

ACCORDING TO FEMA FIRM PANEL NUMBER 13245C0115G, 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

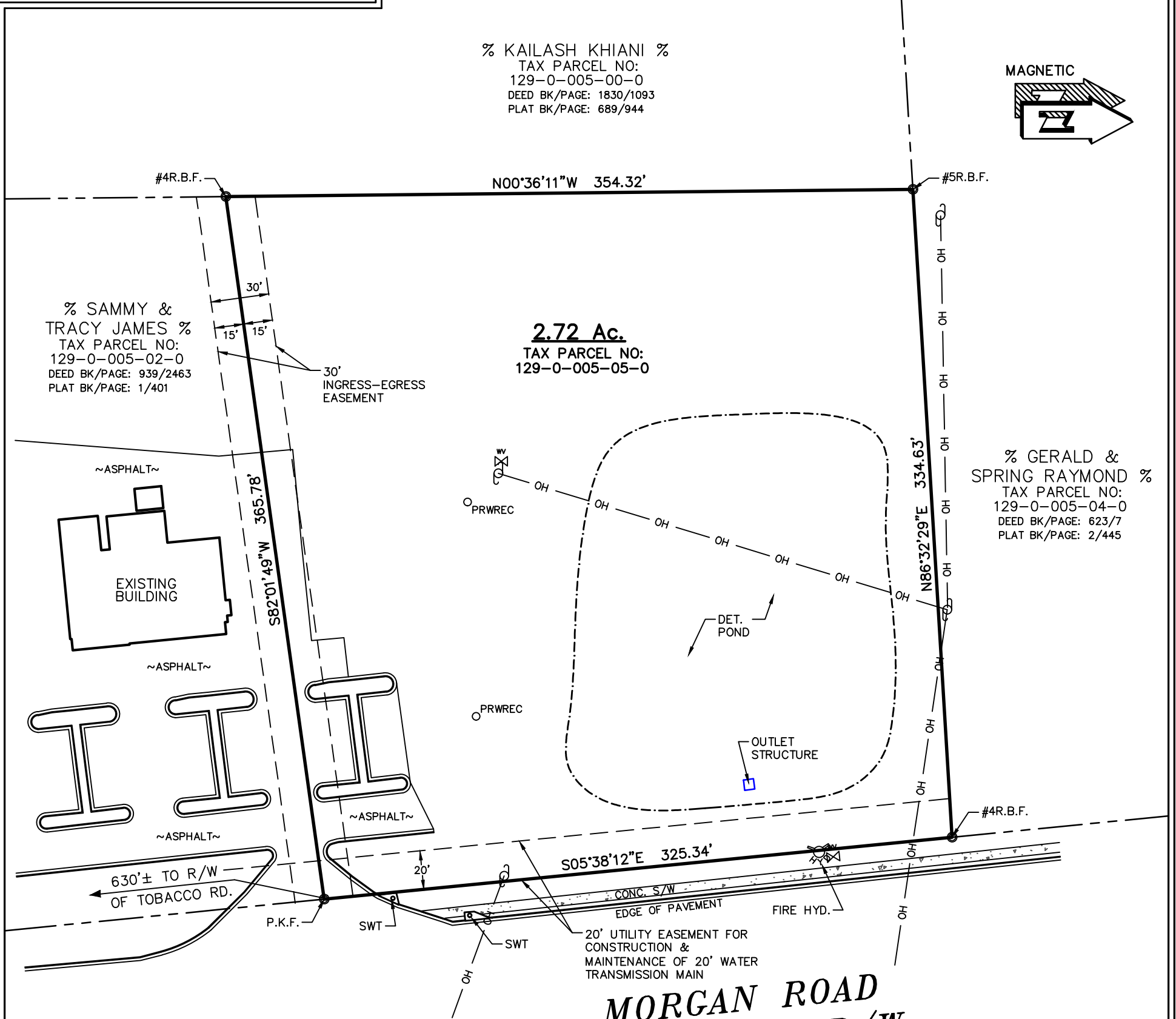
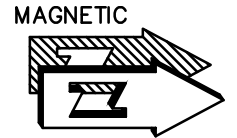
SURVEY DATA:
 FIELD CLOSURE 0.04'
 (FROM RADIAL LOCATION)
 ANGULAR ERROR 5"/ANGLE
 NO ADJUSTMENT
 PLAT CLOSURE 1 FOOT IN 10,000
 TOPCON GTS - 230

REFERENCES:

1. DEED BK/PAGE: 1650/1700
2. PLAT BK/PAGE: 1/401

FOR COUNTY USE

% KAILASH KHIANI %
 TAX PARCEL NO:
 129-0-005-00-0
 DEED BK/PAGE: 1830/1093
 PLAT BK/PAGE: 689/944



% SAMMY & TRACY JAMES %
 TAX PARCEL NO:
 129-0-005-02-0
 DEED BK/PAGE: 939/2463
 PLAT BK/PAGE: 1/401

% GERALD & SPRING RAYMOND %
 TAX PARCEL NO:
 129-0-005-04-0
 DEED BK/PAGE: 623/7
 PLAT BK/PAGE: 2/445

SURVEYOR CERTIFICATION

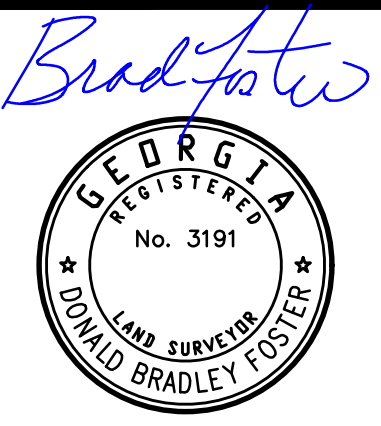
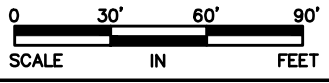
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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 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: *Brad Foster* DATE FEBRUARY 15, 2024
 DONALD BRADLEY FOSTER, LS
 GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

**MORGAN ROAD
 80' PUBLIC R/W**

Legend

- PROPERTY CORNER
- R.B.S. REBAR SET
- R.B.F. REBAR FOUND
- P.K.F. P.K. NAIL FOUND



PLAT FOR: **THE ACRE HUB, LLC**

SHOWING A 2.72 Ac. TRACT LOCATED AT 3621 MORGAN ROAD

AUGUSTA LAND SURVEYING, LLC

829 STEVENS CREEK ROAD
 AUGUSTA, GA 30907
 706-284-9578
 LAND SURVEYING FIRM - LICENSE NO. LSF001116 (EXP. 6/30/2024)

STATE:	GEORGIA
COUNTY:	RICHMOND
AREA:	HEPHZIBAH
ZONED:	B-2
SCALE:	1" = 60'
DWN BY:	CAM
FLD:	BF CHK: BF
DATE:	2/15/2024
REV.	