



Engineering Services Committee Meeting Commission Chamber- 1/25/2010- 12:50 PM

ENGINEERING SERVICES

1. Consider a request from Ms. Barbara Coping regarding a waiver of the solid waste charges for the property located at 1615 Cornell Drive. ☐ [Attachments](#)
2. Presentation by the Brownsfield Commission regarding their request for city funding. ☐ [Attachments](#)
3. Approve the deeds of dedication, maintenance agreements and road resolution submitted by the Engineering and Augusta Utilities Departments for Mason McKnight, Jr., Parkway. ☐ [Attachments](#)
4. Motion to authorize condemnation to acquire title of a portion of the properties for permanent and temporary easements for the 10156 Gordon Highway 16 Inch Water Main Project, PIN: 078-0-003-00 & 078-0-003-02. ☐ [Attachments](#)
5. A request from the property owners that the road now known as an unnamed road at Goshen Village Shopping Center located near the intersection of Old Waynesboro Road and Mike Padgett Highway (PIN# 157-0-061-00-0) be renamed Nixon Farms Road. ☐ [Attachments](#)

www.augustaga.gov



**Engineering Services Committee Meeting
1/25/2010 12:50 PM
Barbara Coping**

Department: Clerk of Commission

Caption: Consider a request from Ms. Barbara Coping regarding a waiver of the solid waste charges for the property located at 1615 Cornell Drive.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available in
the Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

- ☐ Commission
☐ Public Services Committee
☐ Administrative Services Committee
☒ Engineering Services Committee
☐ Finance Committee
☐ Public Safety Committee

Contact Information for Individual/Presenter Making the Request:

Name: Barbara S. Copping
Address: 3114 Cloud: A1 DR Augusta, GA 30906
Telephone Number: 706-790-8791 or 706-564-6697
Fax Number: _____
E-Mail Address: _____

Caption/Topic of Discussion to be placed on the Agenda:

Solid waste charges. 1615 CORNELL DR.
Glen Dale Subd. House has been vacant
since 2004. House windows are boarded
up. Lights are on and has been since
Ms. Mae Lovett moved out. The GA. Power
Bill is under the serves of Barbara S. Copping

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augusta.gov
530 Greene Street	
Augusta, GA 30911	

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.



**Engineering Services Committee Meeting
1/25/2010 12:50 PM
Brownsfield Commission**

Department: Clerk of Commission

Caption: Presentation by the Brownsfield Commission regarding their request for city funding.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available in
the Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission



**Engineering Services Committee Meeting
1/25/2010 12:50 PM
Mason McKnight Jr. Parkway**

Department: Engineering-Abie L. Ladson, PE, CPESC, Director

Caption: Approve the deeds of dedication, maintenance agreements and road resolution submitted by the Engineering and Augusta Utilities Departments for Mason McKnight, Jr., Parkway.

Background: The final plat was approved by the Commission on July 21, 2009. The subdivision design and plat, including the storm drain system, have been reviewed and accepted by our engineering staff and the construction has been reviewed by our inspectors. The Utilities Department has inspected and reviewed the water and sanitary sewer installations, and hereby requests acceptance of the utility deed.

Analysis: This section meets all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in this section. Acceptance of said utility deed shall dedicate, as required, the water and sanitary sewer mains along with the applicable easements to Augusta, Georgia, for operation and maintenance.

Financial Impact: By accepting this road and storm drainage installations into the County system and after the 18-month maintenance warranty by the developer/contractor for the road and storm drainage has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed and maintenance agreement, positive revenue will be generated from the sale of water and sanitary sewer taps and monthly billing of same.

Alternatives: 1. Approve the deeds of dedication, maintenance agreements and road resolution submitted by the Engineering, and Augusta Utilities Departments for Mason McKnight, Jr., Parkway. 2. Do not approve and risk litigation.

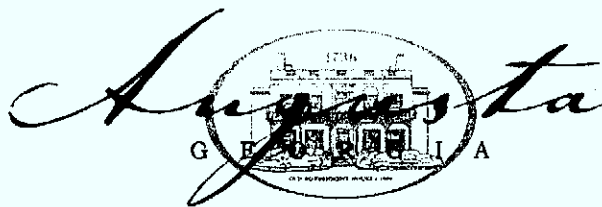
Recommendation: Approve Alternative Number One.

Funds are Available in the Following Accounts: Not required at this time

REVIEWED AND APPROVED BY:

Cover Memo

Finance.
Law.
Administrator.
Clerk of Commission



ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., Director

Anthony (Tony) E. Williams,
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

From: Anthony (Tony) E. Williams, Construction Manager *AEW*

Date: Tuesday, November 4, 2009

Subject: Certificate of Completion
Dedication of Mason McKnight Jr. Parkway
File reference: 2009 – 05 (A)

As required by Development Guideline Document 3, Article II – Section 202 of Augusta, Georgia Municipal Code, you are hereby advised, based upon site observation that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set forth in said documents. Therefore, the name of the street and drainage related structures in subject development are hereby recommended for acceptance into the City of Augusta infrastructure system.

Thank you for your assistance on this matter. Please call if you have any questions or need additional information, 706-821-1706.

AEW

cc: Hameed Malik, PhD., P.E., Assistant Director – Engineering Department
Terri Turner, Planning & Zoning
File

AFTER RECORDING, PLEASE RETURN TO:

BERNARD S. DUNSTAN, JR.
DUNSTAN & DUNSTAN, P.C.
POST OFFICE BOX 204690
AUGUSTA, GEORGIA 30917
Phone: (706) 860-9983
R08-005

State of Georgia)

County of Richmond)

DEED OF DEDICATION

THIS INDENTURE, made and entered into this 20th day of April, 2009, by and between the FLOWING WELLS PARTNERS, LLC, A Limited Liability company under the laws of the State of Georgia (hereinafter referred to as the "Grantor"), and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being located in AUGUSTA, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

Together with all and singular the rights, ways, easements, members, privileges and appurtenances to the said property, being, belonging, or in anyway appertaining, and the rents, reversions, issues and profits thereof and of every part thereof.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoove of the said Grantee forever in **FEE SIMPLE**.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed by duly authorized officers or Grantor and year first above written.

Signed, sealed and delivered this 20th day
of April, 2009, in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public, State of Georgia

GRANTOR:

FLOWING WELLS PARTNERS, LLC

By [Signature] (L.S.)

As Its: Member-Manager

By [Signature] (L.S.)

As Its: Member-Manager

My Commission Expires: **MY COMMISSION
EXPIRES NOVEMBER 20, 2010**

STATE OF GEORGIA

COUNTY OF RICHMOND

ACCEPTANCE BY AUGUSTA, GEORGIA

AUGUSTA, GEORGIA, hereby accepts the herewith and foregoing conveyance by FLOWING WELLS PARTNERS, LLC through said Deed of Dedication for the right-of-way and storm drainage lines herein described.

This ____ day of _____, 200__.

AUGUSTA, GEORGIA

By: _____
Chairman of its Board of Commissioners

Attest: _____
Its: Clerk

[SEAL]

*COB
12/22/09*

Exhibit "A"

All that tract or parcel of land with improvements thereon situate, lying and being in the State of Georgia, County of Richmond, being more particularly shown and designated as "Mason McKnight, Jr., Parkway 80' R/W", containing 5.2 acres more or less, on a plat prepared for Flowing Wells Partners, LLC, sheets 1-3, dated October, 8, 2008, a copy of which is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Plat Cabinet D, Slide 107, Plat # B. Also included in this conveyance are all storm drainage lines and in-take facilities that are located within the right of way of Mason McKnight, Jr., Parkway. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said tract and improvements.

STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT
MASON McKNIGHT JR. PARKWAY

THIS AGREEMENT entered into this 7th day of ~~March~~^{April}, 2009, by and between FLOWING WELLS PARTNERS, LLC, hereinafter referred to as "Developer," and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, acting by and through its Commission, hereinafter referred to as "Augusta."

WHEREAS, the Developer requested that the Augusta, Georgia, Commission accept the road and appurtenances known as Mason McKnight Jr. Parkway, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____, and

WHEREAS, the City has adopted a policy requiring the Developer to maintain all roads laid or installed for a period of eighteen months, which Augusta accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by Developer and the mutual agreements hereinafter set out, IT IS AGREED that:

(1) The City accepts the road known as Mason McKnight Jr. Parkway and appurtenances, described in the deed contemporaneously tendered herewith to the Augusta, Georgia, Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____.

(2) The Developer agrees to maintain Mason McKnight Jr. Parkway and appurtenances as described in said deed for a period of eighteen months from the date herein.

(3) The Developer agrees that if during said eighteen month period there is a failure of the Mason McKnight jr. Parkway or appurtenances as described in the deed due to failure of material or poor workmanship, the Developer shall be responsible for adequate maintenance and repair.

(4) In the event of such failure of the improvements, the City shall notify the Developer and set forth in writing the items in need of repair. The Developer shall present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time, as determined by Augusta.

(5) In the event of an emergency, as determined by Augusta, the Developer is unable to respond in a timely manner, the City shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the Developer's expense and to allow the Developer time to make the needed repairs.

(6) In the event the Developer fails to comply with the terms of this agreement, then Augusta shall proceed to have the necessary corrective work done, and the Developer agrees to be responsible to Augusta for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, Developer has hereunto set his hand and seal, and Augusta has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

FLOWING WELLS PARTNERS, LLC

BY: Will D. McGee (L.S.)
AS ITS: Partner

AUGUSTA, GEORGIA
COMMISSION

As Its Mayor (L.S.)

ATTEST:

12/22/09

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Mason McKnight, Jr., Parkway is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Mason McKnight, Jr., Parkway a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Mason McKnight, Jr., Parkway is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:
Beginning at Scott Nixon Memorial Drive
Extending approx. 2,500' SW to Columbia County line
- (b) Length of road to nearest 1/100th mile:
0.47 mile
- (c) Width & type of road surface:
from back of curb to back of curb;
Type E asphalt
- (d) Right-of-Way:
R/W varies

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20____.

AUGUSTA, GEORGIA

BY: _____
As Its Mayor

Attest: _____
Clerk of Commission

006
12/22/09

STATE OF GEORGIA)
COUNTY OF RICHMOND) **DEED OF DEDICATION (UTILITY)**
 FOR MASON MCKNIGHT, JR. PARKWAY

THIS INDENTURE, made and entered into this _____ day of _____, ~~2008~~
between the **Flowing Wells Partners, LLC, Mason McKnight, Jr. Parkway** hereinafter
referred to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of
the State of Georgia, hereinafter referred to as the Party of the Second Part;

WITNESSETH:

THAT SAID UTILITY PIPELINES, herein described, have been inspected by the
Augusta Utilities Department and accepted on _____ day of _____; and

THAT the said Party of the First Part, for and in consideration of the sum of Ten Dollars
and no/100 (\$10.00) in cash to it in hand paid by the Party of the Second Part, the receipt of
which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and
other good and valuable considerations, has granted, bargained, sold, released, conveyed and
confirmed unto the said Party of the Second Part, its successors and assigns the following
described property, to-wit:

**A TWENTY FOOT - EASEMENT IN PERPETUITY – CENTERED OVER
PIPELINE UNDER, ACROSS AND THROUGH** the approximately marked strips of land,
together with the pipelines and appurtenances located therein, which are delineated on a plat
prepared for **Flowing Wells Partners, LLC** by **Cranston Engineering Group, P.C.** and Associated
dated **October 10, 2008** revised date **N/A**, which plat reference is made for a more complete and

accurate description as to the metes, bounds and location of said easements, and said plat has been attached hereto and by reference made a part thereof;

SAID EASEMENT BEING IN THE NATURE of a right-of-way for the purpose of laying, relaying, installing, extending, adding, expanding, operating, repairing, and maintaining pipelines transporting and carrying utility services, the same hereinafter being referred to as the "**PROJECT**;"

TOGETHER WITH THE RIGHT, when construction or maintenance is necessary, to dig such trenches in said property, as may be necessary for the project; to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property, along with the free right of ingress and egress to and from said permanent easements for these purposes.

THE PARTY OF THE FIRST PART, its successors, legal representatives, and assigns, does also grant, bargain, sell and convey unto Augusta, its successors and assigns, the right, but not the duty, to clear, and keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easements for these purposes.

THE PARTY OF THE FIRST PART, its successors, legal representatives, and assigns does agree that no other utilities may be constructed within the aforesaid easements in perpetuity.

THE PARTY OF THE FIRST PART, its successors, assigns and legal representatives, after the completion of this Project, shall have the right to use said parcels of land in any manner not inconsistent or interfering with the rights herein granted, excluding, however, the right to plant thereon any trees or other vegetation that may interfere with the laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services and the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements.

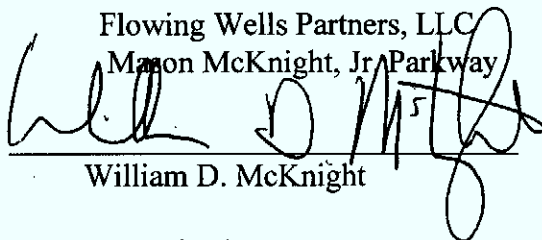
TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

AND THE SAID PARTY OF THE FIRST PART, its successors, legal representatives, and assigns, shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

WHENEVER there shall be more than one grantor, the phrase "Party of the First Part" and all related pronouns, related pronouns and verbs shall read as if written in the plural form. When the grantor is an individual, all such phrases, related pronouns and relative pronouns shall be read as if written in the feminine, masculine, or neuter, and the word "heirs" shall be substituted for the word "successors" at the appropriate place or places.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED, AND DELIVERED in our presence:

Flowing Wells Partners, LLC
Mason McKnight, Jr. Parkway
By: 
William D. McKnight
As Its: Member/Manager


Witness

Notary Public

My Commission Expires Notary Public, Columbia County, Georgia
My Commission Expires Aug. 21, 2011

(SEAL)

Attest: _____

As Its: _____

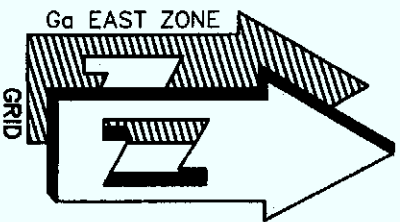
Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor

Attest: _____
Clerk of Commission

(SEAL)



