



ENGINEERING SERVICES COMMITTEE MEETING AGENDA

Commission Chamber
Tuesday, April 28, 2026
1:15 PM

ENGINEERING SERVICES

- 1.** Windsor Meadows Deed of Dedication & Maintenance Agreement
- 2.** Starbucks Easement Deed
- 3.** **Discuss** a path forward to come up with a solution to slow traffic down in Waverly Subdivision on Scotts Way. **(Requested by Mayor Pro Tem Wayne Guilfoyle)**
- 4.** Motion to approve the minutes of the April 14, 2026 Engineering Services Committee Meeting.



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Windsor Meadows Dedication Documents

- Department:** Utilities
- Presenter:** Wes Byne, Director
- Caption:** Windsor Meadows Deed of Dedication & Maintenance Agreement
- Background:** During the development of Windsor Meadows subdivision of Meadowbrook Drive a water distribution system and a gravity sanitary sewer system were constructed.
- Analysis:** Both systems have passed all testing and are ready to be added to Augusta’s systems.
- Financial Impact:** Future payments for water and sanitary sewer from homes constructed in the subdivision.
- Alternatives:** Disapprove the water and sanitary sewer dedication documents for Windsor Meadows.
- Recommendation:** Approve and accept the water and sanitary sewer dedication documents for Windsor Meadows.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A

STATE OF GEORGIA

COUNTY OF RICHMOND

**EASEMENT DEED OF DEDICATION
Water and Gravity Sanitary Sewer Systems
(Streets may be dedicated at a later date.)
WINDSOR MEADOWS**

In this Agreement, wherever the context so requires, the masculine gender includes feminine and/or neuter, and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and if there is more than one Grantor or Grantee, Owner, or Developer the singular part of speech shall be deemed to read as the plural. Wherever herein Grantor or Grantee, Owner or Developer is used, the same shall be construed to include the heirs as well, executors, administrators, successors, representatives and assigns of the same. All granted rights and privileges, and all agreements contained in this document shall run with the land and shall be binding upon the heirs, executors, administrators, successors, representatives and assigns of the Grantor, Owner, or Developer.

WHEREAS GEORGIA SUBCONTRACTING PROFESSIONALS, LLC, a company established under the laws of the State of Georgia, as the Grantor (hereinafter known as "OWNER") is the owner and developer of a tract of land in Augusta, Richmond County, Georgia, located on Meadowbrook Drive between Sturnidae Drive and Deerwood Drive Road, with the present address of 2744 Fawn Drive (PIN 119-0-006-00-0), and OWNER has constructed a housing subdivision known as WINDSOR MEADOWS on said tract, in which it has laid out a water distribution system and gravity sanitary sewerage system; and

WHEREAS it is the desire of OWNER to deed the water distribution system and the gravity sanitary sewer system, to AUGUSTA, GEORGIA, as the Grantee (hereinafter known as "AUGUSTA"), a political subdivision of the State of Georgia, acting by and through the Augusta Commission, for maintenance and control; and

WHEREAS the road rights-of-way and storm drainage system will remain private, until such time as the OWNER is allowed to dedicate them to AUGUSTA; and

WHEREAS until such time that the rights-of-way and storm drainage system are dedicated to AUGUSTA, the maintenance, repair, replacement, and control (or any other issues arising from the rights-of-way and storm drainage system) of the storm drainage system and the road and street system (rights-of-way) will be strictly the responsibility of OWNER; and

WHEREAS a final plat of the above stated subdivision has been prepared by James G. Swift & Associates, dated February 6, 2026, approved by the Augusta-Richmond County Planning Commission on March 2, 2026, approved by the Augusta Commission on March 18, 2026, and filed in the Realty Records section of the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Plat Book 21 Pages 149, reference herein made to said plat for a more complete and accurate description as to the land herein described and which is made a part hereof by reference; and

WHEREAS AUGUSTA, by and through the Augusta Commission, has consented and agreed to accept and maintain said water distribution system and gravity sanitary sewerage system; and

WHEREAS OWNER has agreed that neither AUGUSTA, nor any of its departments, shall maintain individual force mains and/or grinder pumps and that all said individual force mains and/or grinder pumps shall remain private; and

WHEREAS OWNER has agreed that AUGUSTA will not accept any water service, water meter, sewer service, or cleanout that is located within any driveway, paved area, residential parking area or sidewalk per *Augusta-Richmond County, Georgia Minimum Standards for the Design and Construction of Water and Wastewater Systems*, which can be found on the Augusta, Georgia official website under the Utilities Department, any of the services that fall within the locations shall be relocated at the expense of the Developer, Owner, and/or the entity or person by whom the property is owned at the time the services were constructed or laid within the locations. Said relocations may include new services, as needed, and as determined by AUGUSTA. Before said services may be relocated, AUGUSTA must be notified as to whom will be relocating the services and permission must be obtained. AUGUSTA must be granted the opportunity to inspect the services relocations, before they are covered up.

