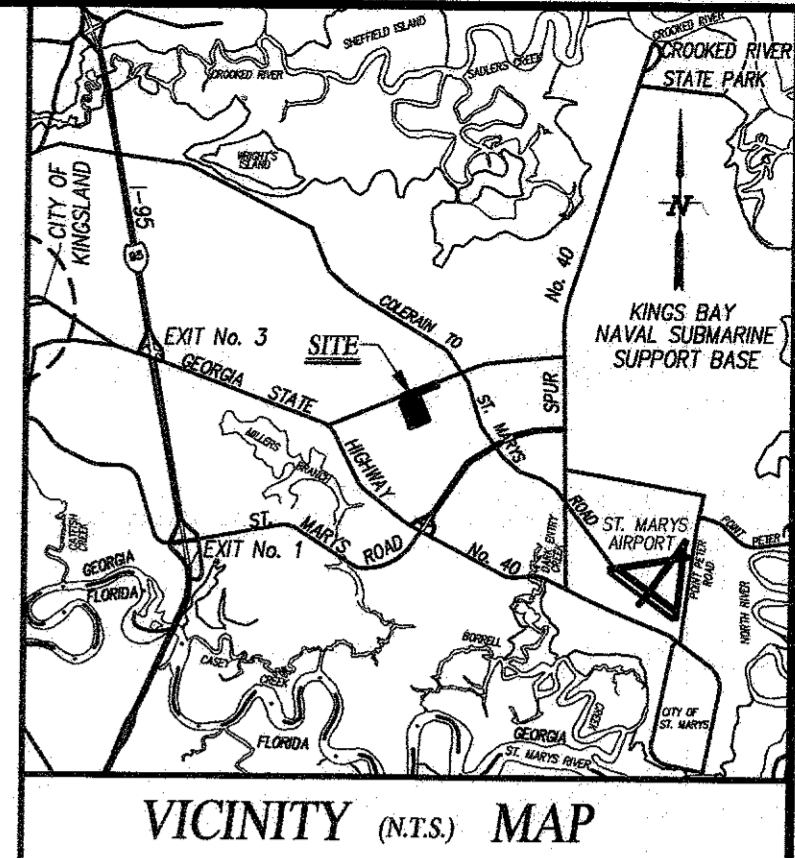


FINAL SUBDIVISION PLAT OF  
**THE ATRIUM AT KINGS BAY,**  
 CITY OF ST. MARYS, 29th G.M.D.,  
 CAMDEN COUNTY, GEORGIA  
 (BEING A PORTION OF LOT 2 OF THE ORIGINAL PLAT OF THE VILLAGE AT KINGS  
 BAY RECORDED IN P.D. 14, MAP No. 56-58, PUBLIC RECORDS OF SAID COUNTY)