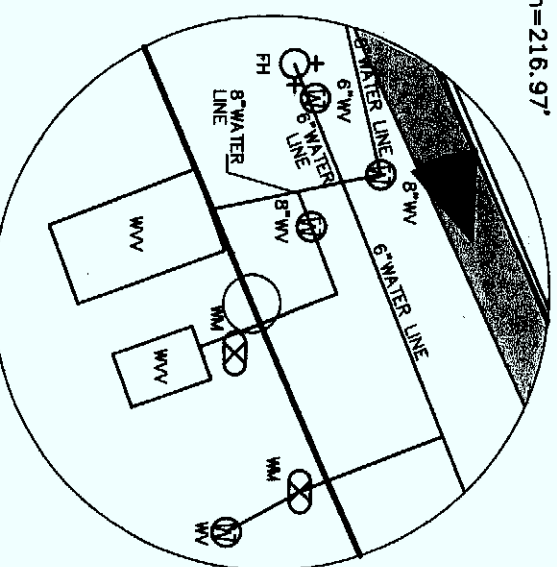
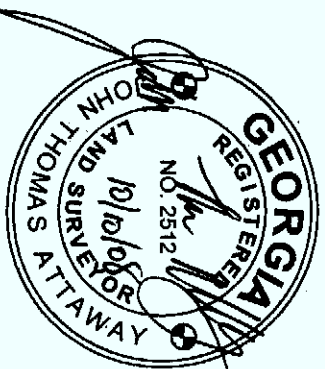
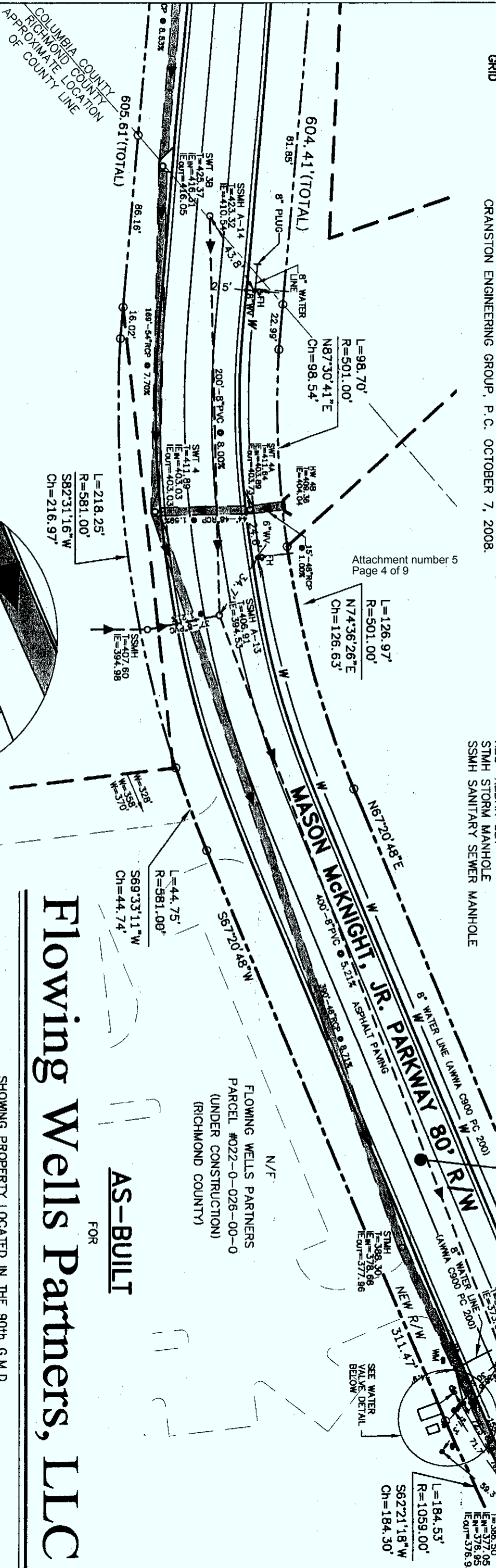


- REFERENCES:**
1. GENERAL PLAN OF FRONTAGE ROAD EXTENSION BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED JULY 15, 2004.
 2. PLAT FOR B & C SOUTHEAST BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED NOVEMBER 21, 2005.
 3. AS-BUILT FOR B & C SOUTHEAST, LLC., MCKNIGHT INVESTMENTS, & CONCORD HILL INVESTMENT, LLP. BY JAMES G. SWIFT & ASSOCIATES DATED APRIL 12, 2005.
 4. EASEMENT PLAT FOR PINNACLE OUTDOOR ADVERTISING BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED JUNE 24, 1996.
 5. PLAT OF FRONTAGE ROAD NORTHWEST PREPARED FOR MCKNIGHT PROPERTIES, INC. BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED DECEMBER 15, 1988 LAST REVISED FEBRUARY 9, 1989.
 6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.

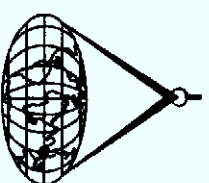
- LEGEND:**
- | | |
|------|------------------------|
| T | TOP |
| IE | INVERT |
| HW | HEAD WALL |
| FH | FIRE HYDRANT |
| WM | WATER VALVE |
| WM | WATER METER |
| DI | DROP INLET |
| N/F | NOW/FORMERLY |
| DWT | DOUBLE WING TRAP |
| WV | WATER VALVE VALET |
| SWT | SINGLE WING TRAP |
| PVC | POLYVINYL CHLORIDE |
| RBS | REBAR SET |
| STMH | STORM MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |

N/F
FLOWING WELLS PARTNERS
PARCEL #022-0-024-00-0
(RICHMOND COUNTY)

TRACT "C"
6.79 ACRES



WATER VALVE DETAIL
(NOT TO SCALE)



PREPARED BY
Cranston Engineering Group, P.C.

ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901

POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903

TELEPHONE 706-722-1588

FACSIMILE 706-722-8379

mail@cranstonengineering.com

SCALE: 1" = 50'

