

NOW OR FORMERLY LANDS OF
RAYLAND COMPANY, INC.
(D.B. 740, PG. 645)

20' WIDE UTILITY
EASEMENT TO BE DEPOSITED
TO THE CITY OF ST. MARYS

FINAL SUBDIVISION PLAT OF

KINGS BAY CENTER

CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA



WINDING ROAD
(R/W 75' - GRASS - COUNTY MAINTENANCE)
(A.Y.A. COUNTY ROAD No. 20)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

NOW OR FORMERLY LANDS OF
PAUL TILLER AS
TRUSTEE
(D.B. 996, PG. 367)

NOW OR FORMERLY LANDS OF
ARDENIA MUNGIN
(D.B. 1307, PG. 683)

NOW OR FORMERLY LANDS OF
BRADLEY D. LANGLEY &
MENDY E. LANGLEY
(D.B. 605, PG. 496)

NOW OR FORMERLY
SUBDIVISION OF LANDS
OF ARDENIA MUNGIN
(D.B. 1307, PG. 683)

NOW OR FORMERLY LANDS OF
CAMDEN COUNTY COMMISSIONERS
(D.B. 1085, PG. 15)

NOW OR FORMERLY LANDS OF
NORA KELEMEN
(D.B. 1172, PG. 262)

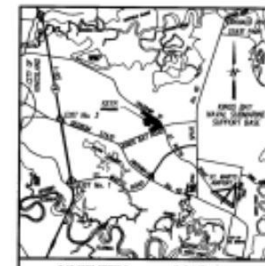
NOW OR FORMERLY LANDS OF
MARK & YOLANDA LANE
(D.B. 1153, PG. 622)

NOW OR FORMERLY LANDS
OF HILLCREST BAPTIST
CHURCH OF ACWORTH, GA.
(D.B. 1136, PG. 147)

NOW OR FORMERLY LANDS OF
CAMDEN HOLDINGS III
(D.B. 1236, PG. 696)

NOTES:

- 1) BEARING SHOWN HEREIN REFER TO THE STATE SYSTEM OF PLANE COORDINATES AS ESTABLISHED FOR THE EAST ZONE OF GEORGIA ACCORDING TO MONUMENTATION BY SURVEY FOR KAYTON, INC. BY JOHN C. GARDNER, DATED: SEPTEMBER 1965, AND RECORDED IN P.C. 1, PGS. 795 & 796, PUBLIC RECORDS OF SAID COUNTY.
- 2) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE: "X" (UNDESIGNED), AS PER F.I.R. MAP NO. 132035HVS, COMM. NO. 130002, PANEL NO. 0415, SUFFIX "T", DATED: DECEMBER 76, ZONE FOR: CAMDEN COUNTY, GEORGIA.
- 3) PROPERTY IS CURRENTLY ZONED C-2 AND R-3.
- 4) BUILDING SET BACK REQUIREMENTS ARE AS FOLLOWS: LOTS 1-6 (1-2) FRONT: 25 FEET, SIDE: 7 FEET FROM PROPERTY LINE, UNLESS PROPERTY IS ADJACENT TO A RESIDENTIAL DISTRICT WHERE 15 FEET IS REQUIRED, 25 FEET FROM SIDE STREET; REAR: 7 FEET, UNLESS PROPERTY IS ADJACENT TO A RESIDENTIAL DISTRICT WHERE 15 FEET IS REQUIRED. LOTS 7-11 (7-11) FRONT: 25 FEET, SIDE: 15 FEET FROM OTHER PROPERTY LINE, 15 FEET FROM SIDE STREET; REAR: 15 FEET FROM OTHER PROPERTY LINE, 25 FEET FROM STREET.
- 5) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED P.M. 100 AND ARE SHOWN THUS: SET: 11 FOUND: 11
- 6) TOTAL NUMBER OF LOTS: 11
- 7) TOTAL ACREAGE: 2149.58 ACRES
- 8) ACCESS POINTS 10-13 WERE TAKEN FROM GEORGIA DEPARTMENT OF TRANSPORTATION LETTER DATED JAN. 23, 1990, POINT NO. 260-2-036 AND FILED FOR RECORDING IN THE PUBLIC RECORDS OF CAMDEN COUNTY OF FEB. 20, 1990. ALSO REFERENCE SHEET BY THIS FIRM DATED: JAN. 3, 1990, SHEETS 1-4.



VICINITY (A.Y.A.) MAP

STATE OF GEORGIA COUNTY OF CAMDEN
OFFICE OF CLERK OF SUPERIOR COURT
THIS WITHIN PLAT IS RECORDED IN PLAT
BOOK 298, PAGE 7, on 4/10/09
Deputy Clerk
Sandra E. Johnson
Deputy Clerk

APPROVAL OF THE ST. MARYS PLANNING DIRECTOR:

SUBDIVIDER HAS COMPLIED WITH THE SUBDIVISION REQUIREMENTS RELATIVE TO THE GUARANTEE OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF ST. MARYS SUBDIVISION REGULATIONS.

BY: [Signature] DATE: 4/10/09
CITY OF ST. MARYS PLANNING DIRECTOR

BY THE CITY OF ST. MARYS, GEORGIA

BY: [Signature] DATE: 4/10/09
BY: [Signature] DATE: 4/10/09
BY: [Signature] DATE: 4/10/09
BY: [Signature] DATE: 4/10/09
BY: [Signature] DATE: 4/10/09
BY: [Signature] DATE: 4/10/09

PROPERTY OWNED BY:

TERAPORTE, LLC
1801 ISLAND WALKWAY
FERNANDINA BEACH, FL 32034
(904) 261-5813
(D.B. 745, PG. 646)

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREIN BY AN ACTUAL SURVEY.

BY: [Signature] DATE: 7/31/09
TRACY K. ANDERSON, AGENT
TERAPORTE, LLC

APPROVAL CERTIFICATE:

RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAT, ALL REQUIREMENTS OF THE ST. MARYS, GEORGIA SUBDIVISION REGULATIONS HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.

BY: [Signature] DATE: 4/10/09
CHAIRMAN OF PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREIN AND THAT ALL MONUMENTATION SHOWN HEREIN WAS SET BY ME OR UNDER MY SUPERVISION.

BY: [Signature] DATE: 7/31/09
SURVEYOR

SCALE: 1" = 200'

PLAT DATE: APRIL 23, 2009

PREPARED BY:
PRIVETT & ASSOCIATES, INC.
SURVEYORS AND LAND PLANNERS
LICENSED BUSINESS NO. 106, GA.
LICENSED BUSINESS NO. 4294, FL.
1201 SANDCORN DRIVE
ST. MARYS, GEORGIA 31558
(912) 882-3728
D.B. NO. 20-2-1782-04-09