



23

GORDON HIGHWAY ACCESS RAMP
 N-34°05'44"E
 157.32'

AREA = 0.238 Acres
 (10,383 sq. ft.)
 5 SPACES
 15 SPACES
 10 SPACES
 5 SPACES

FOURTH STREET

4-STORY OFFICE BUILDING
 AREA = 1.179 Acres
 7 SPACES
 9 SPACES
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 200 SPACES

EASEMENTS
 There is a beneficial utility easement over the 0.238 ac. tract in favor of GEORGIA POWER CO., as recorded in Reg. Pl. 1567, dated Dec. 16, 1975, and a similar utility easement in favor of SOUTHERN BELL TELEPHONE CO., as recorded in R.B. 13-R, p. 474, and dated 04/11/1938.

NOTES
 1. This PLAT was prepared from a traverse using a 20' vernier transit, an EDM, a steel tape, THE ERROR OF CLOSURE of the field traverse was 1:27,705. The SURVEY was balanced using the COMPASS RULE.
 2. REFERENCE PLAT prepared by Conrad F. Jones, Inc. R.L.S. No. 1303 dated 2-14-69 and recorded in R.B. 35-6, pp. 748-753

APPROVED SUBDIVISION
 DATE 11/13/1981
 ASSISTANT DIRECTOR
 AUTHORITY OF AUGUSTA RICHMOND COUNTY PLANNING DEPARTMENT
NEW SOUTH VENTURE
 PROPERTY LOCATED IN THE CITY OF AUGUSTA
 RICHMOND COUNTY, GEORGIA
 October 23, 1981
 REV. APRIL 19, 1985
 Scale: 1" = 40'

REYNOLDS STREET
 SUBREYOR'S CERTIFICATION TO:
 ALBUQUERQUE FEDERAL SAVINGS & LOAN ASSOC.
 NEW SOUTH VENTURE
 TEXAS LIMITED PARTNERSHIP
 TIGOR TITLE INSURANCE CO.
 I certify that this plat is a correct representation of the land shown, and assisting conditions are as shown, and that there is no visible encroachment further, this plat is in conformity with the minimum standards or requirements of Georgia Code, Title 52, Chapter 11, Section 157.
 Robert L. Herington, Jr., Sr. Reg. L.S. 157



PREPARED BY
JAMES G. SWIFT & ASSOCIATES
 Consulting Engineers
 AUGUSTA, GEORGIA