OCTOBER 10, 2008



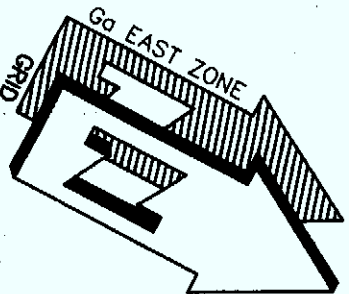
SCALE IN FEET

Flowing Wells Partners, LLC

AS-BUILT

FOR

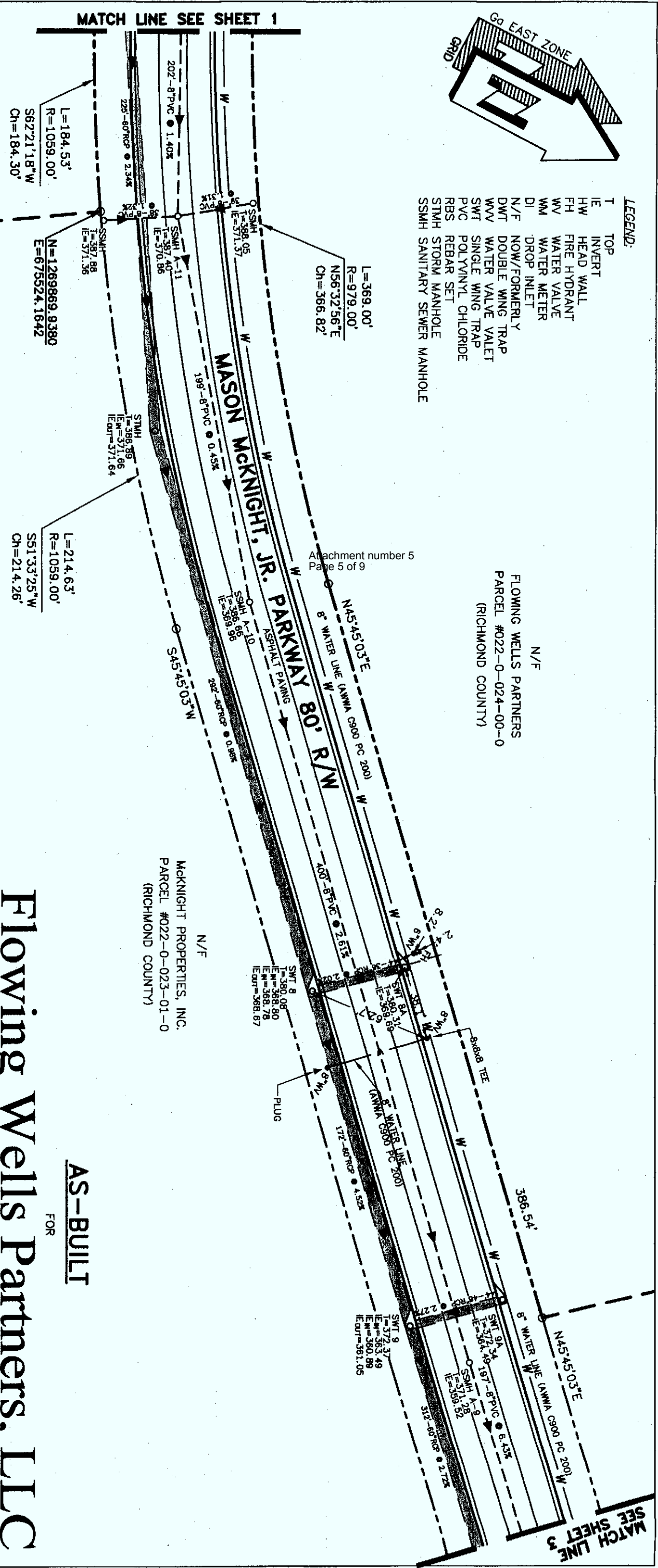
SHOWING PROPERTY LOCATED IN THE 90th G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA



- LEGEND:**
- T TOP
 - IE INVERT
 - HW HEAD WALL
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - DI DROP INLET
 - N/F NOW/FORMERLY
 - DWT DOUBLE WING TRAP
 - WVW WATER VALVE VALET
 - SWT SINGLE WING TRAP
 - PVC POLYVINYL CHLORIDE
 - RBS REBAR SET
 - STMH STORM MANHOLE
 - SSMH SANITARY SEWER MANHOLE

N/F
FLOWING WELLS PARTNERS
PARCEL #022-0-024-00-0
(RICHMOND COUNTY)

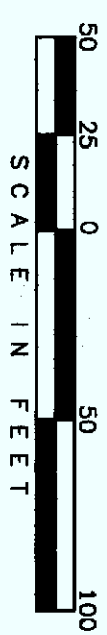
Attachment number 5
Page 5 of 9



N/F
MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

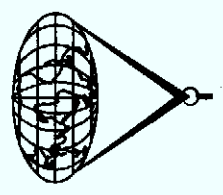
AS-BUILT FOR Flowing Wells Partners, LLC

SHOWING PROPERTY LOCATED IN THE 90th G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA



SCALE: 1" = 50'

OCTOBER 10, 2008



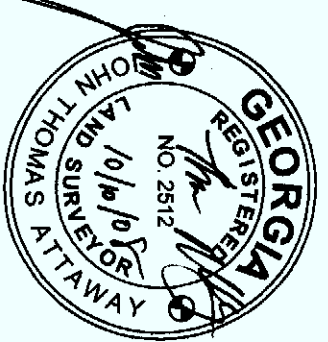
Cranston Engineering Group, P.C.

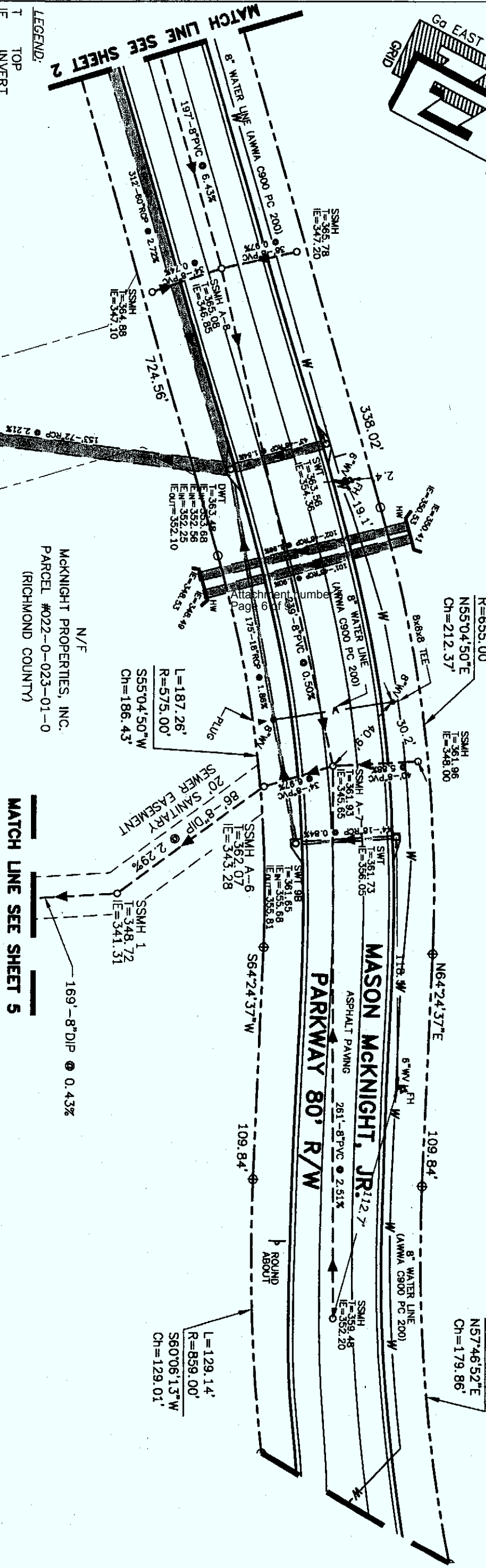
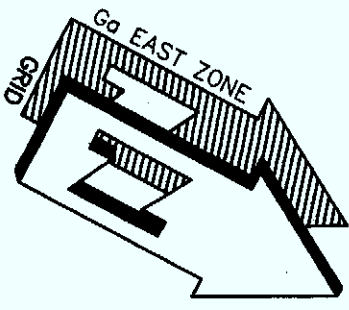
ENGINEERS - PLANNERS - SURVEYORS

462 ELLIS STREET, AUGUSTA, GEORGIA 30901
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903

TELEPHONE 706-722-1588
FACSIMILE 706-722-8879
mail@cranstonengineering.com

- REFERENCES:**
1. GENERAL PLAN OF FRONTAGE ROAD EXTENSION BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED JULY 15, 2004.
 2. PLAT FOR B & C SOUTHEAST BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED NOVEMBER 21, 2005.
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 6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.





N/F
MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

L=180.26'
R=779.00'
N57°46'52"E
Ch=179.86'

L=187.26'
R=575.00'
S55°04'50"W
Ch=186.43'

L=129.14'
R=859.00'
S60°06'13"W
Ch=129.01'

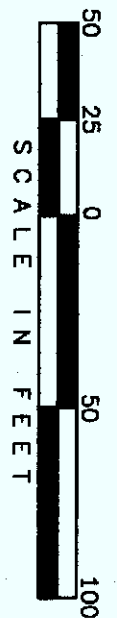
N/F
MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

AS-BUILT

FOR

Flowing Wells Partners, LLC

SHOWING PROPERTY LOCATED IN THE 90th G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA



SCALE: 1" = 50'

OCTOBER 10, 2008

PREPARED BY
Cranston Engineering Group, P.C.

