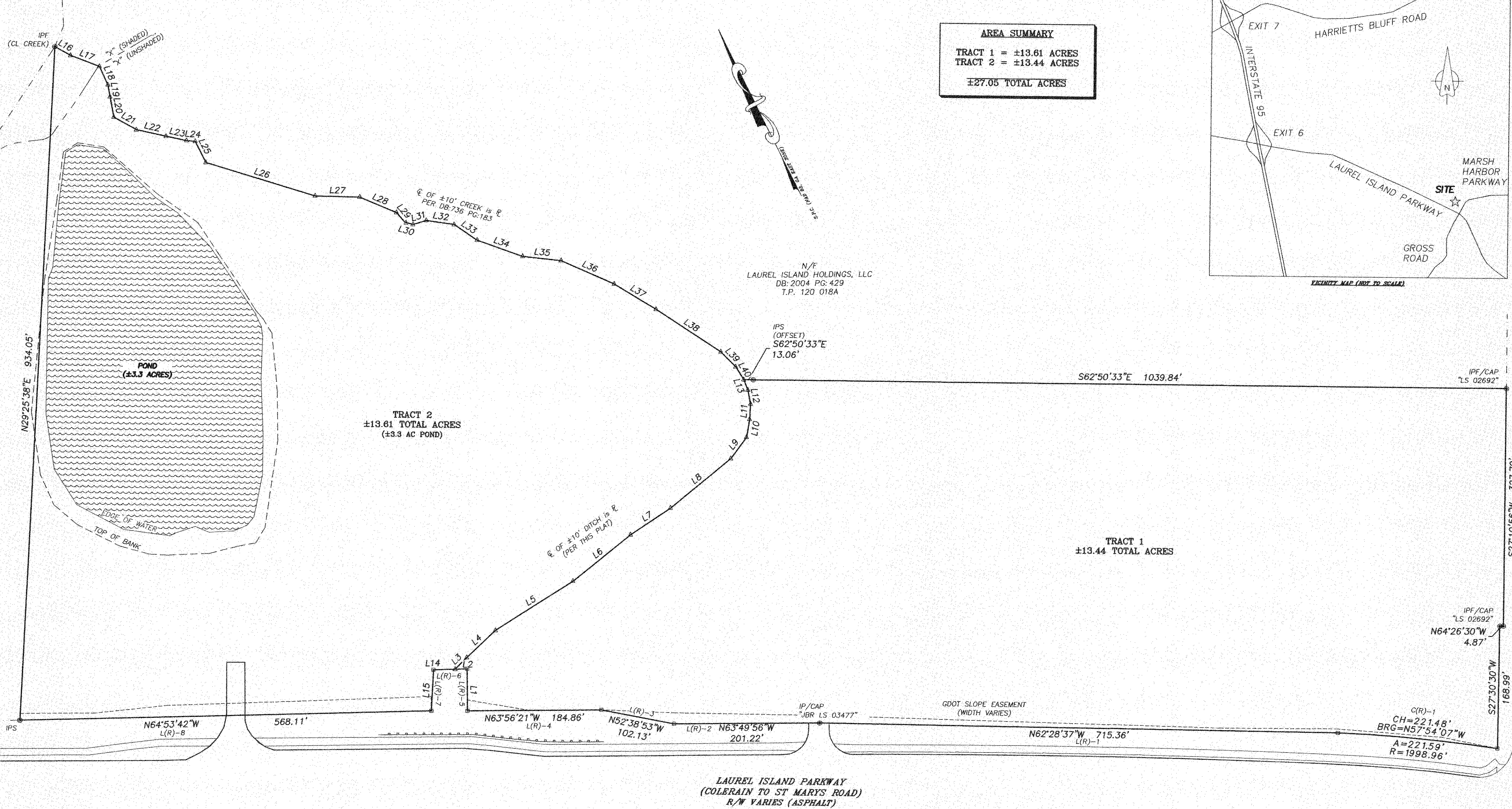


BK: 2025 PG: 27-27
Filed and Recorded
03-12-2025 08:22 AM
DOC# P2025-000027

JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

RESERVED FOR THE CLERK OF SUPERIOR COURT



AREA SUMMARY
TRACT 1 = ±13.61 ACRES
TRACT 2 = ±13.44 ACRES
±27.05 TOTAL ACRES

MINOR SUBDIVISION FOR:

