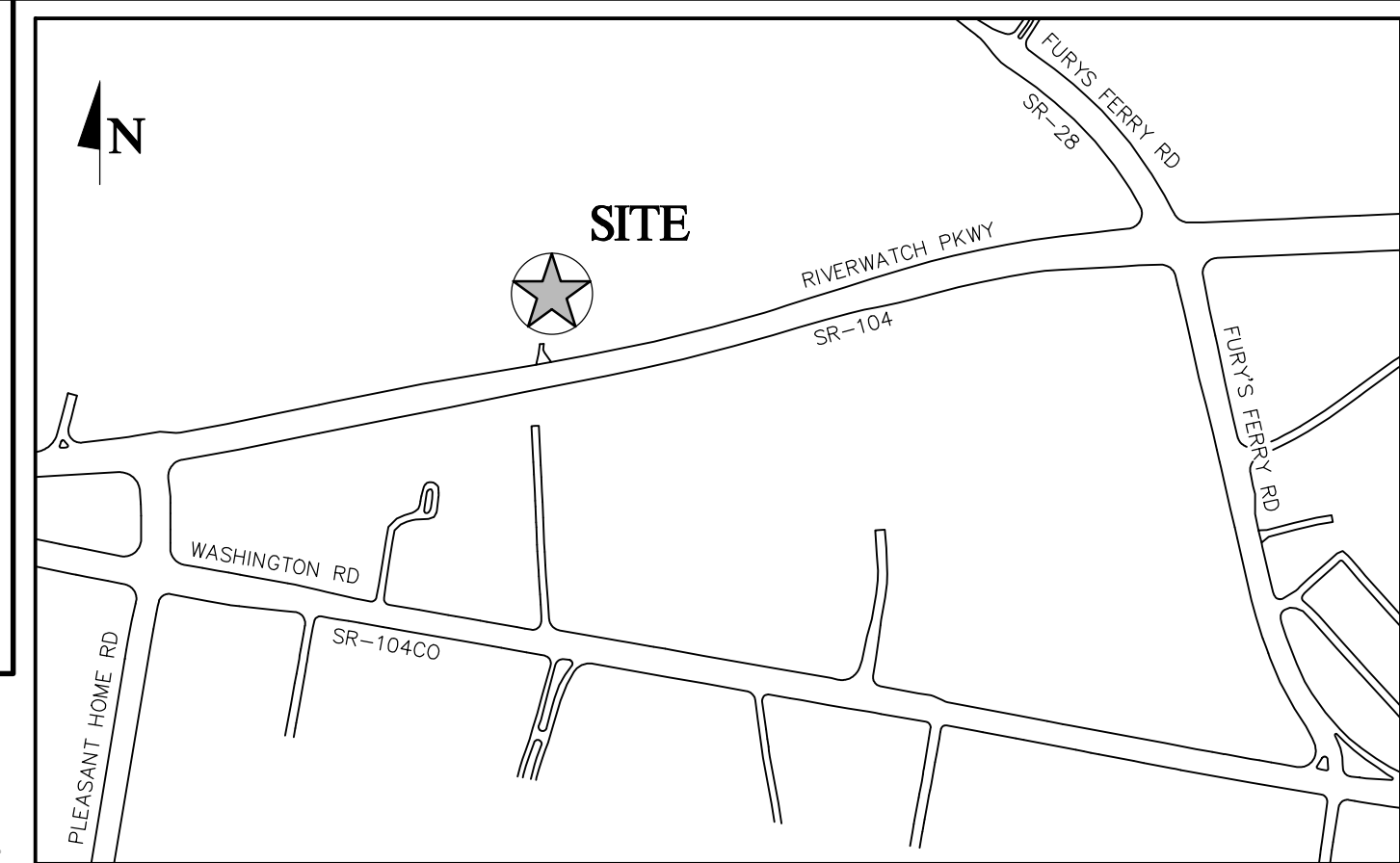
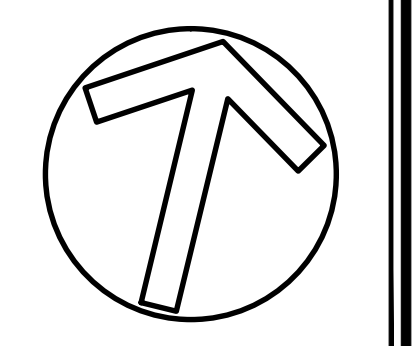


