

BK:2022 PG:17-17

FILED IN OFFICE
CLERK OF COURT
02/08/2022 09:57 AM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

Joy Lynn Turner

REFERENCES:

1. PLAT BY PRIVETT-BENNETT AND ASSOCIATES HAVING JOB # 8-2-1897-1-07
2. PLAT BY HW WILLIAMS RECORDED IN PB 4, PG 191
3. PLAT BY THIS FIRM, JOB # 022006A
4. DB 1070, PG 600
5. DB 1063, PG 483

GENERAL NOTES:

- 1) THIS MAP OR PLAT IS BASED UPON 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 313,334 FEET.
- 3) THIS SURVEY WAS PERFORMED USING A NIKON DTM-522.
- 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) ALL LOTS HAVE A MINIMUM OF 3 ACRES OF UPLANDS
- 9) ALL WETLANDS SHALL HAVE A 50' BUFFER
- 10) THERE EXISTS A 25' DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR PROPERTY LINES.
- 11) ALL 60' ROAD EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.

PAVED ROAD NOTICE

NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAT SHALL BE ALLOWED UNLESS AND UNTIL THE STREET OR ROAD PROVIDING ACCESS TO THE LOT OR TRACT SHALL HAVE BEEN IMPROVED TO A PAVED ROAD STANDARD TO THE NEAREST PAVED PUBLIC STREET OR ROAD. SUCH IMPROVEMENT SHALL MEET THE REQUIREMENTS FOR A PUBLIC STREET CONTAINED IN THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.

WETLAND NOTICE

THE WETLAND LINES SHOWN ON THIS SURVEY WERE TAKEN FROM AERIAL PHOTOGRAPHY AND WERE NOT VERIFIED. EACH LOT OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBING THESE WETLANDS WITHOUT PROPER AUTHORIZATION.

FLOOD NOTE

THIS PROPERTY IS FOUND TO LIE IN FLOOD ZONE X (UNSHADED) AS SHOWN ON FIRM MAP 1303900390G, DATED 12/21/2017

LEGEND:

- NO MONUMENT FOUND OR SET
- IPF IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IPS IRON PIN SET (1/2" REBAR)
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- NMF'S NO MONUMENT FOUND OR SET
- DNR DEPARTMENT OF NATURAL RESOURCES
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- PGB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE

OWNERS' CERTIFICATE

STATE OF GEORGIA
COUNTY OF CAMDEN

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.

(OWNER'S SIGNATURE)

DATE

HEALTH DEPARTMENT CERTIFICATION

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE CAMDEN COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT EXCEPT FOR THOSE LOTS AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A LEVEL III SOIL REPORT FROM AN APPROVED SOIL SCIENTIST IS REQUIRED AT THE TIME OF PERMIT APPLICATION.

DATED THIS 2nd DAY OF February, 2022

BY *[Signature]*

TITLE *E. H. Page*

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF CAMDEN COUNTY, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

(DIRECTOR OF PLANNING)

DATE

PUBLIC WORKS DEPARTMENT CERTIFICATION

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

BY *[Signature]* DATE: 2/4/22

PUBLIC WORKS OFFICIAL

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +15,000+ FEET, AND AN ANGULAR ERROR OF +0.3" PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +100,000+ FEET.

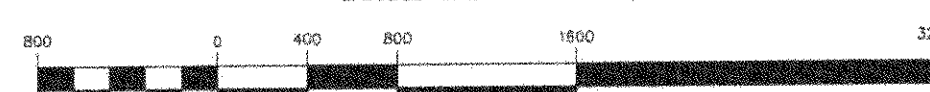
BY (NAME): MATTHEW M JORDAN
REGISTERED GEORGIA LAND SURVEYOR NO. 3011

ADDRESS: 300 CAMDEN AVENUE, WOODBINE, GA. 31562

TELEPHONE NUMBER: (912) 576-8854

DATE: 01/25/2022

GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

REPLAT OF ESTATE SUBDIVISION AT THE REQUEST OF:

BLUE LAKE LLC

A PORTION OF TAX PARCEL 070 009,

1616th G.M.D.,

CAMDEN COUNTY, GEORGIA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.31'	4524.41'	6°01'09"	S 62°25'28" W	475.09'
C2	518.17'	4444.41'	6°40'48"	S 62°45'17" W	517.88'
C3	357.64'	1649.02'	12°25'55"	S 53°12'06" W	356.94'
C4	306.70'	1569.02'	11°11'59"	N 53°48'54" E	306.21'
C5	150.72'	1649.02'	5°14'13"	N 44°22'12" E	150.67'
C6	177.00'	1569.02'	6°27'49"	N 44°59'00" E	176.91'
C7	9.27'	375.51'	1°24'54"	N 41°02'38" E	9.27'
C8	171.20'	295.51'	3°11'38"	S 25°09'16" W	168.82'
C9	208.27'	375.51'	3°14'44"	N 24°26'49" E	205.62'
C10	164.65'	1068.15'	8°49'24"	N 12°58'09" E	164.48'
C11	144.20'	1144.89'	7°12'59"	N 12°10'32" E	144.10'

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L1	N 56°36'50" W	151.19'
L2	N 61°14'28" W	238.14'
L3	N 60°25'02" W	393.34'
L4	N 62°03'07" W	101.54'
L5	N 72°25'25" W	156.47'
L6	S 68°30'57" E	104.05'
L7	N 62°50'29" W	114.30'
L8	N 59°49'15" W	209.04'
L9	N 59°33'03" W	269.96'
L10	S 64°05'44" E	61.07'
L12	S 60°43'21" W	153.62'
L13	S 32°38'28" W	251.94'
L15	S 34°44'46" W	546.28'
L16	S 39°49'10" W	134.00'
L17	N 58°32'49" E	79.44'
L19	N 42°35'32" E	58.27'
L20	S 36°37'55" W	576.92'
L21	N 38°10'06" E	242.08'
L22	S 35°06'40" W	262.46'
L23	S 48°55'56" E	443.75'
L24	S 48°55'56" E	373.13'
L25	S 56°43'06" E	108.85'
L26	N 59°24'53" E	104.64'
L27	S 59°24'53" W	108.14'
L28	S 41°45'05" W	1010.60'
L29	S 52°23'14" E	133.88'
L30	N 41°45'05" E	810.06'
L32	N 41°45'05" E	200.54'
L33	S 87°09'20" W	171.51'
L34	N 87°03'12" E	268.54'
L35	S 58°18'03" W	299.64'
L36	N 60°57'48" E	196.09'
L37	S 60°42'41" W	263.24'
L38	N 58°30'34" E	237.34'
L39	N 62°03'27" E	117.08'
L40	S 59°16'20" W	307.23'
L41	S 73°54'46" W	463.79'
L42	N 82°30'35" E	270.71'
L43	N 11°10'47" W	404.15'
L44	S 11°10'47" E	160.05'
L45	S 15°59'17" E	430.00'
L46	S 04°58'37" W	500.00'
L47	S 13°03'42" W	289.91'
L48	S 02°30'29" W	305.00'
L49	N 41°45'32" E	213.42'
L50	N 53°14'10" E	142.47'
L51	N 74°36'46" E	125.37'
L52	S 85°30'21" W	449.39'
L53	N 08°33'14" E	862.20'
L54	N 59°24'53" E	3.50'
L55	S 08°33'27" W	862.17'

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, DATE: 01/08/2020

REVISION:

REVISED ON 1/3/2021 TO SHOW CORRECT ROAD ALIGNMENT DUE TO AN ERROR IN MAPPING ON PREVIOUS SURVEY.