NOW, THEREFORE, this indenture made this _____ day of _____ 2026, between OWNER and AUGUSTA,

WITNESSETH:

That OWNER, its successors, assigns and legal representatives, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to it in hand well and truly paid by AUGUSTA, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said water distribution system and gravity sanitary sewerage system, by AUGUSTA, has and does by these presents, grant, bargain, sell and confirm unto AUGUSTA, its successors, assigns and legal representatives, the following, to-wit:

Exclusive 20-foot easement(s), unless otherwise noted, in perpetuity, centered over the water distribution system and the gravity sanitary sewerage system, which is not within the rights-of-way of said subdivisions, as shown on the aforementioned plat, and/or as shown upon any as-built drawings supplied to AUGUSTA by OWNER.

Exclusive 60-foot easements, in perpetuity, over all rights-of-ways included in said subdivision, as shown on the aforementioned plat and/or as shown upon any as-built drawings supplied to AUGUSTA by OWNER, including, but not limited to Fawn Drive and Nighthawk Drive.

All easements will run with the land and are granted together with all of the necessary rights of ingress and egress for the purpose of maintaining, expanding, repairing, adding, constructing, installing, extending, operating, replacing, laying and relaying pipelines carrying and transporting Augusta's utilities services; along with the further right to stretch communication lines, or other lines, for the use of AUGUSTA, its assigns, representatives, agents, and designees, upon or under said land, within said easement, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign this easement in whole or in part; and

For the duration of the time that the rights-of-way remain private, OWNER, shall maintain the roads and streets as private streets, and covenants that its heirs, legal representatives, successors and assigns, shall repair, pave, or replace any private parking lot, road or street, or any portion thereof, or any landscaping, through which AUGUSTA may excavate or perform other work in connection with repairs, construction, maintenance, or extension of its water distribution system and sanitary sewerage system, and shall grant to the AUGUSTA the necessary easement(s) in connection with such construction and/or extension.

OWNER also grants AUGUSTA the right, but not the duty, to clear and keep clear, all trees, undergrowth, and other obstructions from said permanent easement, along with the right of free ingress and egress to and from said permanent easement for this purpose.

OWNER further agrees that no trees or other vegetation that may interfere with the laying, relaying, installing, extending, operating, repairing, and maintaining of pipelines transporting and carrying utility services shall be planted on said easement(s) and that no buildings, structures, or other permanent improvements shall be erected, constructed, or maintained thereon.

TO HAVE AND TO HOLD said water distribution system and gravity sanitary sewerage system, together with all and singular, the rights, members, appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of AUGUSTA, its successors and assigns forever.

AND OWNER, its successors, assigns and legal representatives, will warrant and defend the right and title to the above-described property, to AUGUSTA, its successors, and assigns against the lawful claims of all persons owning, holding, or claiming by, through or under OWNER.

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

OWNER:

GEORGIA SUBCONTRACTING PROFESSIONALS, LLC

Benjamin Danner

Witness

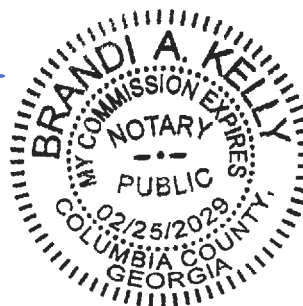
Clyde Lanier Knox
Clyde Lanier Knox

As the: Sole Member

Brandi A. Kelly
Notary Public

State of Georgia, County of Georgia, Columbia

My Commission Expires: 2/25/2029



ACCEPTED:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

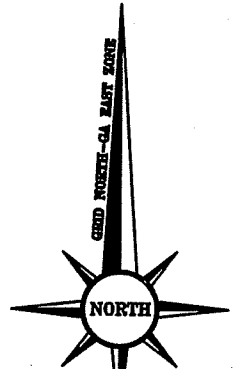
My Commission Expires: _____

(SEAL)

(Notary Seal)



LOCATION MAP:



NOTE:
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

APPROVED FINAL PLAT
 (Not valid until signed)
 AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
 Date Approved: 3/2/2026
 Chairman: [Signature]
 Secretary: [Signature]

APPROVED FINAL PLAT
 (Not valid until signed)
 AUGUSTA COMMISSION
 Date Approved: 3/18/2026
 Chairman: [Signature]
 Clerk-Commission: [Signature]