LINE	BEARING	DISTANCE
L-1	S 79°00'00" W	82.41'
L-2	N 16°39'15" W	6.80'
L-3	S 70°45'52" W	112.64'
L-4	S 15°59'58" E	22.06'
L-5	S 71°51'41" W	354.01'
L-6	S 78°39'29" W	228.48'
L-7	N 07°33'20" W	36.82'
L-8	N 81°43'02" W	149.69'
L-9	S 07°48'19" E	87.31'
L-10	S 78°37'39" W	94.50'
L-11	N 78°36'21" E	143.95'



SOUTHERN PARTNERS INC
 ENGINEERING - SURVEYING
 LAND PLANNING
 1233 AUGUSTA WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 859-6000
 engineering@southernpartners.net

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 25064
 JOHN P. GREEN
 GSWCC Certification #4057
 Expires: 1-13-2018



**RIVERWATCH PKWY
 COMMERCIAL/RETAIL
 CENTER**
 CONCEPT PLAN FOR A PROJECT LOCATED IN BOTH
 COLUMBIA AND RICHMOND COUNTIES, GEORGIA, 30907

OWNER
**EUCHEE CREEK
 DEVELOPMENT CO., INC.**
 120 NORTH LOUISVILLE STREET
 HARLEM, GA 30844
 (706) 556-6271 ATT: LARRY PRATHER, Sr.
 EMAIL: PRATHCONST@aol.com

CONTACT
LIONEL PRATHER
 phone: 706-736-0700 x2171
 lprather@emvbohm.com

PROJECT DATA	
TOTAL ACRES	15.17
TAX MAP / PARCEL #	011-0-003-00-0 011-0-002-00-0
CURRENT ZONING (RICHMOND)	B-2
CURRENT ZONING (COLUMBIA)	C-2

