

6 ZONING INFORMATION		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	—	SC
MINIMUM LOT AREA (SQ.FT.)	—	579,670
MINIMUM FRONTAGE	—	—
MINIMUM LOT WIDTH	—	—
MAX BUILDING COVERAGE	—	23%
MAX BUILDING HEIGHT	—	31.5'
MINIMUM SETBACKS		
FRONT	—	—
SIDE	—	—
REAR	—	—
PARKING REQUIREMENTS:		

NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR FOR REVIEW PER THE DATE OF THIS SURVEY. AWAITING ZONING REPORT

NOTES:
SC = SHOPPING CENTER

6Bxii TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1245639-NAS, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2024.

SHEET 1 OF 2

6B1 TITLE DESCRIPTION

PARCEL A
ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF GEORGIA AND COUNTY OF RICHMOND, AND BEING SHOWN AND DESIGNATED AS "PARCEL A", 497.393 SQ. FT., 11.418 ACRES, 2708 PEACH ORCHARD RD" ON A BOUNDARY PLAT THEREOF PREPARED FOR CONSOLIDATED INVESTMENTS LIMITED PARTNERSHIP, CERTIFIED BY G.F. "BOB" SLAUGHTER, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2914 OF JAMES G. SWIFT & ASSOCIATES, DATED APRIL 15, 2014, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR AUGUSTA-RICHMOND COUNTY, GEORGIA IN PLAT BOOK 10, PAGE 94, REFERENCE BEING MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

PARCEL B
ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF GEORGIA AND COUNTY OF RICHMOND, AND BEING SHOWN AND DESIGNATED AS "PARCEL B", 82,268 SQ. FT., 1.888 ACRES, ON A CERTAIN BOUNDARY PLAT THEREOF PREPARED FOR CONSOLIDATED INVESTMENTS LIMITED PARTNERSHIP CERTIFIED BY G.F. "BOB" SLAUGHTER, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2914 OF JAMES G. SWIFT & ASSOCIATES, DATED APRIL 15, 2014, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR AUGUSTA-RICHMOND COUNTY, GEORGIA IN PLAT BOOK 10, PAGE 94, REFERENCE BEING MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

PARCEL C:
EASEMENTS BENEFITTING THE PROPERTY AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN YELLOW TAIL GEORGIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CONSOLIDATED INVESTMENTS LIMITED PARTNERSHIP, DATED JUNE 26, 2014, FILED FOR RECORD JULY 8, 2014, AND RECORDED IN DEED BOOK 1445, PAGE 1230, AUGUSTA-RICHMOND COUNTY, GEORGIA RECORDS.

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

- EASEMENT EXTENDS ACROSS BUILDING.
- APPARENT CROSS ACCESS.
- CHAIN LINK FENCE EXTENDS ACROSS BOUNDARY BY 0.8' AT MOST.
- ASPHALT PAVEMENT EXTENDS ACROSS BOUNDARY BY 0.8' AT MOST.
- CONCRETE CURB AND GUTTER EXTENDS ACROSS BOUNDARY.

3 FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130158 0177 6 (MAP NO. 13245C0117G), WHICH BEARS AN EFFECTIVE DATE OF 11/15/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
NONE PROVIDED TO THIS SURVEYOR.

