

12.06 Prime Acres
\$395,000
Columbia County, GA



GeorgiaLandSales.com

Brashear Realty Corp.

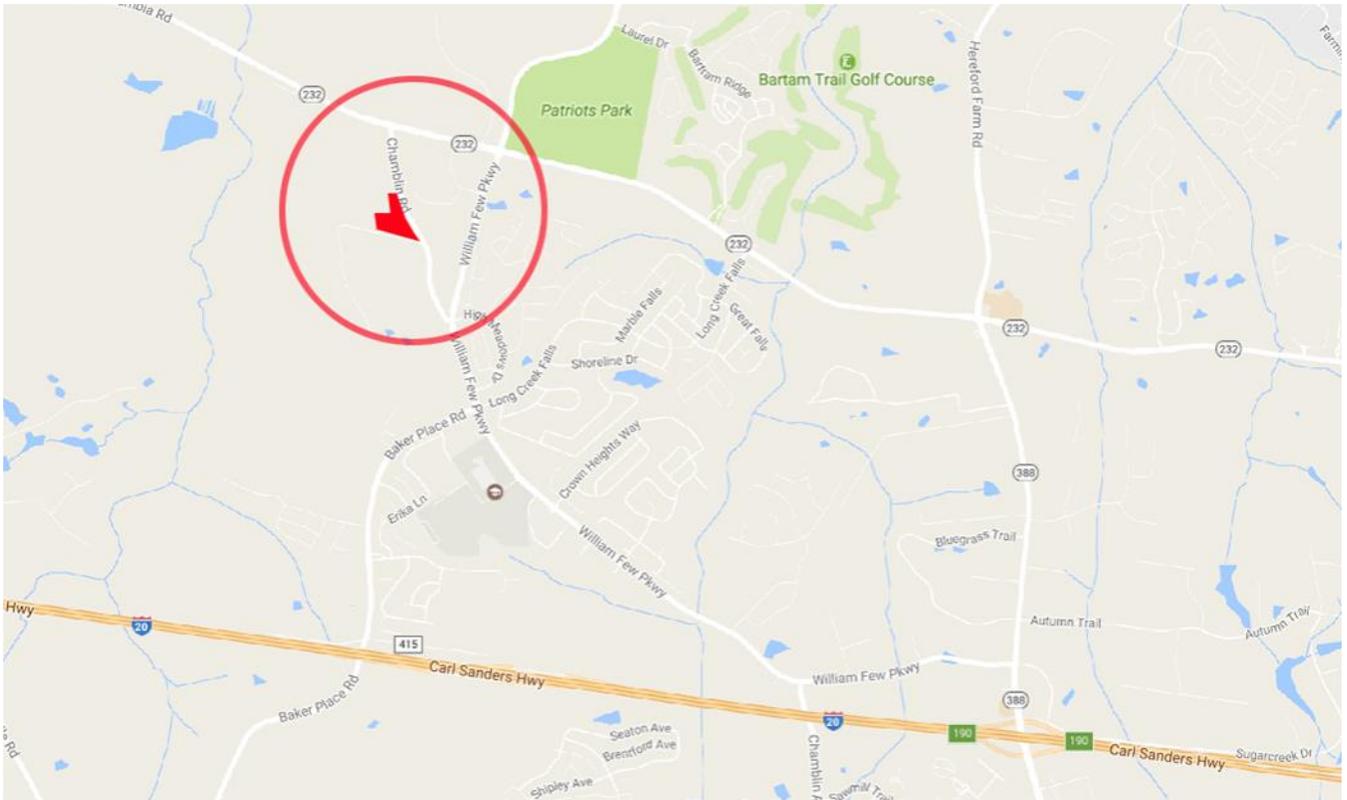
513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Toll free: 1-800-488-0510

Location Map:



Description: This 12 Acre Tract is ready for your development. Possible uses may include school, church, day care, town houses, residential development, nursing home, assisted living home, professional development, and many other possible uses. The property is currently zoned agricultural so any use would have to be subject to rezoning. Public water, cable, phone, electric are available at the property. Public sewer may be available but is subject to verification.