- NOTES:**
1. A 5' EASEMENT IS RESERVED ON ALL FRONT & SIDE LOT LINES AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
 2. THERE ARE GENERAL EASEMENTS SHOWN OVER DRAINAGE SWALES TRAVERSING LOTS FOR THE ACCOMMODATION OF STORM WATER FLOW TO DRAINAGE STRUCTURES. THESE SWALES & EASEMENTS THERE TO & MAINTENANCE THERE OF SHALL REMAIN WITH THE PROPERTY OWNERS. PROPERTY OWNERS SHALL NOT OBSTRUCT ANY DRAINAGE SWALES. RICHMOND COUNTY WILL NOT MAINTAIN ANY SWALES OR DITCHES LOCATED ON LOTS.
 3. NO. 4 REBAR IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 4. THIS SURVEY WAS PERFORMED WITH A 6" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 4/22/22.
 5. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 30,000.
 6. PLAT CLOSURE: 1 PART IN 163,577.
 7. MINIMUM LENGTH OF #5RBS AT PROPERTY CORNERS WILL BE 18".
 8. THE 100 YEAR FLOOD PLAIN DOES NOT LIE WITHIN ANY RESIDENTIAL LOTS IN THIS PROJECT IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANEL NUMBER 13245C0115G BY F.E.M.A. DATED 11/15/19.
 9. A 20' EASEMENT CENTERED OVER ALL STORM, SANITARY, AND WATER LINES ARE TO BE RESERVED IN FAVOR OF RICHMOND COUNTY.
 10. ALL ROAD RIGHT OF WAYS AND STORM WATER MANAGEMENT AND UTILITIES AREA ARE TO BE DEEDED TO RICHMOND COUNTY.

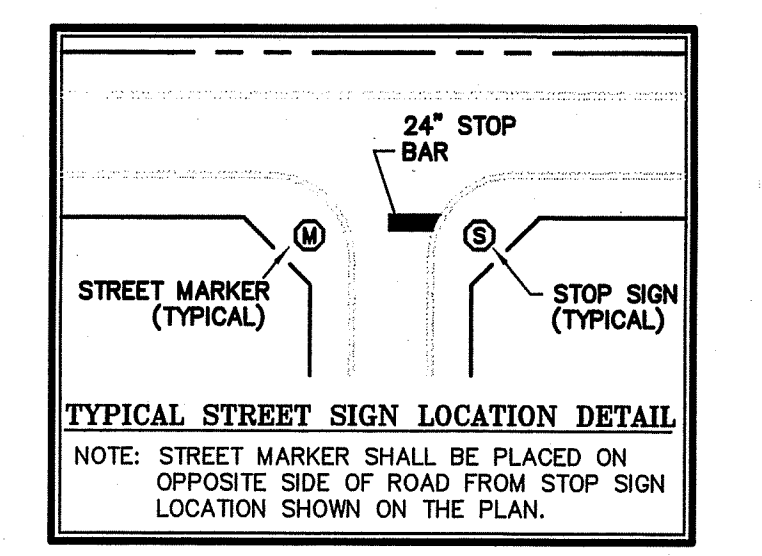
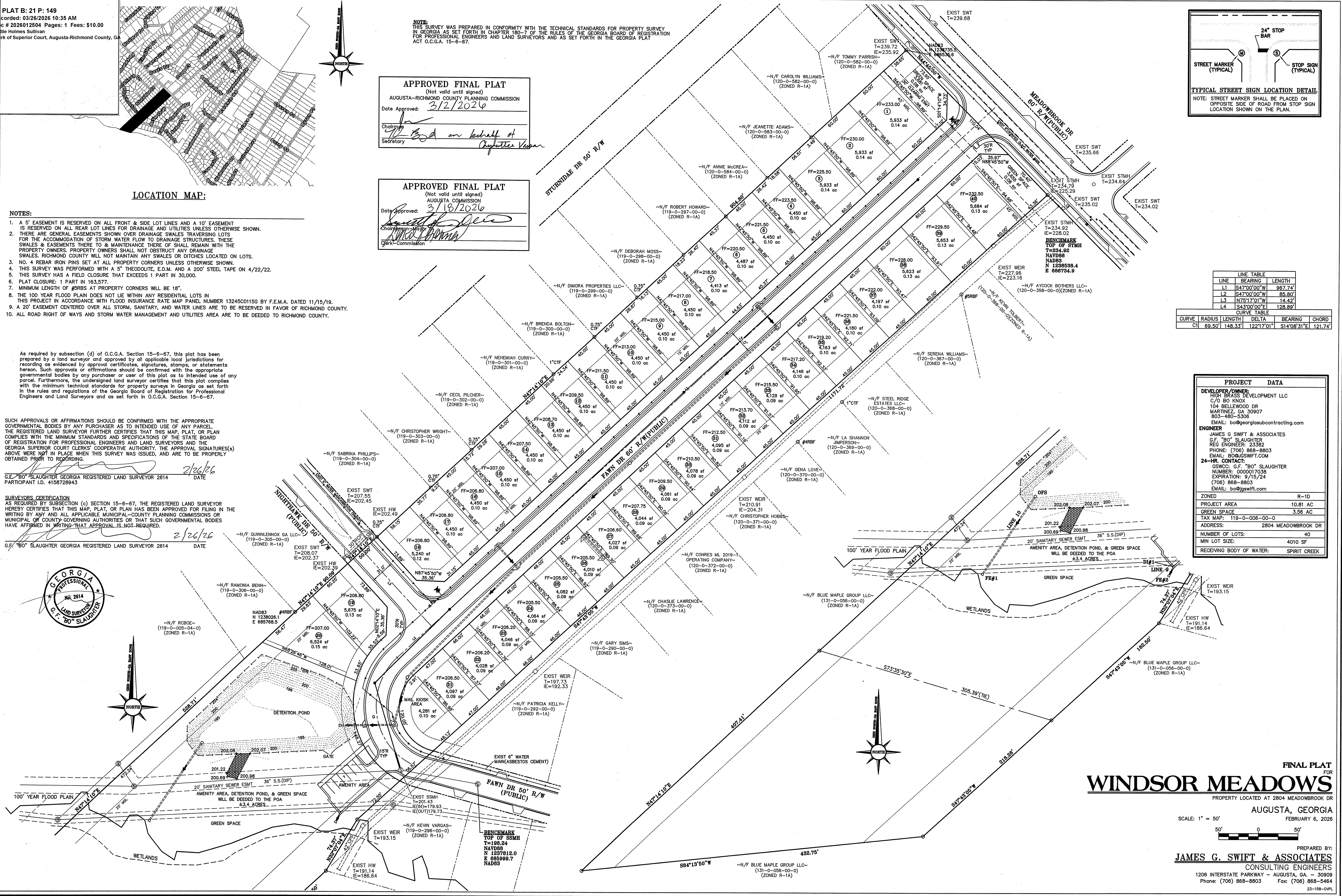
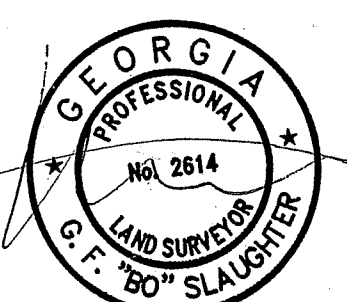
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with 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.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAN, OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURE(S) ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