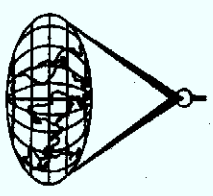
ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903

TELEPHONE 706-722-1588
FACSIMILE 706-722-8379
mail@cranstonengineering.com

- REFERENCES:**
1. GENERAL PLAN OF FRONTAGE ROAD EXTENSION BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED JULY 15, 2004.
 2. PLAT FOR B & C SOUTHEAST BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED NOVEMBER 21, 2005.
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 6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.

- LEGEND:**
- T TOP
 - IE INVERT
 - HW HEAD WALL
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - DI DROP INLET
 - N/F NOW/FORMERLY
 - DWT DOUBLE WING TRAP
 - WV WATER VALVE VALET
 - SWT SINGLE WING TRAP
 - PVC POLYVINYL CHLORIDE
 - RBS REBAR SET
 - STMH STORM MANHOLE
 - SSMH SANITARY SEWER MANHOLE



SCOTT NIXON MEMORIAL DRIVE 80' R/W

REFERENCES:

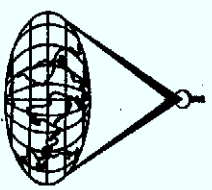
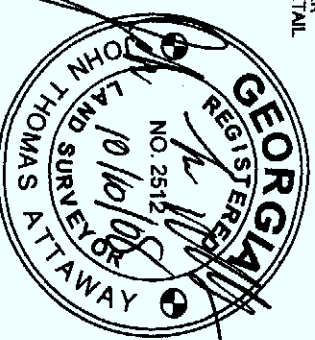
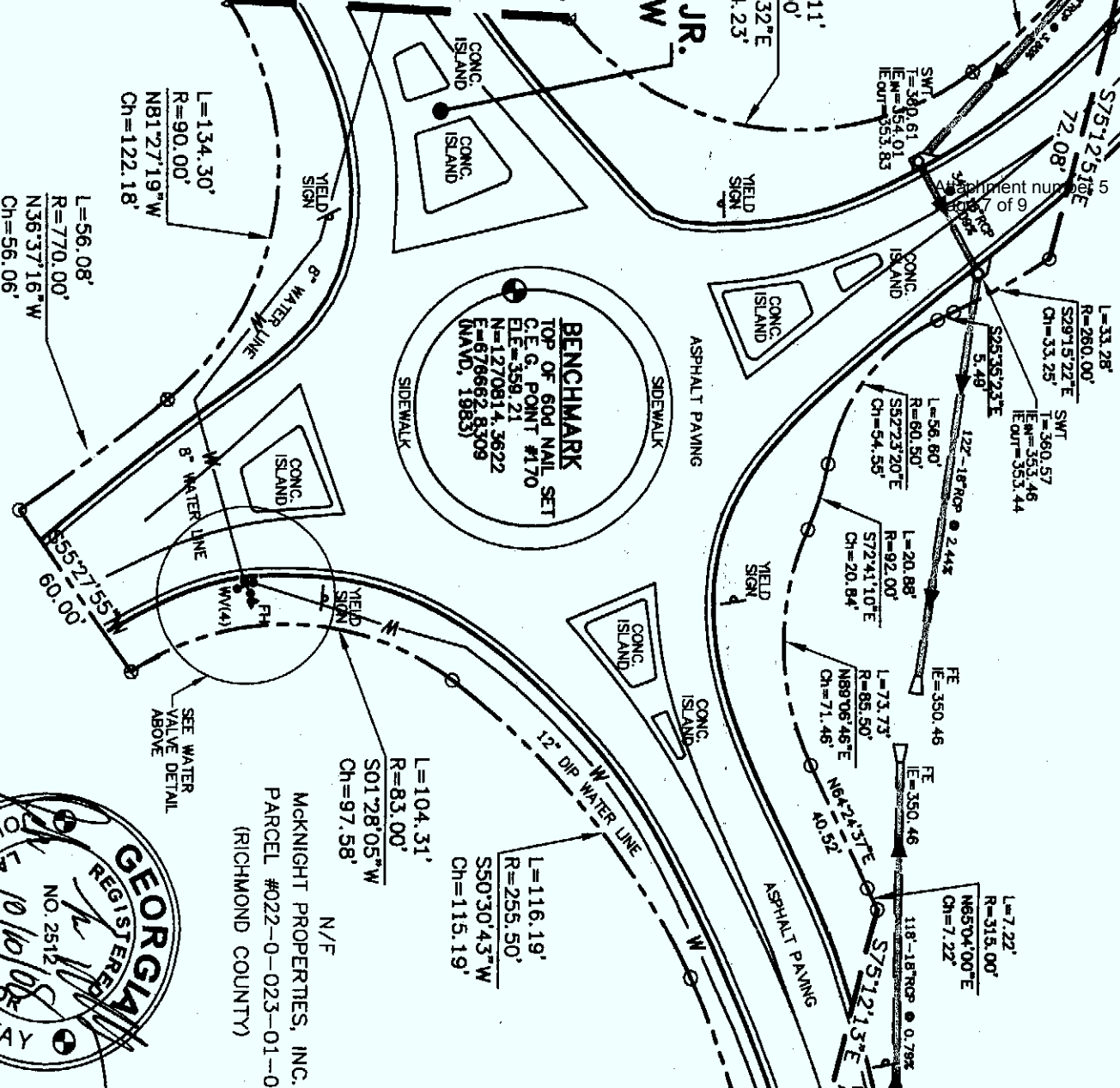
1. GENERAL PLAN OF FRONTAGE ROAD EXTENSION BY CRANSTON, ROBERTSON WHITEHURST, P.C. DATED JULY 15, 2004.
2. PLAT FOR B & C SOUTHEAST BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED NOVEMBER 21, 2005.
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6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.

MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

LEGEND:

- T TOP
- IE INVERT
- HW HEAD WALL
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- DI DROP INLET
- N/F NOW/FORMERLY
- DWT DOUBLE WING TRAP
- WV WATER VALVE VALET
- SWT SINGLE WING TRAP
- PVC POLYVINYL CHLORIDE
- RBS REBAR SET
- STMH STORM MANHOLE
- SSMH SANITARY SEWER MANHOLE

MATCH LINE SEE SHEET 3



PREPARED BY
Cranston Engineering Group,

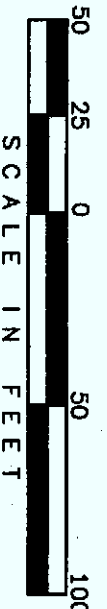
ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30908

TELEPHONE 706-722-1588
FACSIMILE 706-722-8379

mail@cranstonengineering.com

SCALE: 1" = 50'



SHOWING PROPERTY LOCATED IN THE 90TH G.M.D.
AUGUSTA, RICHMOND COUNTY, GEO

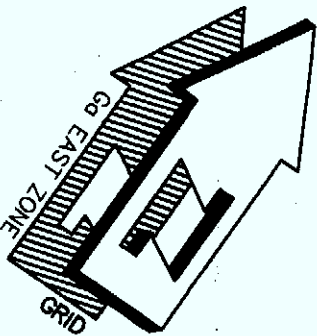
Flowing Wells Partner

AS-BUILT

FOR

SCOTT NIXON ME.
DRIVE 80' R/W

WATER V.
(NOT TO S.)



