.C.G.A. SECTION
15-6-67.

BY: DBF DATE: 2/13/25
DONALD BRADLEY FOSTER, LS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

SHERWOOD DRIVE EXT.
PUBLIC R/W VARIES



PLAT FOR: **SGP AUGUSTA LLC**

SHOWING THE NEW BOUNDARIES OF TRACTS "1" AND "2"
(PROPERTY CURRENTLY LOCATED AT 2528 CENTER WEST PKWY. AND 111 SHERWOOD DR. EXT.)

AUGUSTA LAND SURVEYING, LLC

829 STEVENS CREEK ROAD
AUGUSTA, GA 30907
706-284-9578
LAND SURVEYING FIRM - LICENSE NO. LSF001116 (EXP. 6/30/2026)

STATE: GEORGIA

COUNTY: RICHMOND

AREA: AUGUSTA

ZONED: B-2

SCALE: 1" = 60'

DWN BY: CAM

CHK: BF

FLD: BF

DATE: 2/13/2025

REV.

Legend

○ PROPERTY CORNER
R.B.S. REBAR SET
R.B.F. REBAR FOUND
--- FENCE