G.E. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614
 PARTICIPANT I.D. 4158728943 DATE 2/26/26

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (c) SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN, OR PLAN HAS BEEN APPROVED FOR FILING IN THE WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

G.E. "BO" SLAUGHTER GEORGIA REGISTERED LAND SURVEYOR 2614 DATE 2/26/26



LINE TABLE					
LINE	BEARING	LENGTH			
L1	S47°00'00"W	967.74'			
L2	S47°00'00"W	85.80'			
L3	N75°17'01"W	14.42'			
L4	S43°00'00"E	128.89'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	69.50'	148.33'	122°17'01"	S14°08'31"E	121.74'

PROJECT DATA

DEVELOPER/OWNER:
 HIGH BRASS DEVELOPMENT LLC
 C/O BO KNOX
 104 BELLEWOOD DR
 MARTINEZ, GA 30907
 803-480-5306
 EMAIL: bo@georgiasubcontracting.com

ENGINEER:
 JAMES G SWIFT & ASSOCIATES
 G.F. "BO" SLAUGHTER
 REG ENGINEER: 23382
 PHONE: (706) 868-8803
 EMAIL: BO@JGSWIFT.COM

24-HR. CONTACT:
 GSWCC: G.F. "BO" SLAUGHTER
 NUMBER: 0000017036
 EXPIRATION: 9/15/24
 (706) 868-8803
 EMAIL: bo@jgswift.com

ZONED: R-1D
 PROJECT AREA: 10.81 AC
 GREEN SPACE: 3.56 AC
 TAX MAP: 119-0-006-00-0
 ADDRESS: 2804 MEADOWBROOK DR
 NUMBER OF LOTS: 40
 MIN LOT SIZE: 4010 SF
 RECEIVING BODY OF WATER: SPIRIT CREEK

FINAL PLAT FOR WINDSOR MEADOWS

PROPERTY LOCATED AT 2804 MEADOWBROOK DR
 AUGUSTA, GEORGIA
 SCALE: 1" = 50'
 FEBRUARY 6, 2026

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
 Phone: (706) 868-8803 Fax: (706) 868-5464
 23-188-0VPL

**STATE OF GEORGIA
COUNTY OF RICHMOND**

MAINTENANCE AGREEMENT
WINDSOR MEADOWS
 Water Distribution and Gravity Sanitary Sewer Systems
 (Streets may be dedicated at a later date.)