**KINGS** (180' R/W ~ PAVED) **BAY** (4-LANE DIVIDED HIGHWAY) **ROAD**  
 (GA. D.O.T. PROJ. No. NAD-20-1 (6))



**CLOSURE NOTE:**

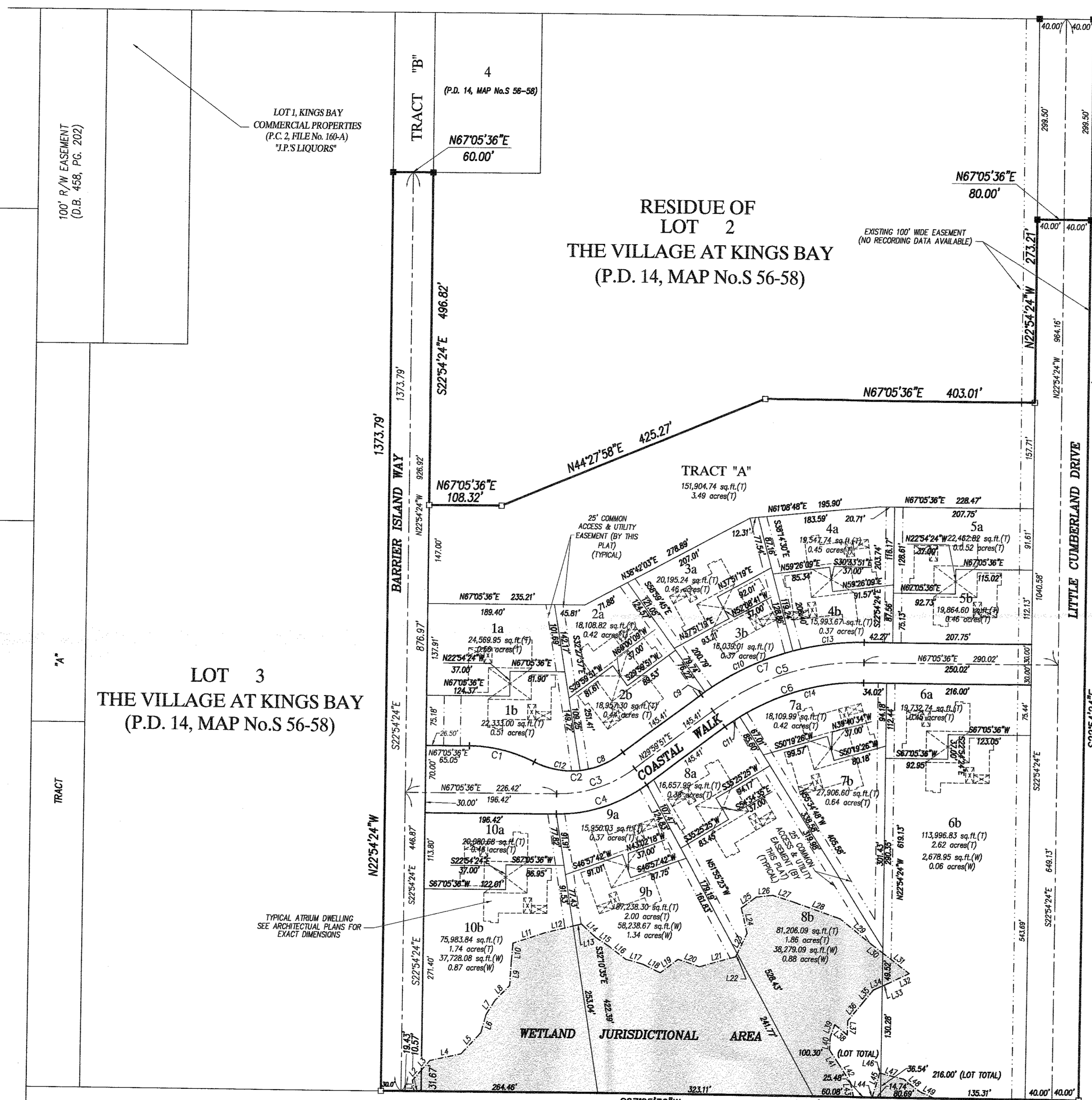
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,044 FEET AND AN ANGULAR ERROR OF .04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