REFERENCES:

1. GENERAL PLAN OF FRONTAGE ROAD EXTENSION BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED JULY 15, 2004.
2. PLAT FOR B & C SOUTHEAST BY CRANSTON, ROBERTSON & WHITEHURST, P.C. DATED NOVEMBER 21, 2005.
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6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.

**MATCH LINE
SEE SHEET 3**

20' SANITARY SEWER EASEMENT

169'-8" DIP @ 0.43%

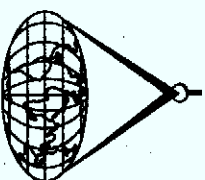
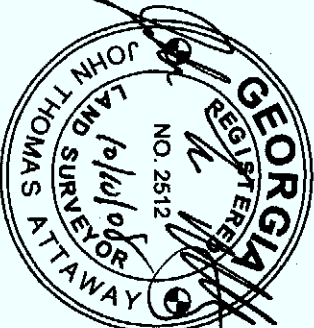
SSMH 2
I=347.95
IE=340.59

20' SANITARY SEWER EASEMENT

214'-8" DIP @ 0.51%

SSMH 3
I=353.74
IE=339.49

Attachment number 5
Page 8 of 9



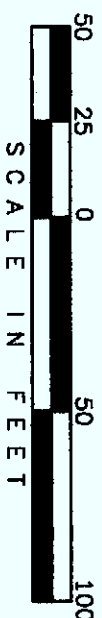
Cranston Engineering Group, P.C.

ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30908

TELEPHONE 706-722-1588
FACSIMILE 706-722-8879
mail@cranstonengineering.com

SCALE: 1" = 50'



SCALE IN FEET

SHOWING PROPERTY LOCATED IN THE 90th G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA

AS-BUILT

FOR

Flowing Wells Partners, LLC

N/F

MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

20' SANITARY SEWER EASEMENT

196'-8" DIP @ 0.42%

SSMH 4
I=348.02
IE=338.06

SSMH 5
I=347.11
IE=337.23

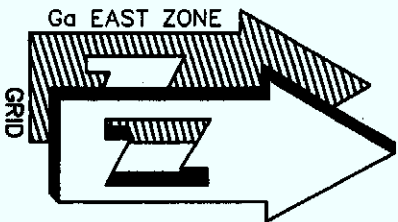
190'-8" DIP @ 1.14%

**MATCH LINE
SEE SHEET 6**

(PROPOSED)
FRONTAGE ROAD 60' R/W

LEGEND:

T	TOP
IE	INVERT
HW	HEAD WALL
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
DI	DROP INLET
N/F	NOW/FORMERLY
DWT	DOUBLE WING TRAP
WV	WATER VALVE VALET
SWT	SINGLE WING TRAP
PVC	POLYVINYL CHLORIDE
RBS	REBAR SET
STMH	STORM MANHOLE
SSMH	SANITARY SEWER MANHOLE



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6. SANITARY SEWER EASEMENT FOR FLOWING WELLS PARTNERS, LLC BY CRANSTON ENGINEERING GROUP, P.C. OCTOBER 7, 2008.

Attachment number 5
Page 9 of 9

N/F
MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

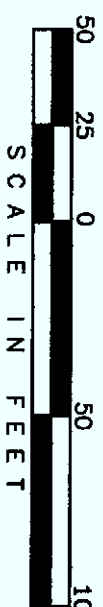
N/F
MCKNIGHT PROPERTIES, INC.
PARCEL #022-0-023-01-0
(RICHMOND COUNTY)

FRONTAGE ROAD 60' R/W
(EXISTING)

Flowing Wells Partners, LLC

AS-BUILT
FOR

SHOWING PROPERTY LOCATED IN THE 90th G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA



SCALE: 1" = 50'

OCTOBER 10, 2008

Cranston Engineering Group, P.C.

ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901

POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903

TELEPHONE 706-722-1588

FACSIMILE 706-722-8379

mail@cranstonengineering.com

SHEET 6 OF 6 2006-0461



LEGEND:

T	TOP
IE	INVERT
HW	HEAD WALL
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
DI	DROP INLET
N/F	NOW/FORMERLY
DWT	DOUBLE WING TRAP
WVV	WATER VALVE VALET
SWT	SINGLE WING TRAP
PVC	POLYVINYL CHLORIDE
RBS	REBAR SET
STMH	STORM MANHOLE
SSMH	SANITARY SEWER MANHOLE

STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT
FOR Mason McKnight, Jr. Parkway (Utility Water & Sewer)

THIS AGREEMENT, entered into this ____ day of _____, 2009, by and between the **Flowing Wells Partners, LLC, Mason McKnight, Jr. Parkway** hereinafter referred to as the "**DEVELOPER**", and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the "**CITY**."

WHEREAS, the **DEVELOPER** requested that the **Augusta, Georgia** accept certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____ ; and

WHEREAS, the **CITY** has adopted a policy requiring the **DEVELOPER** to maintain all installations laid or installed in the subdivision for a period of eighteen months, which the **CITY** accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by the **DEVELOPER** and the mutual agreement hereinafter set out, **IT IS AGREED** that:

(1) The **CITY** accepts certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, respectively described in the deed contemporaneously tendered herewith to the Augusta-Richmond County Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____ .

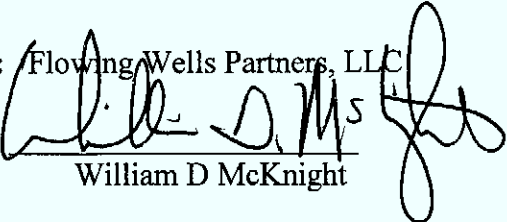
(2) The **DEVELOPER** agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The **DEVELOPER** agrees that, if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure or poor workmanship, the **DEVELOPER** shall be responsible for adequate maintenance and repair.

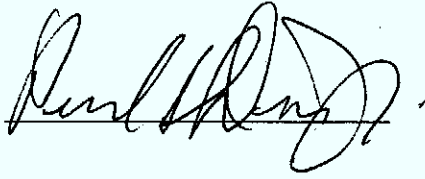
IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

DEVELOPER: Flowing Wells Partners, LLC

Signed, sealed and delivered in

By: 
William D McKnight

As its Member/Manager

Witness By: 


Notary Public, State of _____

My Commission Expires: _____

(SEAL)

Notary Public, Columbia County, Georgia
My Commission Expires Aug. 21, 2011

ACCEPTED BY:

AUGUSTA, GEORGIA

By: _____
As its Mayor

Attest: _____
Clerk

(SEAL)



**Engineering Services Committee Meeting
1/25/2010 12:50 PM
Property Condemnation –Permanent and Temporary Easements**

Department: Law

Caption: Motion to authorize condemnation to acquire title of a portion of the properties for permanent and temporary easements for the 10156 Gordon Highway 16 Inch Water Main Project, PIN: 078-0-003-00 & 078-0-003-02.

Background: The City has been unable to reach an agreement with the owner. In order to proceed and avoid further delays, it is necessary to condemn a portion of subject properties. The required properties consisting of a permanent easement of 765 sq. ft. and temporary easement of 816 sq. ft. for 078-0-003-00-0, and a permanent easement of 1576 sq. ft. and temporary easement of 945 sq. ft. for 078-0-003-02-0. The appraised value for both properties is \$607.00.

Analysis: Condemnation is necessary in order to acquire the required properties.

