

RESERVED FOR RECORDING PURPOSES

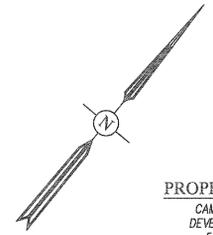
0094039897 PARTICIPANT ID **P2021000057**

BK:2021 PG:57-57

FILED IN OFFICE
CLERK OF COURT
05/11/2021 12:26 PM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

MAP TO SHOW MINOR SUBDIVISION PLAT OF
A PORTION OF CAMDEN COUNTY INDUSTRIAL PARK
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA

THIS PLAT SUPERCEDES PLAT RECORDED IN PLAT CABINET 4, FOLIO 74-A1 FOR SUBJECT PROPERTY



PROPERTY OWNED BY:
CAMDEN COUNTY JOINT
DEVELOPMENT AUTHORITY
531 N. LEE STREET
KINGSLAND, GEORGIA 31548
(912) 729-7201
(D.B. 610, PG. 129)
(D.B. 2100, PG. 238)

OWNER'S ENDORSEMENT:

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 NAME: CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

OWNER'S ADDRESS: 531 N. LEE STREET
KINGSLAND, GEORGIA 31548

BY: DATE: 05-05-21
JAMES COUGHLIN (AGENT)

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: DATE: 5/5/21
JEFF HAGER
PRINTED NAME

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: DATE: 5-5-21
SCOTT L. KIMBALL
PRINTED NAME
James George
5/5/21

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: DATE: 05-05-21
BILL COEMAN
PRINTED NAME

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S51°03'21"E FOR THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE, ACCORDING TO PLAT RECORDED IN P.D. 19, MAP No. 64, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3.) THE WETLAND AREAS SHOWN HEREON ARE BASED ON WETLAND SURVEY BY PRIVETT & ASSOCIATES DATED APRIL 30, 2015, HAVING DRAWING No. WJ-2-2273-5-15. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.
- 4.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 5.) SUBJECT PROPERTY IS CURRENTLY ZONED I-1 (LIGHT-INDUSTRIAL). BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS (ACCORDING TO CITY OF KINGSLAND ZONING MAP & REGULATIONS): MINIMUM FRONT YARD SETBACK: 30 FEET; MINIMUM SIDE YARD SETBACK: 30 FEET; MINIMUM REAR YARD SETBACK: 20 FEET.
- 6.) SUBJECT PROPERTY CONTAINS ±1.505 ACRES AND CONTAINS 1 PARCELS.
- 7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS A PORTION OF TAX PARCEL 093 054F.
- 8.) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13039C0383G, COMMUNITY No. 130238, PANEL No. 0383, SUFFIX G.

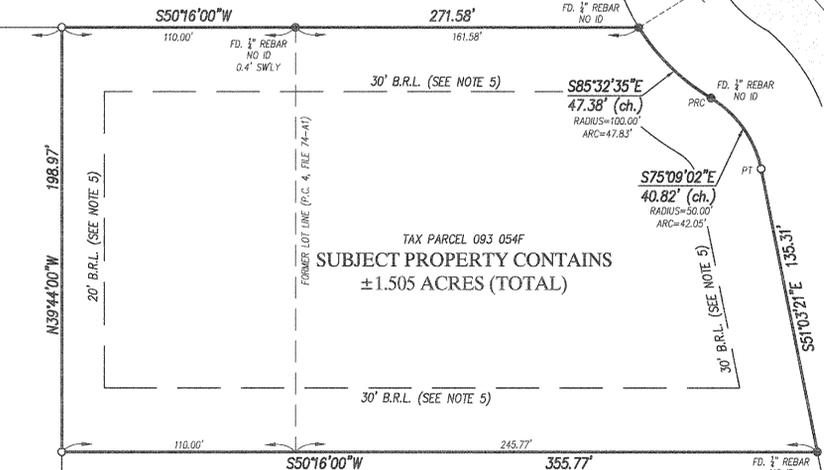
KINLAW ROAD

INDUSTRIAL DRIVE

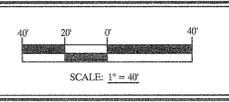
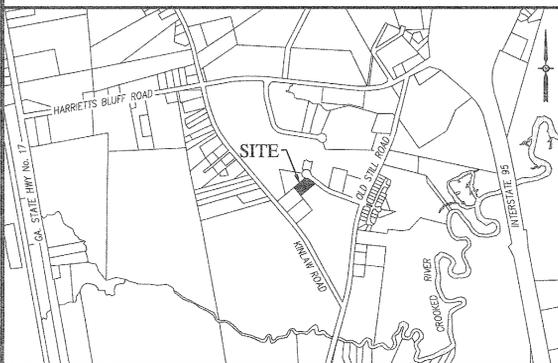
NOW OR FORMERLY LANDS OF
LEPIERRE PROPERTIES OF AMELIA
(D.B. 2077, PG. 618)
(P.B. 2020, PG. 115)

TAX PARCEL 093 055
NOW OR FORMERLY LANDS OF
GEORGIA POWER COMPANY
(BY TAX ASSESSORS RECORDS)

TAX PARCEL 093 054
NOW OR FORMERLY LANDS OF
**CAMDEN COUNTY JOINT
DEVELOPMENT AUTHORITY**
(D.B. 610, PG. 129)



- UTILITY LEGEND**
- = TELEPHONE PEDESTAL
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = FIRE HYDRANT
 - ⊙ = WOOD POWER POLE
 - OHP — = OVERHEAD POWER LINES



DWN. BY: J.S.F. Ckd. BY: J.S.F.
FIELD BOOK 62, PAGE 24
SURVEY DATE: 10-05-2020

DWG. # SD-2-1206(A)-05-21

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXXX FEET AND AN ANGULAR ERROR OF XX SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 315,118 FEET.

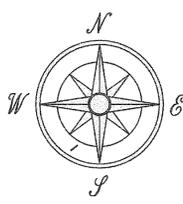
EQUIPMENT USED:
ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
- = FOUND 4"x4"x24" CONCRETE IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- ▲ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED
- P.C. = PLAT CABINET
- P.B. = PLAT BOOK
- P.D. = PLAT DRAWER
- D.B. = DEED BOOK
- PG. = PAGE
- (ch.) = CHORD
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GDS.NET



PREPARED BY:
AKM
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

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 as set forth in O.C.G.A. Section 15-6-67.

BY: DATE: 5/4/21
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143