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

**EQUIPMENT USED:**

ANGULAR: TOPCON 303  
 LINEAR: TOPCON 303

LINE	LENGTH	BEARING
L1	16.53	N31°31'24"W
L2	20.13	N17°28'25"E
L3	19.87	N17°28'25"E
L4	47.27	N54°29'28"E
L5	42.63	N19°49'21"E
L6	28.06	N07°14'37"W
L7	25.17	N08°50'42"E
L8	31.15	N20°52'35"E
L9	35.24	N20°02'51"W
L10	28.78	N18°12'32"W
L11	46.67	N48°25'41"E
L12	46.53	N52°40'59"E
L13	13.26	N52°40'59"E
L14	29.44	S69°49'36"E
L15	23.53	S79°52'57"E
L16	32.53	S76°15'43"E
L17	26.73	S87°43'20"E
L18	28.82	N89°19'48"E
L19	33.54	N29°19'48"E
L20	33.67	N85°36'09"E
L21	56.38	N50°45'00"E
L22	4.85	N02°08'31"E
L23	33.83	N02°08'31"E
L24	39.14	N36°32'07"W
L25	27.67	N30°16'27"E
L26	24.81	N60°19'16"E
L27	32.37	N83°43'13"E
L28	74.21	N86°01'23"E
L29	62.65	S74°53'39"E
L30	18.91	S75°59'59"E
L31	49.88	S75°59'59"E
L32	36.32	S40°49'59"W
L33	8.14	S42°10'18"W
L34	14.29	S42°10'18"W
L35	25.91	S15°19'56"W
L36	34.28	S16°12'54"W
L37	20.87	S21°26'57"E
L38	23.53	N74°30'31"W
L39	19.82	S04°09'19"E
L40	18.91	S20°15'23"E
L41	25.18	S56°52'11"E
L42	33.49	S59°50'22"E
L43	21.72	S39°17'58"E
L44	2.90	N45°48'08"E
L45	37.35	N06°49'33"W
L46	1.73	N80°27'02"E
L47	35.12	N80°27'02"E
L48	30.60	S79°37'51"E
L49	24.28	S86°31'10"E



NOW OR FORMERLY LANDS OF  
 CHRISMAN D. HARRISON  
 (SEE LEGAL SIZED SURVEY  
 BY HIS FIRM DATED: 09-15-84)  
 "QUALITY AUTO"

**OWNER'S CERTIFICATE:**

STATE OF GEORGIA, COUNTY OF CAMDEN  
 THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNERS HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY.  
 BY: *Terry Stover* DATE: 11/1/03  
 TERRY STOVER, OWNER

**PROPERTY OWNED BY:**

TRI-CITY DEVELOPMENT CORPORATION  
 P.O. BOX 5245  
 ST. MARYS, GEORGIA 31558  
 (912)-882-4544

**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: *Theresa Smiley* DATE: 12-15-03  
 CITY OF ST. MARYS PLANNING DIRECTOR

**APPROVAL CERTIFICATE:**

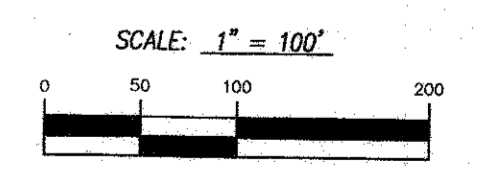
RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAT, ALL REQUIREMENTS OF THE ST. MARYS, GEORGIA SUBDIVISION REGULATIONS HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.  
 BY: *William T. DeWitt* DATE: 11/1/03  
 CHAIRMAN OF PLANNING COMMISSION

**BY THE CITY OF ST. MARYS, GEORGIA**

BY: *John A. Hance* DATE: 11-10-03  
 MAYOR  
 BY: *John A. Hance* DATE: 11-10-03  
 BY: *John A. Hance* DATE: 11-10-03  
 BY: *John A. Hance* DATE: 11-10-03  
 BY: *John A. Hance* DATE: 11-10-03  
 BY: *John A. Hance* DATE: 11-10-03

**RECORDING DATA INFORMATION:**

STATE OF GEORGIA, COUNTY OF CAMDEN  
 OFFICE OF CLERK OF SUPERIOR COURT  
 THE WITHIN PLAT RECORDED IN PLAT  
 DRAWER No. 12 MAP No. 56-58  
 THIS 12th DAY OF November, 2003.  
 BY: *John A. Hance* DATE: 12/15/03  
 DEPUTY CLERK



DWN. BY: T.L.P. CKD. BY: R.B.  
 PREPARED BY:  
**PRIVETT & ASSOCIATES, INC.**  
 SURVEYORS & LAND PLANNERS  
 LICENSED BUSINESS No. 166, GA.  
 LICENSED BUSINESS No. 4204, FL.  
 1201 SHADOWLAWN DRIVE  
 ST. MARYS, GEORGIA 31558  
 (912) 882-3738  
 DWG. No.: SD-2-1339(9)-10-03

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN SET.  
 BY: *William T. DeWitt* DATE: 11-07-03  
 WILLIAM T. DEWITT, SURVEYOR

