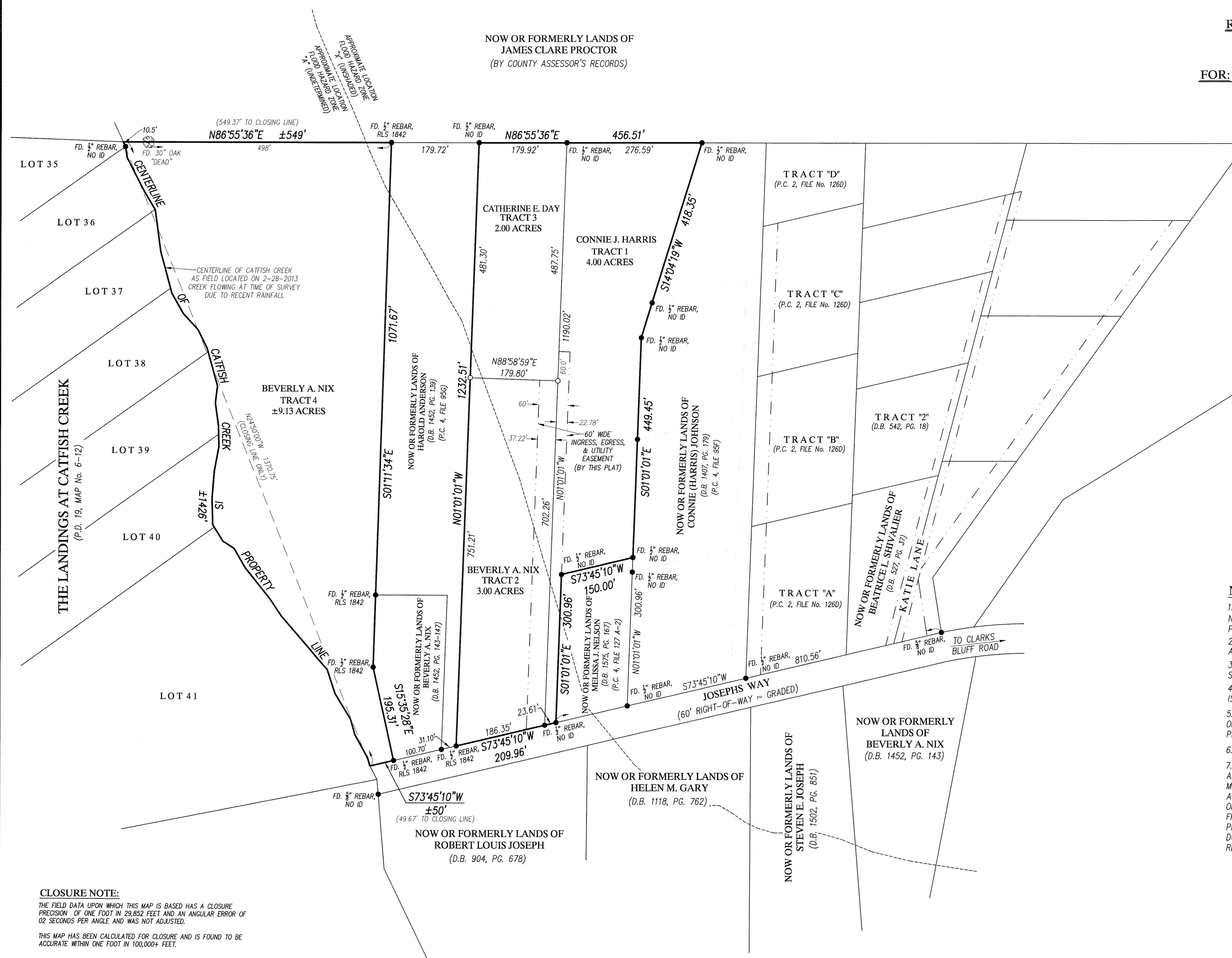


MAP TO SHOW SURVEY OF
REMAINING LANDS OF THE JOSEPH H. JOSEPH ESTATE,
1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(PROPERTY BEING KNOWN AS THE JOE JOSEPH ESTATE LYING IN THE CLARKS BLUFF AREA, ACCORDING TO DEEDS RECORDED IN D.B. "SS", PG. 403-405, PUBLIC RECORDS OF SAID COUNTY)
FOR: CONNIE J. HARRIS, BEVERLY A. NIX, & CATHERINE E. DAY