5E1 "SCHEDULE B - SECTION 2" ITEMS

- 13 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 27X, PAGE 219, RICHMOND COUNTY, GEORGIA RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 14 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 27X, PAGE 222, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 15 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 28A, PAGE 84, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 16 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 28L, PAGE 458, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 17 MATTERS SHOWN ON PLAT RECORDED AS AN EXHIBIT TO WARRANTY DEED BETWEEN COUNTY BOARD OF EDUCATION OF RICHMOND COUNTY AND BARRETT & LAW, INC., DATED OCTOBER 1962, FILED FOR RECORD OCTOBER 3, 1962, AND RECORDED IN DEED BOOK 28S, PAGE 106, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 18 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 29Y, PAGE 841, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 19 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 30M, PAGE 418, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 20 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 35E, PAGE 291, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 21 MATTERS SHOWN ON PLAT RECORDED IN REALTY REEL 35, PAGE 1118, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 22 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 94, AUGUSTA-RICHMOND COUNTY, GEORGIA RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 23 RIGHT OF WAY FROM ROSE HILL CORP TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED DECEMBER 13, 1929, FILED FOR RECORD DECEMBER 20, 1929, AND RECORDED IN DEED BOOK 11U, PAGE 476, AFORESAID RECORDS. AS AFFECTED BY QUITCLAIM DEED BETWEEN AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION, SUCCESSOR IN INTEREST TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA AND PEACH ORCHARD PLAZA, INCORPORATED, A GEORGIA CORPORATION, DATED DECEMBER 29, 1967, FILED FOR RECORD JANUARY 11, 1968, AND RECORDED IN DEED BOOK 34U, PAGE 801, AFORESAID RECORDS. RE-FILED APRIL 30, 1968, AND RECORDED IN DEED BOOK 34E, PAGE 285, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 24 AGREEMENT AND RIGHT OF WAY BY AND BETWEEN N.L. GOODWIN, C.H. MADDOX, T.M. KELLEY, RICHMOND COUNTY AND THE BOARD OF COMMISSIONERS OF ROADS AND REVENUE OF RICHMOND COUNTY, DATED MAY 5, 1932, FILED FOR RECORD MAY 26, 1932, AND RECORDED IN DEED BOOK 12L, PAGE 51, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 25 EASEMENT FROM RICHMOND COUNTY TO GEORGIA POWER COMPANY, DATED MARCH 5, 1956, FILED FOR RECORD APRIL 19, 1956, AND RECORDED IN DEED BOOK 23M, PAGE 530, AFORESAID RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT DESCRIPTION.)
- 26 EASEMENT FROM RICHMOND COUNTY TO GEORGIA POWER COMPANY, DATED DECEMBER 30, 1955, FILED FOR RECORD APRIL 23, 1956, AND RECORDED IN DEED BOOK 23M, PAGE 532, AFORESAID RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT DESCRIPTION.)
- 27 SLOPE EASEMENT FROM RICHMOND COUNTY TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JULY 7, 1958, FILED FOR RECORD SEPTEMBER 24, 1958, AND RECORDED IN DEED BOOK 25M, PAGE 21, AFORESAID RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT DESCRIPTION, PARTIALLY ILLEGIBLE.)