THIS AGREEMENT, entered into this _____ day of _____, 2026, by and between the Owner and Developer, SUBCONTRACTING PROFESSIONALS, LLC, a limited liability company established under the laws of Georgia, hereinafter referred to as "OWNER", and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, acting by and through the Augusta Commission, hereinafter referred to as "AUGUSTA":

WITNESSETH

WHEREAS Owner has requested that Augusta accept the water distribution and gravity sanitary sewer systems (SYSTEMS), for the subdivision known as Windsor Meadows, as shown by a Deed of Dedication (Deed), contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, with this document; and

WHEREAS Augusta has adopted a policy requiring the developer, Owner, maintain those installations and systems laid or installed in the subdivision, which Augusta does accept by Deed, for a period of eighteen (18) months;

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

(1) Augusta accepts the SYSTEMS for the Windsor Meadows subdivision, respectively described in the Deed contemporaneously tendered herewith to the Augusta Commission and that said SYSTEMS were duly inspected by the Augusta Utilities Department and did pass said inspection.

(2) Owner agrees to maintain all the said SYSTEMS as described in said Deed for a period of eighteen (18) months from the date of the acceptance of said Deed of Dedication by the Augusta Commission.

(3) Owner agrees that if during said eighteen-month period there is a failure of the SYSTEMS installed

in said subdivision described in the Deed due to failure or poor workmanship, that Owner shall be responsible for adequate maintenance and repair.

(4) In the event of such failure of the improvements, Augusta shall notify Owner and set forth in writing the items in need of repair. Owner shall present, within fifteen (15) business days of the date of said writing, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by Augusta.

(5) If, in the event of an emergency, as determined by Augusta, Owner is unable to respond in a timely manner, or if the emergency is such that action has to be taken immediately, as determined by Augusta, Augusta shall be authorized to erect barricades, and/or traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem, at Owner's expense and allow Owner time to make the needed repairs in a reasonable time, as determined by Augusta. Owner will be presented with an invoice for said measures taken and agrees to pay same with thirty (30) days of receipt.

(6) In the event Owner fails to comply with the terms of this agreement and perform such repairs as indicated in paragraph (4) and/or paragraph (5) within the designated timeframe, then Augusta shall proceed to have the necessary corrective work done, and Owner agrees to be responsible to Augusta for payment, in full, of the costs of repairing the improvements and any other actions it had to perform due to the emergency situation, due to failure of material or poor workmanship as liquidated damages and said payment shall be made to AUGUSTA within 30 days of receipt of invoice/bill.

(7) Owner agrees that Augusta will not accept any water service, water meter, sewer service, or cleanout that is located within any driveway, paved area, residential parking area or sidewalk per *Augusta-Richmond County, Georgia Minimum Standards for the Design and Construction of Water and Wastewater Systems*, which can be found on the Augusta, Georgia official website under the Utilities Department, any of the services that fall within the locations shall be relocated at the expense of the Developer, Owner, and/or the entity or person by whom the property is owned at the time the services were constructed or laid within the locations. Said relocations may include new services, as needed, and as determined by Augusta. Before said services may be relocated, Augusta must be notified as to whom will be relocating the services and permission must be obtained. Augusta must be granted the opportunity to inspect the services relocations, before they are covered up.

(8) This Agreement shall terminate eighteen (18) months after the date of the acceptance of said Deed of Dedication by the Augusta Commission.

(9) In this Agreement, wherever herein the term Owner or Augusta is used, the same shall be construed to include as well the heirs, executors, administrators, successors, legal representatives, and assigns of the same.

The term Owner shall also be construed to mean the owner of the property at the time of the signing of this agreement.

(10) This agreement shall be controlled by and construed in accordance with the laws of the State of Georgia and the venue shall be Richmond County, Georgia.

(11) This agreement shall run with the land.

IN WITNESS WHEREOF, Owner has hereunto set its 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.