BRIAN E. PETERS

TAX PARCEL 106 041,
1606th G.M.D., CITY OF KINGSLAND,
CAMDEN COUNTY, GEORGIA

GENERAL NOTES:

- UNOBSTRUCTED PORTIONS OF THE SITE WERE SURVEYED USING DUAL FREQUENCY, REAL TIME KINEMATIC GPS METHODS WITH A RELATIVE POSITIONAL ACCURACY < ±0.07" ±50 PPM.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 354,853 FEET.
- THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION AND CARLSON BRX7 GPS BASE AND ROVER.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
- WETLAND DETERMINATION IS NOT INCLUDED IN THIS SURVEY.
- THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
- IMPROVEMENTS NOT SHOWN.

REFERENCES:

- PLAT FOR SAWYER AND ASSOCIATES OF THE MARSH HARBOR DEVELOPMENT BY PRYETT AND ASSOCIATES DATED JUNE 9, 2003, RECORDED IN PLAT DRAWER 15, MAP 51-65, CAMDEN COUNTY RECORDS
- PLAT FOR AMERIS BANK BY CORLEAND AND ASSOCIATES DATED MAY 15, 2013, NO RECORDING INFORMATION AVAILABLE
- DB-1546 PG-249, CAMDEN COUNTY RECORDS
- DB-1488 PG-175, CAMDEN COUNTY RECORDS
- DB-1392 PG-678, CAMDEN COUNTY RECORDS
- DB-959 PG-774, CAMDEN COUNTY RECORDS
- DB-783 PG-189, CAMDEN COUNTY RECORDS
- DB-666 PG-324, CAMDEN COUNTY RECORDS
- DB-1106 PG-157, CAMDEN COUNTY RECORDS
- DB-1916 PG-325, CAMDEN COUNTY RECORDS
- GDOT PROJECT CSSTP-0007-00 (414)
- DB-1790 PG-585, CAMDEN COUNTY RECORDS
- PS-2023 PG-126, CAMDEN COUNTY RECORDS
- MINOR SUBDIVISION SURVEY FOR SHI CONSTRUCTION BY GSA & ASSOCIATES AUGUST 8, 2023, RECORDED IN PLAT BOOK 2023, MAP 97, CAMDEN COUNTY RECORDS (NOT INCORPORATED, SUBDIVISION NOT APPROVED BY OWNER)
- MAP TO SHOW SKETCH AND MINOR SUBDIVISION PLAT OF A PORTION OF MARSH HARBOR DEVELOPMENT BY BENNETT SURVEYING, INC. FOR SAWYER & ASSOCIATES, DATED OCTOBER 5, 2023, RECORDED IN PLAT BOOK 2023, MAP 126, CAMDEN COUNTY RECORDS

FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE "X" (UNSHADED) AND "X" (SHADED) ON FLOOD INSURANCE RATE MAP NO. 1303900385G, DATED DECEMBER, 21 2017.

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: *[Signature]* (AGENT) 2/20/25 DATE

ENDORSEMENT OF THE PLANNING DEPARTMENT:

MINOR SUBDIVISION APPROVED BY THE CITY OF KINGSLAND PLANNING AND BUILDING DEPARTMENT

[Signature] 2/20/25 DATE
PLANNING AND BUILDING OFFICIAL

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.