NOW OR FORMERLY LANDS OF
JAMES CLARE PROCTOR
(BY COUNTY ASSESSOR'S RECORDS)



FILED
4/19/2013
CAMDEN COUNTY
CLERK JOY LYNN TURNER

BK D26 PG 16

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S73°45'10"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF JOSEPH'S WAY, ACCORDING TO PLAT RECORDED IN P.C. 4, FILE NO. 95F, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE ABSTRACT.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTION LYING OVER SUBJECT PROPERTY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, AT THIS TIME.
- 5.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PROPERTY FOR THE HEIRS OF THE JOE JOSEPH ESTATE. FURTHER REVIEW MAY BE REQUIRED BY CAMDEN COUNTY PRIOR TO ANY LAND DISTURBING ACTIVITY OR CONSTRUCTION OF TRACTS SHOWN HEREON.
- 6.) SUBJECT PROPERTY CONTAINS APPROXIMATELY 18.13 ACRES, MORE OR LESS (4 TRACTS).
- 7.) SUBJECT PROPERTY IS CURRENTLY ZONED: A-F (GENERAL AGRICULTURE-FORESTRY DISTRICT) AND IS IDENTIFIED ON THE CAMDEN COUNTY FUTURE LAND USE MAP AS A RESIDENTIAL DISTRICT. MINIMUM AREA REGULATION AND SETBACKS FOR A-F ZONING IS AS FOLLOWS: MINIMUM LOT AREA 3 ACRES, INCLUDING 1 ACRE OF UPLAND AREA PER TRACT CONTAINING SOILS SUITABLE FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM; MINIMUM LOT WIDTH AT BUILDING LINE 300 FEET; MINIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY LINE 50 FEET; MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE 40 FEET; MINIMUM REAR YARD SETBACK FROM PROPERTY LINE 50 FEET. TRACT 3 DOES NOT CONFORM WITH THE AREA REQUIREMENT FOR A-F ZONING. TRACTS 1-4 MAY REQUIRE REZONING PRIOR TO CONSTRUCTION OR DEVELOPMENT OF EACH TRACT.

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,852 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
 THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

- LEGEND**
- = SET 1/2" REBAR LSF 1067
 - = SET 4"x4"x24" CONCRETE MONUMENT LSF 1067
 - = FOUND REBAR OR IRON PIPE (IDENTIFICATION AS NOTED)
 - = FOUND CONCRETE MONUMENT (IDENTIFICATION AS NOTED)
 - △ = SET 60d NAIL (TRAV. PT.)
 - AC. = ACRES
 - FD. = FOUND
 - R/W = RIGHT-OF-WAY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - No. = NUMBER
 - P.C. = PLAT CABINET
 - ID = IDENTIFICATION
 - C/L = CENTERLINE
 - G.M.D. = GEORGIA MILITIA DISTRICT

FLOOD CERTIFICATE:
 SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) & "A" (UNDETERMINED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 16, 2008, MAP No. 13039C0387F, COMMUNITY No. 130262, PANEL No. 0387, SUFFIX F.

RECORDING INFORMATION
 STATE OF GEORGIA, COUNTY OF CAMDEN:
 OFFICE OF CLERK OF SUPERIOR COURT
 THE WITHIN PLAT RECORDED IN PLAT
 DRAWER _____ PAGE No. _____
 THIS _____ DAY OF _____ 2013.
 BY: _____
 DEPUTY CLERK

EQUIPMENT USED: ANGULAR: TOPCON 303
 LINEAR: TOPCON 303

FIELD BOOK 5, PAGE 71-73
 CADD FILE: C:\CAD\JOSEPH ESTATE.DWG

DWN. BY: J.S.F. CKD. BY: J.S.F.
 SURVEY DATE: 02-28-2013

CERTIFICATION: THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROVISIONS, RELATIVE TO THE ACT CREATED BY GEORGIA CODE SECTION 15-6-67(d) AMENDED (No. 1366-SENATE BILL No. 735), HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.

P.O. BOX 5730
 ST. MARYS, GEORGIA 31558
 (912) 729-1507 PHONE
 (912) 729-1509 FAX
 DWG. No. B-2-152-03-13

PREPARED BY:
A K M
SURVEYING, INC.
 SURVEYORS & LAND PLANNERS
 GEORGIA LICENSED SURVEY FIRM No. 1067

I HEREBY CERTIFY: THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN

DATE: 3/24/13

JERRY S. FOSTER
 GA. REGISTERED SURVEYOR No. 3143