

7682788140
PARTICIPANT ID P2023000039
BK:2023 PG:39-39

FILED IN OFFICE
CLERK OF COURT
04/06/2023 01:33 PM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

Joy Lynn Turner

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 SOKIA ILS.
- 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 WETLANDS SHALL HAVE A 50' BUFFER.
- 9) THERE EXISTS A 25' (12.5' EITHER SIDE OF PROPERTY LINE) DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR PROPERTY LINES.
- 10) RIGHT OF WAY SHOWN AS PER DOT MAP FOUND IN PG. 3. FOLIO 102. ROAD ALIGNMENT AND VARIOUS SURVEYS OF ADJOINING PROPERTIES SHOW A DISCREPANCY IN RIGHT OF WAY.

ENDORSEMENT OF THE ROAD DEPARTMENT:

SURVEYOR APPROVED BY THE CAMDEN COUNTY ROAD DEPARTMENT
Samuel DATE: 4/5/23
ROAD DEPARTMENT

PLANNING AND ZONING DEPARTMENT OFFICIAL:

SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING DEPARTMENT.
BY: *Joy Lynn Turner* DATE: 4/4/23
PLANNING AND ZONING DEPARTMENT OFFICIAL

HEALTH DEPARTMENT CERTIFICATION:

SUBDIVISION PLAT HAS BEEN APPROVED BY THE HEALTH DEPARTMENT.
BY: *Joy Lynn Turner* DATE: 3-29-23
HEALTH DEPARTMENT OFFICIAL

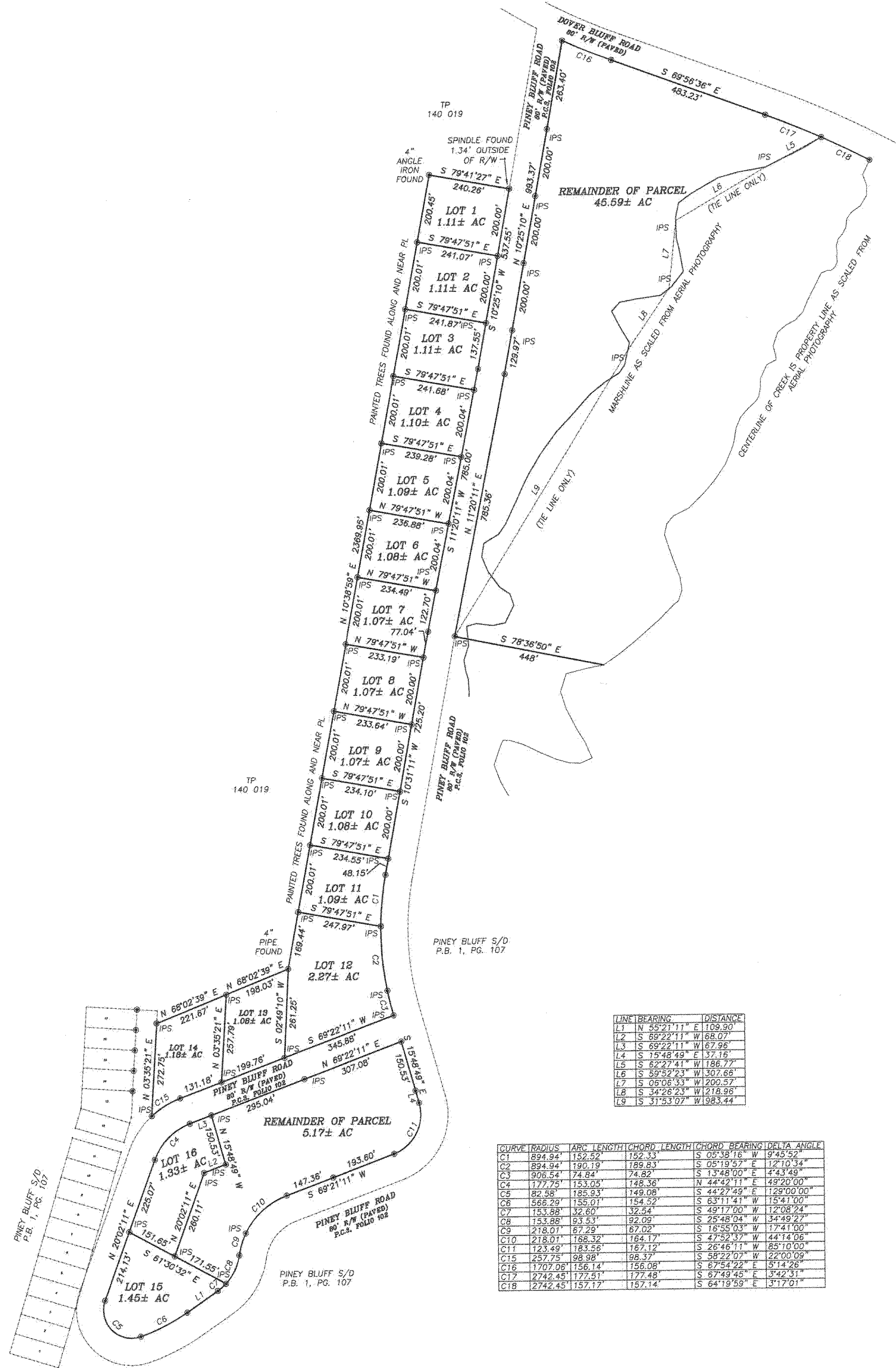
OWNER'S CERTIFICATE:

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.
BY: *Matthew Jordan* DATE: 3/15/23
(OWNER'S SIGNATURE)

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 Jordan R.L.S. 3011 DATE: 08/01/2022
MATTHEW J. JORDAN R.L.S. 3011 DATE

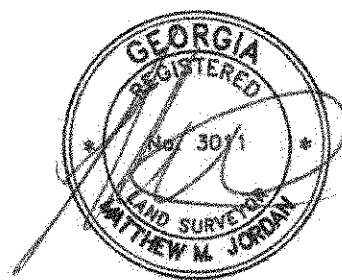


RECOMBINATION OF SUBDIVISION FOR PINEY BLUFF SUBDIVISION DIVISION THREE AS RECORDED IN THE RECORDS OF CAMDEN COUNTY

BEING TAX PARCEL 140 020,
33rd G.M.D.,
CAMDEN COUNTY, GEORGIA

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
- NMFS NO MONUMENT FOUND OR SET
- DNR DEPARTMENT OF NATURAL RESOURCES
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE



FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONES AE 9, AE 10 AND X (SHADED) ON F.I.R.M. NO. 13039C01686, DATED DECEMBER 21, 2017.

330 CAMDEN AVENUE
WOODBRIDGE, GA 31566
(912) 576-8854 L.S.F. 882
DWG. BY: MJ PM: ET
DWG. 02/08/2023 SURVEYED: 07/01/2022
JOB: 22122, 16LOT 1" = 200'