

Martintown Road & West Avenue

North Augusta, South Carolina



THE VIREO GROUP™

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Chris Holland
4/23/2018

- N/F Martintown Landco, LLC -
TPN 006-18-07-006
DB 4223/1063

- N/F Mark D. Keesling -
TPN 006-18-07-005
DB 4527/1115

- N/F Mark D. Keesling -
TPN 006-18-07-005
DB 4527/1115

PARCEL "B" TO BECOME PART AND PARCEL
OF LANDS OF MARK D. KEESLING
TPN 006-18-07-005 AND IS NOT TO BE
CONSIDERED A SEPARATE BUILDING LOT.

REFERENCE PLAT:

Plat Prepared for Dickey Boardman
Prepared by W.R. Toole Engineers, Inc.
Dated 11/12/2003

NOTES:

EQUIPMENT USED: TOPCON GPT - 3003W & PRISM.

INTERPRETATION OF FIRM COMMUNITY-PANEL INDICATES THIS
PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

2018009633

PLAT
RECORDING FEES \$10.00
PRESENTED & RECORDED:

04-25-2018 02:13 PM

JUDITH WARNER
REGISTER OF DEEDS CONVEYANCE
AIKEN COUNTY, SC
BY: JENNIFER YOUNG DEPUTY

BK: PL 60

PG: 560 - 560



MARTINTOWN ROAD - 75' R/W

R=1257.90
L=194.49
Tan=97.44
Delta=08°51'32"
S47°25'12"E
Chord=194.30

PARCEL "A"

1.70 AC.

PARCEL "B"

0.35 AC.

R=40.00
L=90.84
Tan=86.02
Delta=130°07'12"
N74°48'15"W
Chord=72.54

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Pursuant to §5.6.2 of the North Augusta
Development Code, this Minor Subdivision Plat was
approved by the North Augusta Department of
Planning and Development.

By *Michael R. Kelly* DATE 4/23/18

WEST AVENUE
60' R/W

HIGHVIEW AVENUE - 60' R/W

PLAT FOR JD & CP PROPERTIES

SUBDIVISION OF PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA, A.K.A. TPN 'S 006-18-07-007 & 006-18-007-008



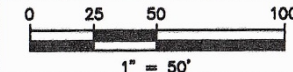
AYERCORP

ENGINEERS • SURVEYORS • PLANNERS

305 Broad Street Augusta, Georgia 30901

Tel. - (706) 722-8808

Fax - (706) 722-6196



REVISION:

STATE: SOUTH CAROLINA

COUNTY: AIKEN

JOB NO.: 18-13255

SCALE: 1" = 50'

FLD: JGA DRN: JGA CHK: CTD

DATE: 4/23/2018

FILE: M - STREET\DSK 405

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By: *Michael R. Raley* DATE: 4/23/18

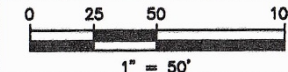
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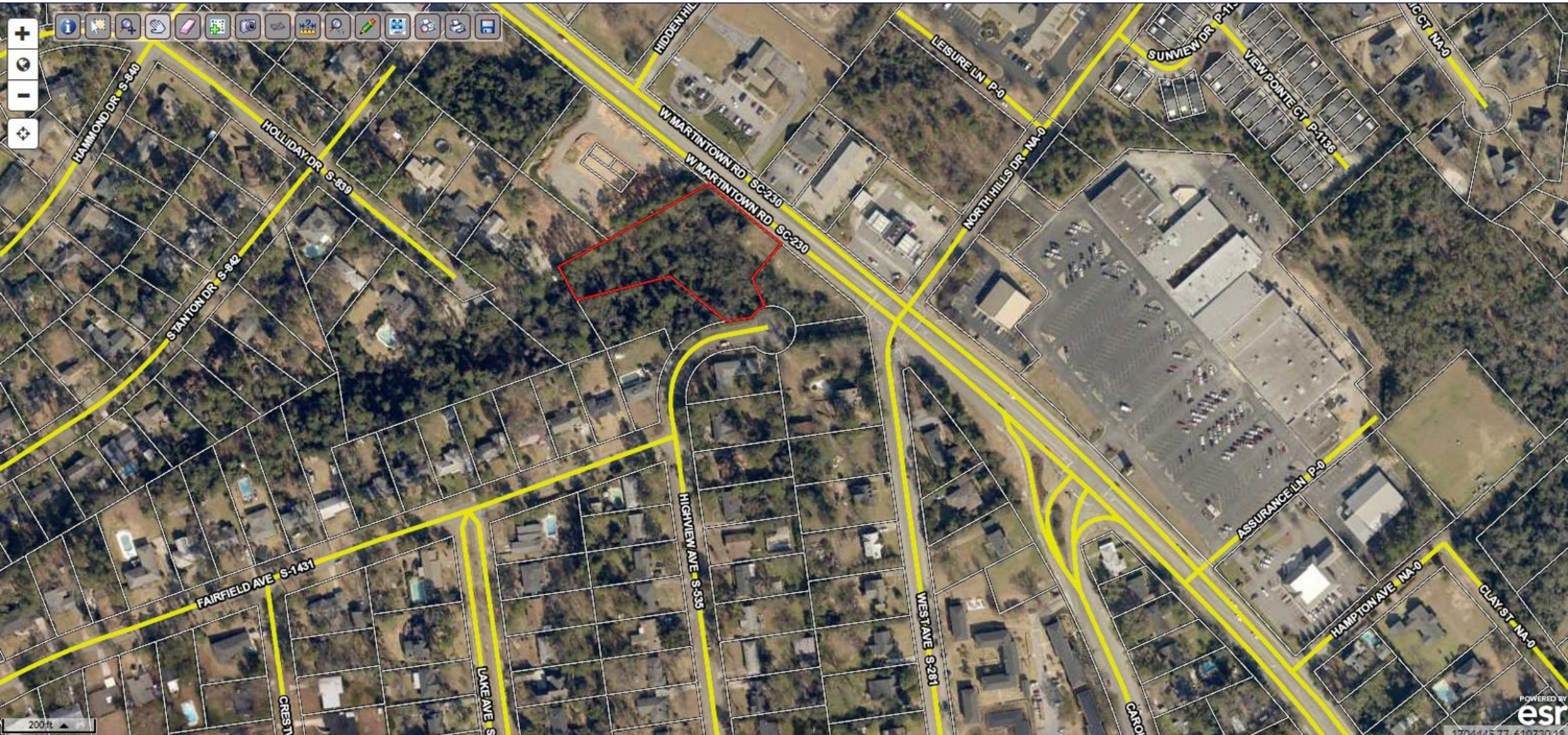
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Martintown Road

North Augusta, South Carolina

- 1.70 Acres
- Located at signaled intersection of West Avenue leading to thriving downtown North Augusta
- Minutes away from Lowe's, Walmart, Belk, Publix and I-20
- Next to newly developed medical office building
- Across the street from Bank of America branch, gas station, convenience store and Fred's Supermarket
- 2017 Traffic Counts:

	2017 Traffic Counts	2015 Traffic Counts
	21,800 (Martintown Road)	20,100 (Martintown Road)
	6,200 (West Avenue)	5,500 (West Avenue)

Vacant Land



Vacant Land



Street View #1 Looking West from Signal on Martintown Road



Street View #2 Looking West near Bank of America