Financial Impact: The necessary costs will be covered under the project budget.

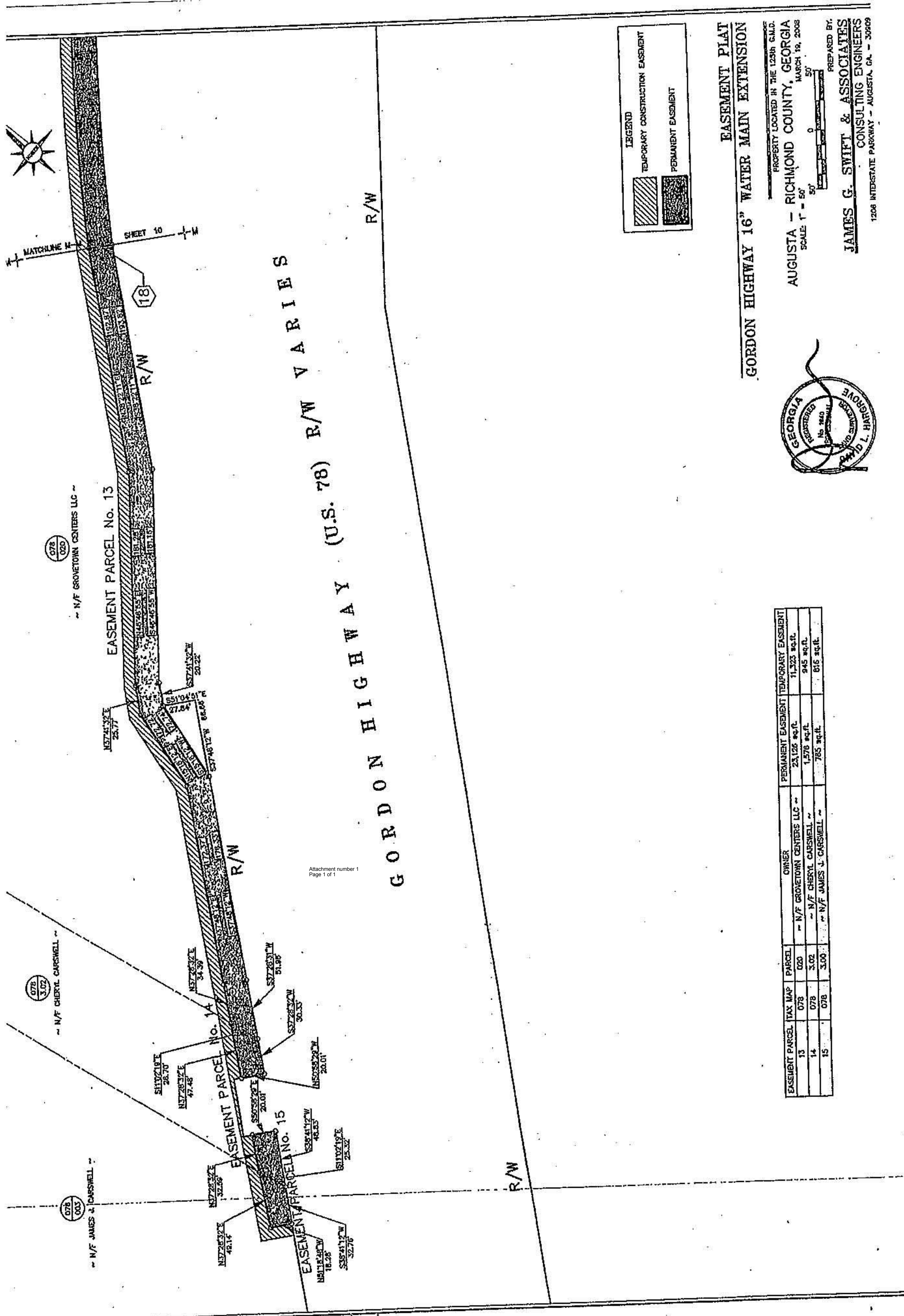
Alternatives: Deny condemnation.

Recommendation: Approve condemnation.

Funds are Available in the Following Accounts: FUNDS ARE AVAILABLE IN THE FOLLOWING ACCOUNT: _____
G/L 510043410-5411120 J/L 80310156-5411120

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**



LEGEND

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT EASEMENT

EASEMENT PLAT

GORDON HIGHWAY 16" WATER MAIN EXTENSION

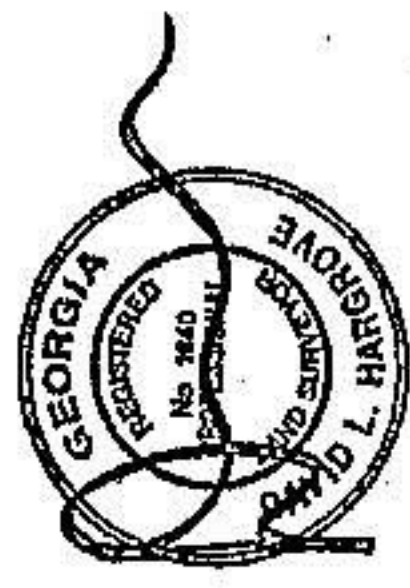
PROPERTY LOCATED IN THE 125th G.L.C.

AUGUSTA - RICHMOND COUNTY, GEORGIA

MARCH 19, 2008

SCALE 1" = 50'

50' 0 50'



PREPARED BY:

JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909

EASEMENT PARCEL	TAX MAP	PARCEL	OWNER	PERMANENT EASEMENT	TEMPORARY EASEMENT
13	078	020	N/F GROVETOWN CENTERS LLC ~	23,123 sq.ft.	11,323 sq.ft.
14	078	3.02	N/F CHERYL CARSWELL ~	1,278 sq.ft.	945 sq.ft.
15	078	3.00	N/F JAMES J. CARSWELL ~	765 sq.ft.	616 sq.ft.



**Engineering Services Committee Meeting
1/25/2010 12:50 PM
Road Name Change**

Department: Planning Commission

Caption: A request from the property owners that the road now known as an un-named road at Goshen Village Shopping Center located near the intersection of Old Waynesboro Road and Mike Padgett Highway (PIN# 157-0-061-00-0) be renamed Nixon Farms Road.

Background:

Analysis:

Financial Impact: Cost of traffic signs

Alternatives: Leave road un-named

Recommendation: Approve request

**Funds are Available in
the Following
Accounts:**

REVIEWED AND APPROVED BY:

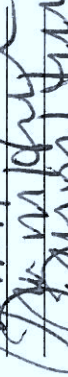
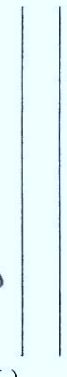
Clerk of Commission

Ex-10
C. M. M. M.

ROAD NAME ~~CHANGE~~ PETITION

Augusta-Richmond County Planning Commission
525 Telfair Street
Augusta, Georgia 30901

We, the undersigned property owners, request that the road now known as **an un-named road at Goshen Village Shopping Center (TPN 157-0-061-00-0)** presently located **near the intersection of Old Waynesboro Road and Mike Padgett Highway**, being in Augusta-Richmond County, Georgia, be renamed **Nixon Farms Road**, and that said road name change be approved by the Augusta Commission. This petition is requested by the under-signed property owners this _____ day of _____, 2010. We understand that this petition requires 66% of the property owners listed below.