5E1 "SCHEDULE B - SECTION 2" ITEMS

- 28 EASEMENTS RESERVED IN INDENTURE BETWEEN RICHMOND COUNTY AND COUNTY BOARD OF EDUCATION OF RICHMOND COUNTY, A GEORGIA CORPORATION, DATED NOVEMBER 4, 1958, FILED FOR RECORD NOVEMBER 12, 1958, AND RECORDED IN DEED BOOK 25O, PAGE 434, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 29 EASEMENTS RESERVED IN INDENTURE FROM RICHMOND COUNTY AND THE BOARD OF COMMISSIONERS OF ROADS AND REVENUE OF RICHMOND COUNTY AND BARRETT & LAW, INC., A GEORGIA CORPORATION, DATED OCTOBER 10, 1961, AND RECORDED OCTOBER 20, 1961 IN DEED BOOK 27X, PAGE 220, AFORESAID RECORDS; AS AFFECTED BY QUITCLAIM DEED BETWEEN RICHMOND COUNTY AND K & F COAL COMPANY, A KENTUCKY CORPORATION, DATED APRIL 11, 1967, FILED FOR RECORD APRIL 25, 1967, AND RECORDED IN DEED BOOK 33W, PAGE 92, AFORESAID RECORDS; AS AFFECTED BY RIGHT OF WAY EASEMENT BY AND BETWEEN K & F COAL COMPANY AND RICHMOND COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED APRIL 7, 1967, FILED FOR RECORD APRIL 27, 1967, AND RECORDED IN DEED BOOK 33W, PAGE 316, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 30 RIGHT OF WAY EASEMENT FROM PEACH ORCHARD PLAZA INC. TO RICHMOND COUNTY, DATED DECEMBER 4, 1965, FILED FOR RECORD JANUARY 12, 1966, AND RECORDED IN DEED BOOK 32H, PAGE 902, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 31 EASEMENT FROM K & F COAL COMPANY TO GEORGIA POWER COMPANY, DATED OCTOBER 31, 1966, FILED FOR RECORD DECEMBER 21, 1966, AND RECORDED IN DEED BOOK 33N, PAGE 16, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 32 TERMS AND PROVISIONS OF EASEMENTS RESERVED, TOGETHER WITH EASEMENT GRANTED IN DEED FROM PEACH ORCHARD PLAZA, INC. TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF AUGUSTA, GEORGIA, DATED DECEMBER 15, 1967, FILED FOR RECORD FEBRUARY 1, 1968, AND RECORDED IN DEED BOOK 34W, PAGE 296, AFORESAID RECORDS. (DOES NOT AFFECT, THE EASEMENT IS NOT LOCATED IN THE SUBJECT PROPERTY.)
- 33 TERMS AND PROVISIONS OF AGREEMENT BY AND BETWEEN HESS REALTY CORPORATION, A DELAWARE CORPORATION AND PEACH ORCHARD PLAZA, INC., A GEORGIA CORPORATION, DATED DECEMBER 21, 1967, FILED FOR RECORD MAY 1, 1968, AND RECORDED IN DEED BOOK 35E, PAGE 297, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 34 EASEMENT FROM FURMAN G. GUNTER TO GEORGIA POWER COMPANY, DATED OCTOBER 25, 1974, FILED FOR RECORD APRIL 7, 1975, AND RECORDED IN REALTY REEL 49, PAGE 980, AFORESAID RECORDS. (AFFECTS, BLANKET EASEMENT FOR ELECTRIC UTILITIES AND APPURTENANCES.)
- 35 EASEMENT FROM PEACH ORCHARD PLAZA TO GEORGIA POWER COMPANY, DATED MARCH 1, 1983, FILED FOR RECORD MARCH 8, 1983, AND RECORDED IN REALTY REEL 161, PAGE 723, AFORESAID RECORDS. (AFFECTS, BLANKET EASEMENT FOR ELECTRIC UTILITIES AND APPURTENANCES.)
- 36 TERMS AND PROVISIONS OF LEASE BY AND BETWEEN CONSOLIDATED INVESTMENTS LIMITED PARTNERSHIP AND FAMILY DOLLAR STORES OF GEORGIA, INC., A GEORGIA CORPORATION, AS EVIDENCED BY SHORT FORM LEASE BETWEEN THE SAME PARTIES, DATED FEBRUARY 20, 1998, FILED FOR RECORD OCTOBER 19, 1998, AND RECORDED IN REALTY REEL 615, PAGE 2362, AFORESAID RECORDS. (AFFECTS, NOTHING TO PLOT.)
- 37 TERMS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN YELLOW TAIL GEORGIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CONSOLIDATED INVESTMENTS LIMITED PARTNERSHIP, DATED JUNE 26, 2014, FILED FOR RECORD JULY 8, 2014, AND RECORDED IN DEED BOOK 1445, PAGE 1230, AUGUSTA-RICHMOND COUNTY, GEORGIA RECORDS. (AFFECTS, BLANKET IN NATURE.)

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

6Di6 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA	579,670± SQUARE FEET	13.307± ACRES
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6Biv BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF PEACH ORCHARD ROAD, WHICH BEARS N28°32'33"E, PER PLAT BOOK 10, PAGE 94.

5F CEMETERY NOTE
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES
REGULAR = 179 HANDICAP = 2 TOTAL = 181

5Biii ACCESS TO PROPERTY
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PEACH ORCHARD ROAD, HAROLD ROAD AND BULLDOG WAY, ALL BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
TO: ALABAMA CREDIT UNION; AUGUSTA COMMERCIAL LLC; FIRST AMERICAN TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 03/24/2025.
DATE OF PLAT OR MAP: 04/07/2025.

Neal L. Benefield
NEAL L. BENEFIELD 07/10/2025 DATE

REGISTERED LAND SURVEYOR NO: 2618
STATE OF GEORGIA
PROJECT NO: 2523360 55799

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MATLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # LSF001134
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

TABLE OF REFERENCES

BOOK 1445, PAGE 1227
BOOK 180, PAGE 602
PLAT BOOK 10, PAGE 94

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	8 TABLE "A" SUBSTANTIAL FEATURES OBSERVED
3 TABLE "A" FLOOD INFORMATION	6Bxii TITLE COMMITMENT INFORMATION	9 TABLE "A" PARKING SPACES
4 TABLE "A" LAND AREA	6Cviii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY NSPS	10 TABLE "A" DIVISION/PARTY WALLS
5Biii ACCESS TO PROPERTY	6Di6 NORTH ARROW & SCALE	11 TABLE "A" UTILITY INFORMATION
5Ciii SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Di6 LEGEND & ABBREVIATIONS	13 TABLE "A" ADJOINING OWNERS
5E1 "SCHEDULE B - SECTION 2" ITEMS	6Di6 VICINITY MAP	14 TABLE "A" INTERSECTING STREET
5F CEMETERY NOTE	6Di6 SURVEYOR'S NOTES	16 TABLE "A" EARTH MOVING NOTE
6 TABLE "A" ZONING INFORMATION	6Di6 TYPE OF SURVEY	17 TABLE "A" RIGHT OF WAY CHANGES
6B1 TITLE DESCRIPTION	7 SURVEYOR'S CERTIFICATE	18 TABLE "A" OFFSITE EASEMENTS OR SERVITUDES
6Biv BEARING BASIS	7c TABLE "A" BUILDING AREA	
	7c TABLE "A" BUILDING HEIGHT	

