

RESERVED FOR THE CLERK OF COURT

CITY COUNCIL OFFICIAL:

PRELIMINARY SUBDIVISION PLAT HAS BEEN APPROVED BY THE CITY COUNCIL.

BY: _____ DATE: _____
CITY COUNCIL OFFICIAL

PLANNING AND ZONING DEPARTMENT OFFICIAL:

PRELIMINARY SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING DEPARTMENT.

BY: _____ DATE: _____
PLANNING AND ZONING DEPARTMENT OFFICIAL

PUBLIC WORKS DEPARTMENT CERTIFICATION:

PRELIMINARY SUBDIVISION PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS DEPARTMENT.

BY: _____ DATE: _____
PUBLIC WORKS DEPARTMENT OFFICIAL

PLANNING COMMISSION CERTIFICATION:

PRELIMINARY SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION.

BY: _____ DATE: _____
PLANNING COMMISSION OFFICIAL

OWNER'S CERTIFICATION:

STATE OF GEORGIA, COUNTY OF CAMDEN
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND
WHOSE NAMES ARE SUBSCRIBED HERETO, IN PERSON
OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT
SAID OWNERS HAVE CAUSED THE SUBDIVISION OF THE LAND
HEREON BY AN ACTUAL SURVEY.

BY: _____ DATE: _____

R1 ZONING REQUIREMENTS:

- (1) MINIMUM LOT AREA: 10,000 SQUARE FEET
- (2) MINIMUM LOT WIDTH AT THE BUILDING LINE: 75 FEET
- (3) MINIMUM FRONT YARD SETBACK FROM PUBLIC RIGHT-OF-WAY: 25 FEET
- (4) MINIMUM SIDE YARD SETBACKS:
 - (A) FROM PUBLIC RIGHT-OF-WAY: 25 FEET
 - (B) FROM ANY OTHER PROPERTY LINE: 10 FEET
- (5) MINIMUM REAR YARD SETBACKS:
 - (A) FROM PUBLIC RIGHT-OF-WAY: 25 FEET
 - (B) FROM ANY OTHER PROPERTY LINE: 15 FEET
- (6) MAXIMUM BUILDING HEIGHT: 35 FEET
- (7) MAXIMUM LOT COVERAGE: 35%

GENERAL NOTES:

1. UNOBSTRUCTED PORTIONS OF THE SITE WERE SURVEYED USING DUAL FREQUENCY, REAL TIME KINEMATIC GPS METHODS WITH A RELATIVE POSITIONAL ACCURACY < ±0.07'+50 PPM.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 354,693 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION AND CARLSON BRX7 GPS BASE AND ROVER.
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.
7. ALL IMPROVEMENTS NOT SHOWN.
8. THERE IS A 30' EASEMENT ALONG ALL PROPERTY LINES THAT IS RESERVED FOR DRAINAGE AND UTILITIES.

FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE "X" (UNSHADED) ON F.I.R.M. NO. 13039C0391G, DATED DECEMBER 21, 2017.

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 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.

MATTHEW M JORDAN R.L.S. 3011 05/12/2025
DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	76.21'	75.39'	S 86°28'49" E	29°06'50"
C2	150.00'	76.24'	75.42'	N 86°29'14" W	29°07'21"
C3	30.00'	47.12'	42.42'	N 33°57'31" E	89°59'10"
C4	180.00'	30.65'	30.61'	N 83°50'36" E	19°45'21"
C5	180.00'	60.80'	60.51'	S 81°36'09" E	19°21'09"
C6	120.00'	41.37'	41.17'	N 88°49'43" E	19°45'14"
C7	50.00'	90.96'	78.93'	N 35°21'07" E	104°13'54"
C8	50.00'	65.75'	62.91'	S 60°55'23" E	63°53'06"
C9	50.00'	28.78'	28.38'	S 76°02'43" E	32°58'26"
C10	50.00'	37.74'	36.85'	S 37°56'00" E	43°15'00"
C11	50.00'	37.74'	36.85'	N 05°19'00" E	43°15'00"
C14	180.00'	46.85'	46.72'	N 86°24'29" E	14°54'42"
C15	180.00'	44.64'	44.53'	N 79°01'51" W	14°12'34"
C16	120.00'	60.96'	60.31'	S 86°28'49" E	29°06'30"
C17	320.00'	97.87'	97.49'	S 87°42'47" W	17°51'22"
C18	320.00'	64.78'	64.67'	S 77°43'33" E	11°35'58"

NORTH GROVE BLVD
100' R/W

RESERVED
FOR
DRAINAGE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

LINE	BEARING	DISTANCE
L1	S 11°02'04" E	4.99'
L2	S 63°03'30" E	39.32'
L3	S 48°09'50" E	40.72'
L4	N 48°09'50" W	22.86'
L5	N 38°46'04" W	22.22'
L6	S 88°01'00" W	56.88'
L7	N 88°01'00" E	49.38'
L8	N 62°34'00" E	74.35'
L9	N 78°57'06" E	45.79'
L10	S 78°57'06" W	21.57'
L11	N 00°22'00" E	25.32'
L12	S 00°22'00" W	25.78'
L13	S 78°57'06" W	5.21'
L14	S 71°55'34" E	15.90'
L15	S 71°55'34" E	28.36'
L16	N 78°57'56" E	27.46'
L17	N 78°57'56" E	20.00'
L18	S 11°02'04" E	25.01'
L19	N 78°57'56" E	20.00'
L20	S 78°57'06" W	20.40'
L21	N 78°57'06" E	16.28'
L22	S 32°41'12" W	47.34'

LOT	Sq. Feet	Acres
A1	12,000.00	0.28
A2	11,955.01	0.27
A3	11,002.43	0.25
A4	11,996.51	0.28
A5	11,107.31	0.25
A6	10,860.69	0.25
A7	11,200.00	0.26
A8	11,200.00	0.26
A9	11,200.00	0.26
A10	11,200.00	0.26
A11	11,190.72	0.26
A12	10,108.82	0.21
A13	11,224.00	0.26
A14	12,719.00	0.29
A15	13,808.45	0.32
A16	29,024.85	0.67
A17	17,957.02	0.41
A18	16,690.82	0.38
A19	18,105.12	0.42
A20	13,680.63	0.31
A21	13,680.63	0.31
A22	13,680.63	0.31
A23	13,680.63	0.31
A24	14,781.45	0.34
A25	12,097.19	0.28
A26	13,656.53	0.31
A27	10,996.00	0.25
A28	10,588.60	0.24
A29	17,288.69	0.40

PRELIMINARY PLAT FOR:

CANOPY GROVE
SUBDIVISION

TAX PARCEL No. 094 039,
1606th G.M.D.,
CAMDEN COUNTY,
GEORGIA
CITY OF KINGSLAND

LEGEND:

IPF IRON PIN FOUND
RPS (1/2" REBAR UNLESS NOTED)
RPS (1/2" REBAR)
R/W RIGHT OF WAY
CMF CONCRETE MONUMENT FOUND
CLF CHAIN LINK FENCE
CONC. CONCRETE
OHP OVERHEAD POWER
POB POINT OF BEGINNING
NVT NOW OR FORMERLY
DB DEED BOOK
PB PLAT BOOK
PG PAGE
BL SETBACK LINE
(7) TOTAL



CUMBERLAND
SURVEYORS

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

DWG. BY: MJ PM: MJ
DWG: 05/04/2025 SURVEYED: NA
JOB: 25086 1" = 60'