<u>Tax Parcel #</u>	<u>Owner Name</u>	<u>Owner Signature</u>	<u>DaytimePhone</u>
1 157-0-060-00-0	Goshen Village, LLC		706-855-4040
2 157-0-056-00-0	Goshen Principal, LLC		706-855-4040
3 157-4-003-00-0	Goshen Village, LLC		706-855-4040
4 158-0-006-07-0	Nixon Gwinn Hurley as TR		706 650-6000
5 157-4-005-00-0	Shadowland Properties, LLC		
6			
7			
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15			
16			
17			
18			
19			
20			

Date Petition Prepared:
By / Title:

12/21/2009
Terri L. Turner
Assistant Zoning & Development Administrator

Name of Person Requesting Petition: Byrd Warlick
Address: P O Box 1495
Augusta, GA 30901
Phone Number: (706) 722-7543

WM BYRD WARLICK

ROY D TRITT
CHARLES C STEBBINS, III (ALSO AL)
JAMES S. (JEB) MURRAY (ALSO SC)

OF COUNSEL
RICHARD E MILEY (ALSO SC)

LAW OFFICES OF

WARLICK, TRITT, STEBBINS & MURRAY, LLP

POST OFFICE BOX 1495
AUGUSTA, GEORGIA 30903-1495

THIRD FLOOR
209 SEVENTH STREET
AUGUSTA, GEORGIA 30901

(706) 722-7543

TELECOPIER (706) 722-1822

WWW.WTSM.LAW.COM

COLUMBIA COUNTY OFFICE
119 DAVIS ROAD
MARTINEZ, GEORGIA 30907

P. O. BOX 204450
AUGUSTA, GEORGIA 30917-4450
(706) 860-7595
TELECOPIER
(706) 860-7597

Mr. George A. Patty
Planning & Zoning Commission
525 Telfair Street
Augusta, GA 30911

December 17, 2009

Dear George:

I have been trying for five years to get a strip of land dedicated and accepted by Augusta-Richmond County to be used as a road serving the adjacent property owners. This land is designated as Tract "C" on a copy of a plat which I am attaching to this letter. The land is located adjacent to the Goshen Village Shopping Center and was to access additional land owned by The Nixon Trusts lying adjacent and to the rear of the Shopping Center. I prepared two deeds, one to be executed by Goshen Village LLC and the second to be executed by The Nixon Trusts, as ownership was divided. The Nixon Trusts simply had received a right of way over this land. I have now concluded that a deed simply from Goshen Village LLC will be sufficient. I worked with several members of the Engineering Department and three different City Attorneys. Only recently did I learn that this land had been accepted and the deed recorded on July 12, 2005, with no notice to me.

Recently we have been talking with James Williamson of the City Engineering Department. He says that their records do not indicate any name, and if I desire such a name, we should request your approval. The purpose of this letter is to request your approval that this drive be named as "NIXON FARMS ROAD". I also enclose a copy of the Deed of Dedication recorded on July 12, 2005. Please let me know what, if anything, further I need to do.

With best wishes for the Season, I am

Sincerely,


Wm. Byrd Warlick

WBW:drw

Enclosures

cc: Mr. Cobbs G. Nixon
Mr. N. Alexander Nixon

RECEIVED
DEC 18 2009



FIRST RETURN TO:

Stephen E. Shepard
701 Greene Street, Suite 104
Augusta, Georgia 30901

Return To:

Wm. Byrd Warlick, Esq.
Warlick, Tritt, Stebbins & Hall, LLP
Post Office Box 1495
Augusta, GA 30903-1495
706-722-7543

STATE OF GEORGIA

COUNTY OF RICHMOND

DEED OF DEDICATION
(Roads)

THIS INDENTURE, made and entered into the 26 day of October, 2001,
between **GOSHEN VILLAGE, LLC**, a Georgia limited liability company, hereinafter referred
to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of the State
of Georgia, hereinafter referred to as the Party of the Second Part;

WITNESSETH:

THAT the said Party of the First Part, for and in consideration of the sum of One
Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is
hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good
and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed unto
the said Party of the Second Part, its successors and assigns the following described property, to-
wit:

All that strip or parcel of land in Richmond County, Georgia, consisting of
a tract shown and designated as TRACT "C" 1.50 ACRES on a Boundary
Plat of GOSHEN VILLAGE prepared for James M. Hull, Goshen Village,
LLC, Wachovia Bank, N.A., and Lawyers Title Insurance Corporation by
Southern Partners, Inc. under date of April 7, 1998, last revised May 6,
1998, a copy of which is recorded in the Office of the Clerk of Superior
Court of Richmond County, Georgia, in Realty Reel 596, pages 810-815,
to which plat reference is made for a more complete and accurate
description as to the metes, bounds and location of said property. Said

Tract "C" is improved by a roadway known as Nixon Drive. As evidenced by its acceptance of this deed, the Grantee agrees to incorporate said street(s) and roadway(s) into its system of streets in Richmond County.

TO HAVE AND TO HOLD the aforesaid rights, way, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

AND THE SAID PARTY OF THE FIRST PART, its successors and assigns shall and will forever warrant and defend unto the Party of the Second Part, its successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or persons whomsoever.

WHENEVER there shall be more than one grantor, the phrase "Party of the First Part" and all related pronouns, relative pronouns and verbs shall read as if written in the plural form, and when appropriate such phrase and related pronouns and relative pronouns shall read as if written in the feminine or neuter, and when the grantor is a corporation, the word "successor" shall be substituted for the words "successors and assigns" at the appropriate place or places.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

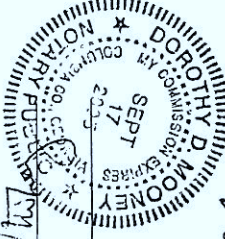
SIGNED, SEALED AND DELIVERED
in our presence:

GOSHEN VILLAGE, LLC

Cheryl R. Freeman
Witness

BY: *[Signature]*
As Its: Member-Manager

Notary Public
My Commission Expires:



(SEAL)

Accepted By:

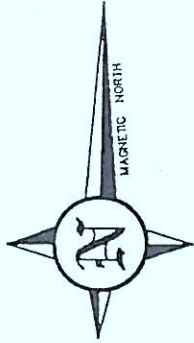
AUGUSTA, GEORGIA

By: *[Signature]*
As Its Mayor

Attest: *[Signature]*
Clerk

(SEAL)

Filed in this office:
Augusta - Richmond County
07/12/2005 10:02:31.01
Elaine C. Johnson
Clerk of Superior Court



OLD WAYNESBORO ROAD
80' R/W

OLD SAVANNAH ROAD (S.R. #56)
80' R/W VARIES

Young Ch
R.R. 143, P.

OUTPARCEL "A"
1.70 ACRES

Elizabeth
R.R. 143, P.

OUTPARCEL "C"
0.18 ACRE

Tracy A
R.R. 143, P.

Lockhart
R.R. 143, P.

John C. & Ru
R.R. 143, P.

Randy Dean
Carrie B. Co

Ernestine
R.R. 143, P.

TRACT "A"
8.36 ACRES

OUTPARCEL "B"
1.00 ACRES

TRACT "C"
1.50 ACRES

Gwinn Hudby Nixon
as Trustee
R.R. 4-C, P.C. 557

Gwinn Hudby Nixon
as Trustee
R.R. 4-C, P.C. 557

BOUNDARY PLAT

OF:

GOSHEN VILLAGE

PROPERTY LOCATED SOUTH OF AUGUSTA, IN THE 1850s G.M.D.

AUGUSTA - RICHMOND COUNTY, GEORGIA

DATE: April 7, 1998 SCALE: 1" = 100'