SHEET INDEX	
CONCEPTUAL PLAN	1

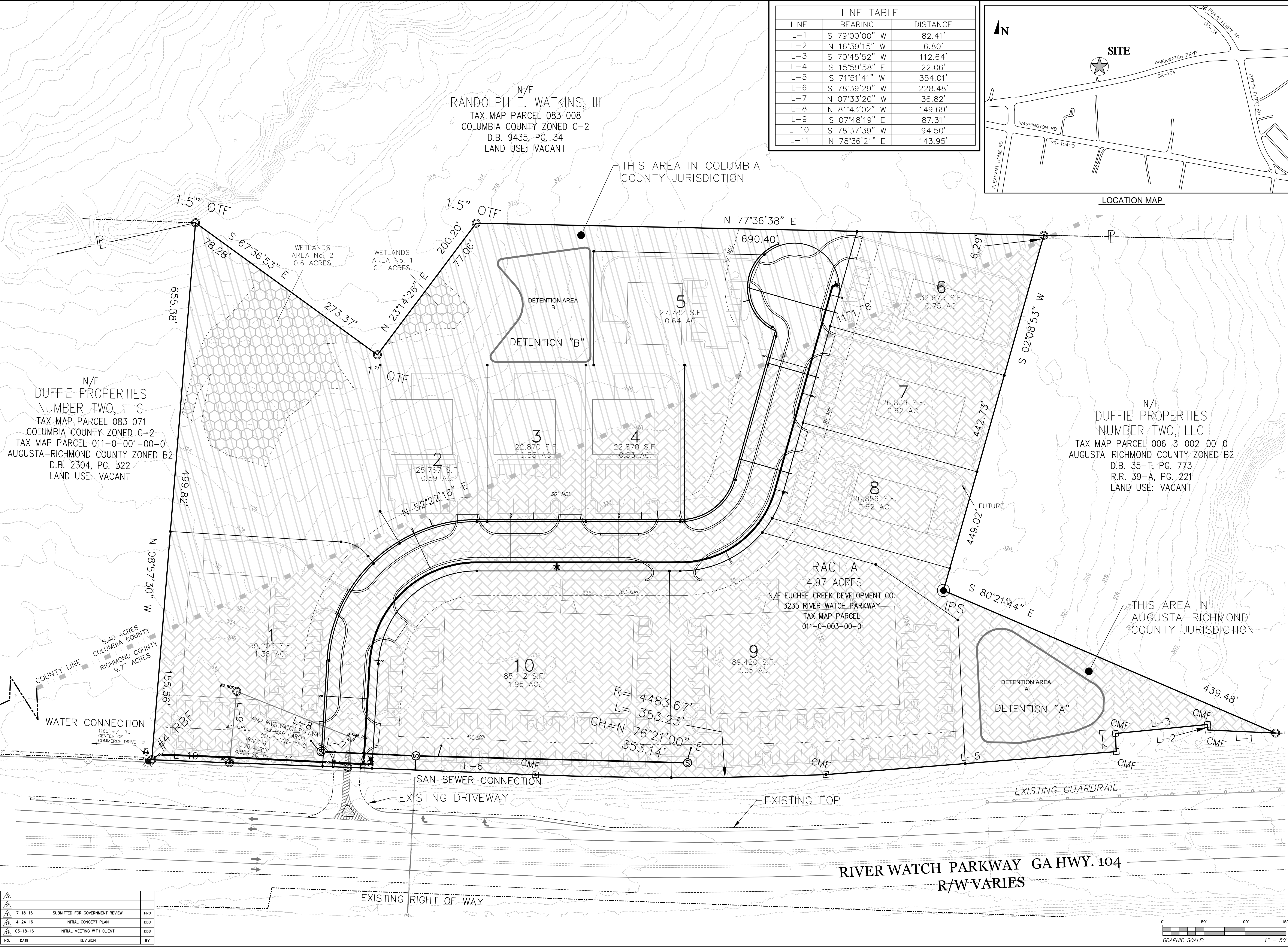
SHEET NO. 1 OF 1
 SCALE: 1" = 50'
 DATE: 08-21-16
 DESIGN: [] REVIEW: []

N/F
 RANDOLPH E. WATKINS, III
 TAX MAP PARCEL 083 008
 COLUMBIA COUNTY ZONED C-2
 D.B. 9435, PG. 34
 LAND USE: VACANT

N/F
 DUFFIE PROPERTIES
 NUMBER TWO, LLC
 TAX MAP PARCEL 083 071
 COLUMBIA COUNTY ZONED C-2
 TAX MAP PARCEL 011-0-001-00-0
 AUGUSTA-RICHMOND COUNTY ZONED B2
 D.B. 2304, PG. 322
 LAND USE: VACANT

N/F
 DUFFIE PROPERTIES
 NUMBER TWO, LLC
 TAX MAP PARCEL 006-3-002-00-0
 AUGUSTA-RICHMOND COUNTY ZONED B2
 D.B. 35-T, PG. 773
 R.R. 39-A, PG. 221
 LAND USE: VACANT

TRACT A
 14.97 ACRES
 N/F EUCHEE CREEK DEVELOPMENT CO.
 3235 RIVER WATCH PARKWAY
 TAX MAP PARCEL
 011-0-003-00-0



NO.	DATE	REVISION	BY
7-18-16		SUBMITTED FOR GOVERNMENT REVIEW	PRG
4-24-16		INITIAL CONCEPT PLAN	DOB
03-18-16		INITIAL MEETING WITH CLIENT	DOB