DANIEL ERIC TAYLOR R.L.S. 3251 02/20/2025 DATE

LAUREL ISLAND PARKWAY
(COLERAIN TO ST MARYS ROAD)
R/W VARIES (ASPHALT)

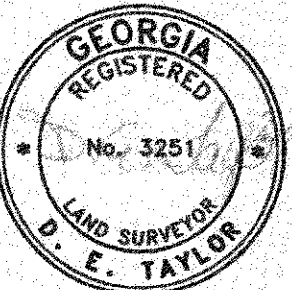
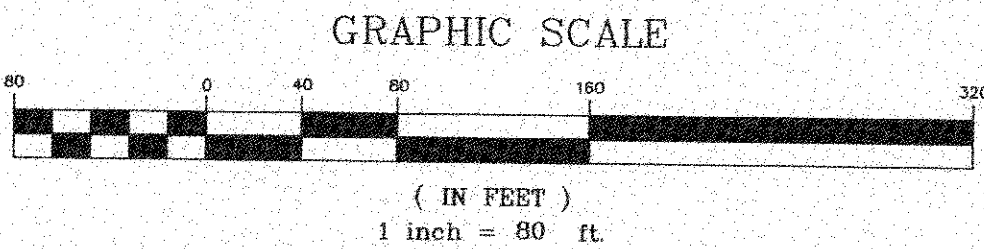
FIELD MEASUREMENT TABLE

LINE	BEARING	DISTANCE
L1	N26°04'18"E	56.28'
L2	N65°16'01"W	16.63'
L3	N71°08'03"E	22.93'
L4	N73°09'22"E	54.13'
L5	N64°00'13"E	128.87'
L6	N77°32'03"E	101.98'
L7	N82°47'06"E	66.29'
L8	N77°02'35"E	107.98'
L9	N62°58'08"E	36.41'
L10	N36°12'27"E	25.12'
L11	N29°42'00"E	21.11'
L12	N15°40'16"E	19.82'
L13	N05°09'16"E	15.38'
L14	N65°16'01"W	30.04'
L15	S29°24'03"W	56.94'
L16	S34°04'35"E	24.77'
L17	S42°39'50"E	42.73'
L18	S02°05'40"W	28.02'
L19	S18°26'29"W	16.62'
L20	S15°44'01"W	28.66'
L21	S34°31'16"E	35.72'
L22	S51°00'09"E	41.57'
L23	S51°32'31"E	29.25'
L24	S58°03'02"E	11.92'
L25	S00°27'35"E	25.34'
L26	S49°29'22"E	157.97'
L27	S61°49'02"E	61.55'
L28	S40°25'31"E	55.20'
L29	S14°12'31"E	17.07'
L30	S47°13'00"E	12.29'
L31	S80°36'50"E	19.15'
L32	S45°08'07"E	38.87'
L33	S29°19'38"E	38.26'
L34	S43°47'45"E	66.59'
L35	S57°12'51"E	53.63'
L36	S38°36'22"E	30.15'
L37	S32°17'21"E	67.52'
L38	S30°05'22"E	107.24'
L39	S18°14'30"E	29.28'
L40	S05°21'40"E	21.11'

RECORD MEASUREMENT TABLES
(REFERENCE 10 & 11)

LINE	BEARING	DISTANCE
L(R)-1	N62°28'17"W	715.44'
L(R)-2	N63°55'49"W	201.08'
L(R)-3	N52°37'13"W	101.98'
L(R)-4	N63°55'49"W	185.00'
L(R)-5	N26°04'11"E	57.74'
L(R)-6	N63°55'49"W	50.00'
L(R)-7	S26°04'11"W	57.74'
L(R)-8	N64°52'32"W	567.98'

CURVE	RADIUS	ARC LENGTH	CH BEARING	CH LENGTH
C(R)-1	2004.77'	221.63'	N57°50'19"W	221.52'



LEGEND:

- IPF IRON PIN FOUND
- (5/8" REBAR UNLESS NOTED)
- IPS IRON PIN SET
- (1/2" REBAR)
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- CLF CHAIN LINK FENCE
- AC ACRE
- WA WETLAND AREA
- CONC. CONCRETE
- PGB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BL BUILDING SETBACK LINE
- (T) TOTAL
- T.P. TAX PARCEL
- (R) RECORD MEASUREMENT (REF. 10 & 11)

CUMBERLAND
SURVEYORS

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

DWG. BY: ET PM: MJ
DWG: 02/20/2025 SURVEYED: 02/17/2025
JOB: 14152-BND 1" = 80'