OWNER/DEVELOPER:

Signed, sealed and delivered in the presence of

GEORGIA SUBCONTRACTING PROFESSIONALS, LLC
a Georgia Limited Liability Company

Benjamin Semme
Witness

By: [Signature]
Clyde Lanier Knox

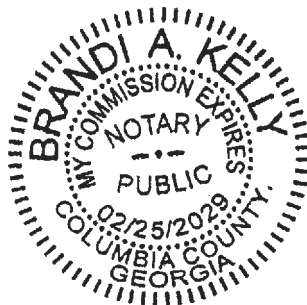
Brandi A. Kelly
Notary Public

As its: Sole Member

State of Georgia

County of Columbia

My Commission Expires: 2/25/2029



ACCEPTED BY:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)

(Notary Seal)



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Starbucks Easement Deed

- Department:** Utilities
- Presenter:** Wes Byne, Director
- Caption:** Starbucks Easement Deed
- Background:** The gravity sanitary sewer at the Augusta Corporate Park was extended. To construct this extension, an easement was needed from the property where the Starbucks plant is located.
- Analysis:** Starbucks and the Development Authority of Augusta, Georgia, have granted an easement to Augusta for this extension.
- Financial Impact:** None
- Alternatives:** Disapprove the Starbucks easement.
- Recommendation:** Approve and accept the Starbucks easement.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A

**State of Georgia
County of Richmond**

**AUGUSTA, GEORGIA
EASEMENT DEED**

**PARCEL IDENTIFICATION NUMBER: 323-0-039-05-0 ADDRESS: 11 Valencia Way
PARCEL IDENTIFICATION NUMBER: 323-0-039-05-1 ADDRESS: 8 Valencia Way**

THIS INDENTURE made and entered into this ___ day of _____ 2026, between **Development Authority of Augusta, Georgia**, a statutory authority existing under the laws of the State of Georgia, hereinafter referred to as Grantor, and consented to by Starbucks Manufacturing Corporation, a corporation duly organized and existing under the laws of the Sate of Washington, and Starbucks Corporation, a corporation duly organized and existing under the laws of the State of Washington, and **Augusta, Georgia**, a political subdivision under the laws of the State of Georgia, hereinafter referred to as Grantee;

WITNESSETH, that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand and truly paid by Grantee at and before the sealing and delivery of these presents, and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors, assigns and legal representatives an exclusive utility, access and maintenance easement in perpetuity under, across and through the hereinafter described parcel of land as follows;

A permanent exclusive easement consisting of 46,306 Square Feet (1.06 ac.), more or less and being of variable width, of permanent utility, access and maintenance easement, shown as "Sanitary Sewer Easement 1" on a plat prepared for Augusta-Richmond County, Georgia, by Cranston Engineering, dated September 6, 2024, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying utility and fiber optics services.

Grantor does also grant, bargain, sell and convey unto Augusta, its successors, assigns, and legal representatives the right, but not the duty, to clear and to 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 easement for this purpose and all other purposes stated herein.

FIRST ORIGINAL

Grantor further grants unto Grantee the right to stretch communication lines, or other lines, within the easements, for the use of Grantee, its successors, assigns and legal representatives, designees and agents, upon or under said land, within said easements, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign said easements in whole or in part.

Grantor, its successors, assigns, and legal representatives after the completion of this Project, shall have the right to use said parcel of land in any manner not inconsistent or interfering with the rights herein granted, excluding, however, 1. the right to plant thereon any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services; and 2. the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements (such as, but not limited to water features, brick, block, masonry, concrete, or other immovable fences/structures), within the interior area of the permanent easement or within fifteen feet (15') outside of the boundaries of said permanent easement.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto Grantee, and its successors, assigns and legal representatives, in perpetuity.

And Grantor, its successors, assigns, and legal representatives shall and will forever warrant and defend unto Grantee, its successors and assigns, the rights, ways, easements privileges and appurtenances conveyed herein, against the claim of any person or persons whomsoever.

IN WITNESS WHEREOF, Grantor has set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Jennifer Thandy
Witness

Candice L. Petrea
Notary Public, Richmond County, Georgia

My Commission Expires: _____

(NOTARY SEAL)

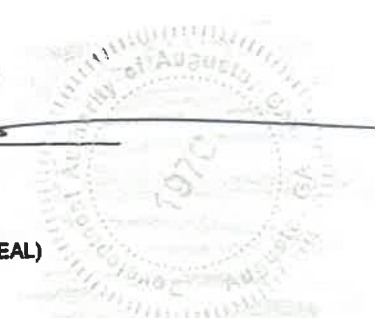


DEVELOPMENT AUTHORITY OF
AUGUSTA

By: Wayne Gossage
Wayne Gossage
As its Chairman

Attest By: Shell Berry
Shell Berry
As Its Secretary

(SEAL)