CURVE	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C1	26°33'51"	217.61'	100.89'	51.37'	S80°22'31"W	99.99'
C2	66°46'09"	121.45'	141.53'	80.03'	N60°11'19"E	133.66'
C3	37°05'45"	193.53'	125.30'	64.93'	N48°32'44"E	123.12'
C4	37°05'45"	223.53'	144.72'	75.00'	N48°32'44"E	142.21'
C5	37°05'45"	372.55'	241.21'	129.00'	S48°32'44"W	237.01'
C6	37°05'45"	342.55'	221.78'	114.93'	S48°32'44"W	217.93'
C7	37°05'45"	402.55'	260.63'	135.07'	S48°32'44"W	256.10'
C8	33°23'05"	121.45'	70.76'	36.42'	N43°29'46"E	69.77'
C9	01°00'24"	402.55'	7.07'	3.54'	S30°30'03"W	7.07'
C10	20°45'19"	402.55'	145.82'	73.72'	S41°22'53"W	145.02'
C11	04°25'21"	342.55'	26.44'	13.23'	S32°12'32"W	26.43'
C12	33°23'05"	121.45'	70.76'	36.42'	N76°52'51"E	69.77'
C13	15°20'06"	402.55'	107.74'	54.19'	S58°25'33"W	107.42'
C14	32°40'24"	342.55'	195.34'	100.41'	S50°45'24"W	192.71'

**LOT 1**  
 (P.D. 14, MAP No.S 56-58)

**WETLANDS NOTE:**

A PORTION OF THE SUBJECT PROPERTY WAS PREVIOUSLY IDENTIFIED AS A WETLAND JURISDICTIONAL AREA PER WETLAND SURVEY BY THIS FIRM DATED: 12-06-02. IT HAS RECENTLY UNDERGONE INSPECTION BY CURRENT GUIDELINES AND HAS BEEN FOUND TO BE ISOLATED AND NOT UNDER CORPS JURISDICTION. THE REMAINING WETLAND AREAS WHICH REMAIN UNDER CORPS JURISDICTION ARE SHOWN THUS:

**NOTES:**

- BEARINGS SHOWN HEREON REFER TO THE STATE SYSTEM OF PLANE COORDINATES AS ESTABLISHED FOR THE EAST ZONE OF GEORGIA ACCORDING TO MONUMENTATION BY SURVEY FOR RAYONIER CO., INC. BY JOHN C. GARNER, DATED: SEPTEMBER 1963 AND RECORDED IN PLAT CABINET 1, FILE 19C & 19D, PUBLIC RECORDS OF SAID COUNTY.
- SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13039C03900, COMM. No. 130027, PANEL No. 0390, SUFFIX "D", DATED: JULY 3, 1995, FOR CAMDEN COUNTY, GEORGIA.
- BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 25 FEET  
 SIDES: 10 FEET BETWEEN BUILDINGS  
 0' TO ADJOINING UNITS  
 REAR: 15 FEET (25' REAR STREET)
- PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED L.B. 166 AND ARE SHOWN THUS: SET: □ FOUND: ■
- LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" IRON PIPES AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- SUBJECT PROPERTY CONTAINS 24.75 ACRES (20 LOTS)
- SUBJECT PROPERTY IS CURRENTLY ZONED: R-3
- SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEWER, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- ALL EASEMENTS SHOWN HEREON ARE TO BE 25' IN WIDTH LYING 12.5' EITHER SIDE OF A PROPERTY LINE AND WILL EXTEND FROM LOT LINE TO LOT LINE, UNLESS OTHERWISE SHOWN.
- THIS PLAT RESERVES AN IMPLIED EASEMENT TO THE CITY OF ST. MARYS AND/OR HOMEOWNERS ASSOCIATION OVER ANY AND ALL DRAINAGE AND UTILITIES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE.

PLAT DATE: NOVEMBER 12, 2003  
 F.B. 280, PG. 1  
 CADD FILE: \\TRENDA\DWG\3\ATRIUM\REVISED\3\DWG