Directions: From the intersection of Columbia Road and Lewiston Road take Columbia Road west for a distance of 2.5 miles to the intersection with High Meadows Drive (formerly Chamblin Road.). Turn left onto High Meadows Drive for a distance of 0.3 miles to the property on the right.



LORETTA G. RICKERSON
JEANETTE GARNETT
PLAT IN PC B SLIDE 279 #4
TAX MAP 050 PAR 035B

ABRAHAM GARNETT
C/O LURENA GOWDY BENNEFIELD
PLAT IN PC B SLIDE 278 #5
TAX MAP 050 PAR 035F

JOHN DAVID CREWSON
PLAT IN PC B SLIDE 46 #7
TAX MAP 050 PAR 035E

TAX MAP 050 PAR 072
DB 10653 PG 295-296
PLAT IN PC C SLIDE 2 #4
DB XXXXXXXXXXXXXXX

TAX MAP 050 PAR 071
DB 1805 PG 76-78
PLAT IN PC B SLIDE 371 #8

12.06 ACRES

- NOTES:
- THIS SURVEY WAS PERFORMED WITH A TOPCON CYGNUS 2LS TOTAL STATION, A 100' TAPE, AND CHAMPION TKO GNSS SURVEYING SYSTEM.
 - ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT
 - FIELD WORK WITH TOTAL STATION WAS ACQUIRED RADIALY FROM GNSS CONTROL.
 - CHAMPION TKO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08'
 - THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 121,337 FEET.
 - THIS SURVEY WAS AUTHORIZED BY: TICE BRASHEAR

LEGEND

- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- AIF - ANGLE IRON FOUND
- AIS - ANGLE IRON SET
- CTF - CRIMPED TOP PIPE FOUND
- CMF - CONC. MONUMENT FOUND
- CMS - CONC. MONUMENT SET
- RBF - REBAR FOUND
- RBS - REBAR SET
- SOIF - SQUARE IRON FOUND
- OTF - OPEN TOP PIPE FOUND
- RRF - RAILROAD IRON
- CSS - COTTON SPIKE SET
- CSF - COTTON SPIKE FOUND
- FENCE - FENCE



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND THAT ALL TAXES HAVE BEEN PAID AND THAT WE ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT.

OWNER'S SIGNATURE _____ DATE _____
OWNER'S SIGNATURE _____ DATE _____

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

STEVE BARGERON, GEORGIA R.L.S. 1871

FLOOD STATEMENT:
THIS PROPERTY LIES IN A ZONE "X" AS PER FEMA FIRM MAP 13073C01400 EFFECTIVE DATE 9-19-2007. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD, AS PER MAP LEGEND.

THIS PLAT REPRESENTS A RETACEMENT SURVEY AND COMBINATION OF COLUMBIA COUNTY TAX PARCELS 050 071 (DB 1805 PG 76-78, PLAT IN PC B SLIDE 371 #8), AND 050 072 (DB 10653 PG 295-296, PLAT IN PC C SLIDE 2 #4, DB XXXXXXXX

PLAT OF SURVEY FOR
BRASHEAR DEVELOPMENT CORPORATION
AND
INA DEVELOPMENT CORPORATION

PROPERTY LOCATED AT 5031 HIGH MEADOWS DRIVE AND 110 MISTY WOODS DRIVE, GROVETOWN, COLUMBIA COUNTY, GEORGIA

SCALE: 1" = 100' SEPTEMBER 28, 2018
DATE OF FIELD SURVEY: SEPTEMBER 25, 2018
Prepared by **STEVE BARGERON & ASSOCIATES, LLC**
WAYNESBORO, GEORGIA (706)664-2582

180332
1803280.DWG
MAP 050 PAR 071 & 050 PAR 072