CONSENTED TO BY:

[Signature]
Witness

Connie Huang
Notary Public
State of WA County of KING
My Commission Expires: Aug 13, 2029

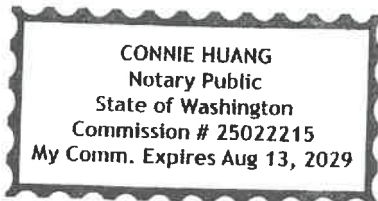
(NOTARY SEAL)



[Signature]
Witness

Connie Huang
Notary Public
State of WA County of KING
My Commission Expires: Aug 13, 2029

(NOTARY SEAL)



STARBUCKS MANUFACTURING CORPORATION

By: [Signature]

Printed Name: Meredith Sandland

As its authorized representative

Attest: _____

Printed Name: _____

As Its _____

(SEAL)

STARBUCKS CORPORATION

By: [Signature]

Printed Name: Meredith Sandland

As its evp & chief coffeehouse dev. officer

Attest: _____

Printed Name: _____

As Its _____

(SEAL)

ACCEPTED BY:

AUGUSTA, GEORGIA

Witness

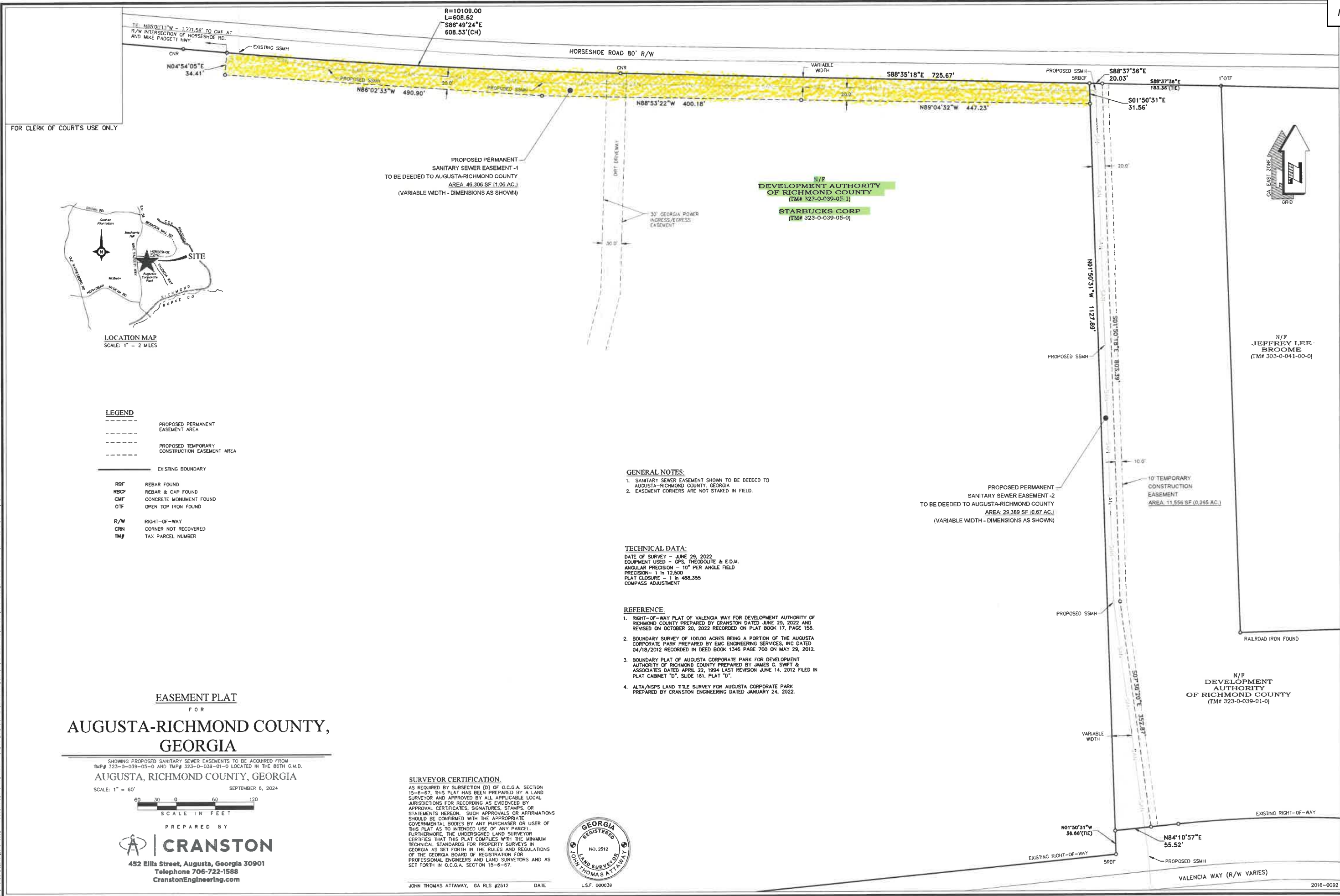
By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