GLOBAL POSITIONING SYSTEM NOTE

POSITIONAL ACCURACY: DOES NOT EXCEED 0.07" PLUS 50 PARTS PER MILLION.
TYPE OF GPS FIELD PROCEDURE: RTK
DATE OF SURVEY: 03/24/2025
DATUM/EPOCH: NAD 83(2011) (EPOCH: 2010.0000)
PUBLISHED/FIXED-CONTROL USE: LOCAL
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 1
CONFIDENCE LEVEL: 97%
EQUIPMENT UTILIZED: SOKKIA GRX3
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND ARE IN FEET.

THIS PLAT DEPICTS A BOUNDARY SURVEY IN COMPLIANCE WITH CHAPTER 180-7-.09. THE BOUNDARY SURVEY WAS PERFORMED USING GPS EQUIPMENT.
ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF GEORGIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	DF	DRAWING SCALE	SEE SHEET 2
			7/10/25	CERTS	GR				

ALTA/NSPS LAND TITLE SURVEY

2708 PEACH ORCHARD ROAD

AUGUSTA, GEORGIA

123RD G.M.D.

RICHMOND COUNTY

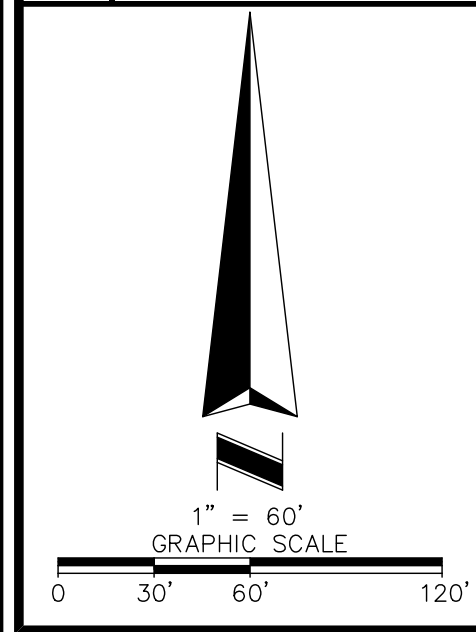
6Di6k 2

AMERICAN SURVEYING & MAPPING, INC. NATIONAL DUE DILIGENCE SERVICES

A DIVISION OF FIRST AMERICAN SURVEYING & MAPPING, INC.

