

BOUNDARY SURVEY FOR:

WSB27 95 COLERAIN LLC

A PORTION OF THE BESSIE BRAZELL ESTATE, LOT 2
CITY OF KINGSLAND,
1606th G.M.D., CAMDEN COUNTY, GEORGIA
PLAT BOOK 6, PAGE 117

RESERVED FOR THE CLERK OF SUPERIOR COURT

REFERENCES:

1. PB 6, PG 117
2. GEORGIA DOT PROJECT NO. CSSTP-0007-0014141

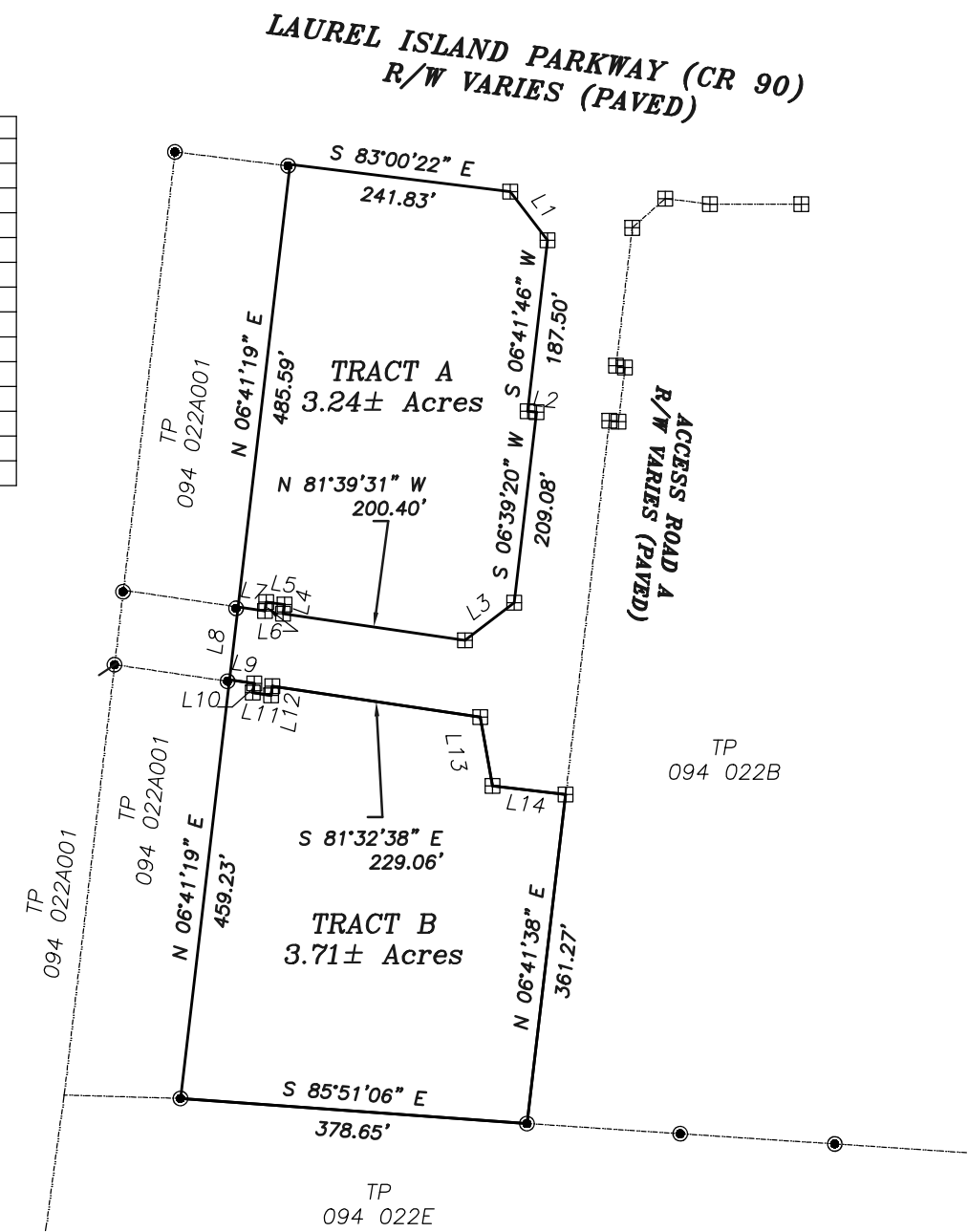
LINE	BEARING	DISTANCE
L1	S 37°32'52" E	67.01'
L2	S 83°35'54" E	9.78'
L3	S 52°43'56" W	67.61'
L4	N 09°25'37" E	9.91'
L5	N 81°33'52" W	20.02'
L6	S 09°07'57" W	10.05'
L7	N 81°32'54" W	29.51'
L8	N 06°41'19" E	79.91'
L9	S 81°48'11" E	27.40'
L10	S 10°10'22" W	10.24'
L11	S 82°12'41" E	20.18'
L12	N 07°34'56" E	9.92'
L13	S 10°08'35" E	76.07'
L14	S 83°23'07" E	80.28'

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS PREFORMED USING RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,000 FEET.
3. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON
6. ALL IMPROVEMENTS NOT SHOWN.

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



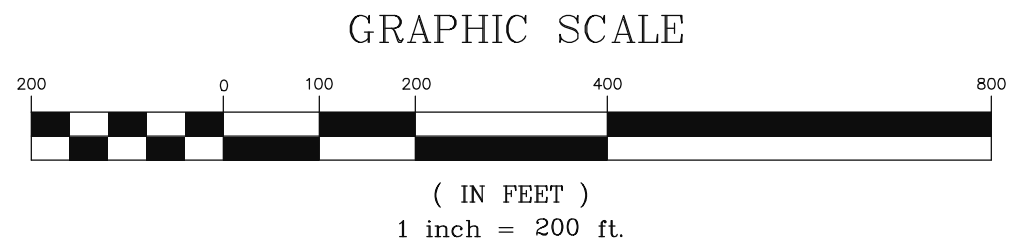
LEGEND:

- IPF IRON PIN FOUND
- (1/2" IRON PIPE, UNLESS NOTED)
- IPS IRON PIN SET (1/2" REBAR)
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BL SETBACK LINE
- AC AIR CONDITIONER UNIT



300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854 L.S.F. 882

DWG. BY: MJ	PM: ET
DWG. 05/11/26	SURVEYED: 03/2026
JOB: 26046	1" = 200'



MATTHEW M JORDAN R.L.S. 3011
DATE 12/6/18