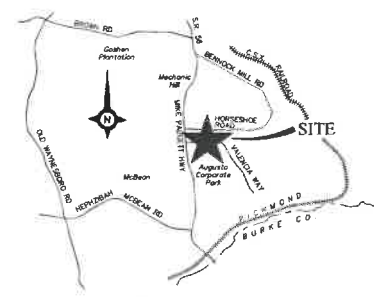
Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)



FOR CLERK OF COURT'S USE ONLY



LOCATION MAP
SCALE: 1" = 2 MILES

LEGEND

- PROPOSED PERMANENT EASEMENT AREA
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA
- EXISTING BOUNDARY
- RBF REBAR FOUND
- RBCF REBAR & CAP FOUND
- CMF CONCRETE MONUMENT FOUND
- OTF OPEN TOP IRON FOUND
- R/W RIGHT-OF-WAY
- CRN CORNER NOT RECOVERED
- TM# TAX PARCEL NUMBER

GENERAL NOTES:

1. SANITARY SEWER EASEMENT SHOWN TO BE DEEDED TO AUGUSTA-RICHMOND COUNTY, GEORGIA.
2. EASEMENT CORNERS ARE NOT STAKED IN FIELD.

TECHNICAL DATA:

DATE OF SURVEY - JUNE 29, 2022
 EQUIPMENT USED - GPS, THEODOLITE & E.D.M.
 ANGULAR PRECISION - 10" PER ANGLE FIELD
 PRECISION - 1 IN 12,500
 PLAT CLOSURE - 1 IN 488,355
 COMPASS ADJUSTMENT

REFERENCE:

1. RIGHT-OF-WAY PLAT OF VALENCIA WAY FOR DEVELOPMENT AUTHORITY OF RICHMOND COUNTY PREPARED BY CRANSTON DATED JUNE 29, 2022 AND REVISED ON OCTOBER 20, 2022 RECORDED ON PLAT BOOK 17, PAGE 158.
2. BOUNDARY SURVEY OF 100.00 ACRES BEING A PORTION OF THE AUGUSTA CORPORATE PARK PREPARED BY EMC ENGINEERING SERVICES, INC DATED 04/18/2012 RECORDED IN DEED BOOK 1346 PAGE 700 ON MAY 29, 2012.
3. BOUNDARY PLAT OF AUGUSTA CORPORATE PARK FOR DEVELOPMENT AUTHORITY OF RICHMOND COUNTY PREPARED BY JAMES G. SWIFT & ASSOCIATES DATED APRIL 23, 1994 LAST REVISION JUNE 14, 2012 FILED IN PLAT CABINET "D", SLIDE 161, PLAT "D".
4. ALTA/NSPS LAND TITLE SURVEY FOR AUGUSTA CORPORATE PARK PREPARED BY CRANSTON ENGINEERING DATED JANUARY 24, 2022.

EASEMENT PLAT
FOR

AUGUSTA-RICHMOND COUNTY,
GEORGIA

SHOWING PROPOSED SANITARY SEWER EASEMENTS TO BE ACQUIRED FROM
 TM# 323-0-039-05-0 AND TM# 323-0-039-01-0 LOCATED IN THE 86TH C.M.D.
 AUGUSTA, RICHMOND COUNTY, GEORGIA

SCALE: 1" = 60' SEPTEMBER 6, 2024



PREPARED BY
CRANSTON
 452 Ellis Street, Augusta, Georgia 30901
 Telephone 706-722-1588
 CranstonEngineering.com

SURVEYOR CERTIFICATION.
 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 COMPLES 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.



JOHN THOMAS ATTAWAY, GA RLS #2512 DATE

L.S.F. 000039



Engineering Services Committee Meeting

April 28, 2026

Waverly Subdivision Traffic

Department:	N/A
Presenter:	N/A
Caption:	Discuss a path forward to come up with a solution to slow traffic down in Waverly Subdivision on Scotts Way. (Requested by Mayor Pro Tem Wayne Guilfoyle)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Engineering Services Committee Meeting

April 28, 2026

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the minutes of the April 14, 2026 Engineering Services Committee Meeting.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A