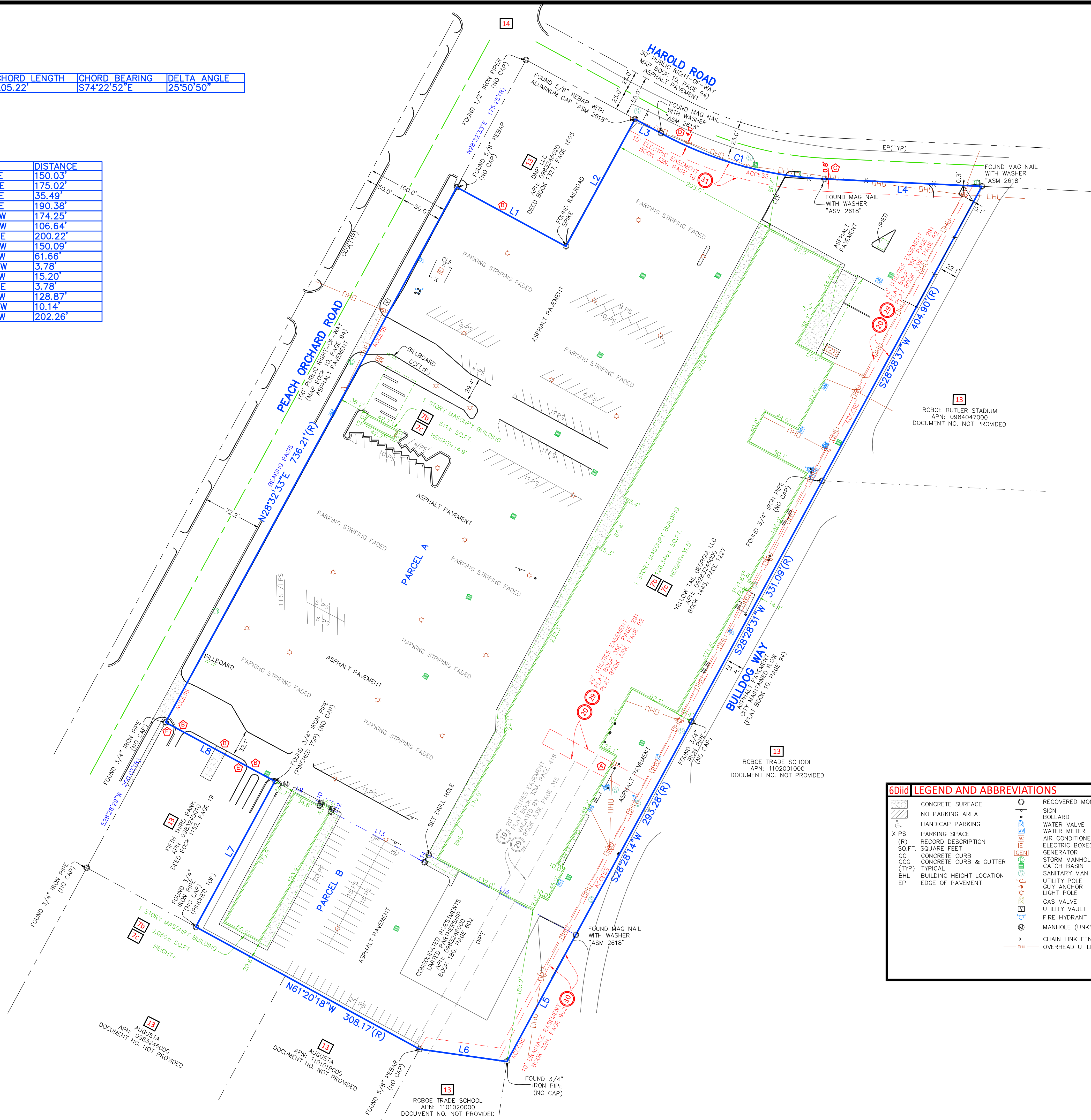
Phone: (407) 426-7979 info@asmcorp.com

221 Circle Drive, Matland, FL 32751



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(R)	458.79'	206.97'	205.22'	S74°22'52" E	25°50'50"

LINE	BEARING	DISTANCE
L1(R)	S61°32'41" E	150.03'
L2(R)	N28°31'55" E	175.02'
L3(R)	S61°27'27" E	35.49'
L4(R)	S87°18'08" E	190.38'
L5(R)	S28°28'14" W	174.25'
L6(R)	N81°54'49" W	106.64'
L7(R)	N28°30'26" E	200.22'
L8(R)	N61°37'07" W	150.09'
L9(R)	N61°36'01" W	61.66'
L10(R)	S28°23'59" W	3.78'
L11(R)	N61°36'01" W	15.20'
L12(R)	N28°23'59" E	3.78'
L13(R)	N61°36'01" W	128.87'
L14(R)	S28°32'29" W	10.14'
L15(R)	N61°27'31" W	202.26'



6Diik LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		RECOVERED MONUMENT AS NOTED
	NO PARKING AREA		SIGN
	HANDICAP PARKING		BOLLARD
	PARKING SPACE		WATER VALVE
	RECORD DESCRIPTION		WATER METER
	SQ. FT.		AIR CONDITIONER
	CC		ELECTRIC BOXES/STRUCTURES
	CCG		GENERATOR
	(TYP)		STORM MANHOLE
	BHL		CATCH BASIN
	EP		SANITARY MANHOLE
			UTILITY POLE
			GUY ANCHOR
			LIGHT POLE
			GAS VALVE
			UTILITY VAULT
			FIRE HYDRANT
			MANHOLE (UNKNOWN)
			CHAIN LINK FENCE
			OVERHEAD UTILITY LINE

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ALTA/NSPS LAND TITLE SURVEY
 2708 PEACH ORCHARD ROAD
 RICHMOND COUNTY
 AUGUSTA, GEORGIA