

BOUNDARY SURVEY SURVEY FOR:
K-TOWN INVESTMENTS

TAX PARCEL NUMBER
 1606th G.M.D.,
 CITY OF KINGSLAND,
 CAMDEN COUNTY,
 GEORGIA

RESERVED FOR THE CLERK OF COURT

GENERAL NOTES:

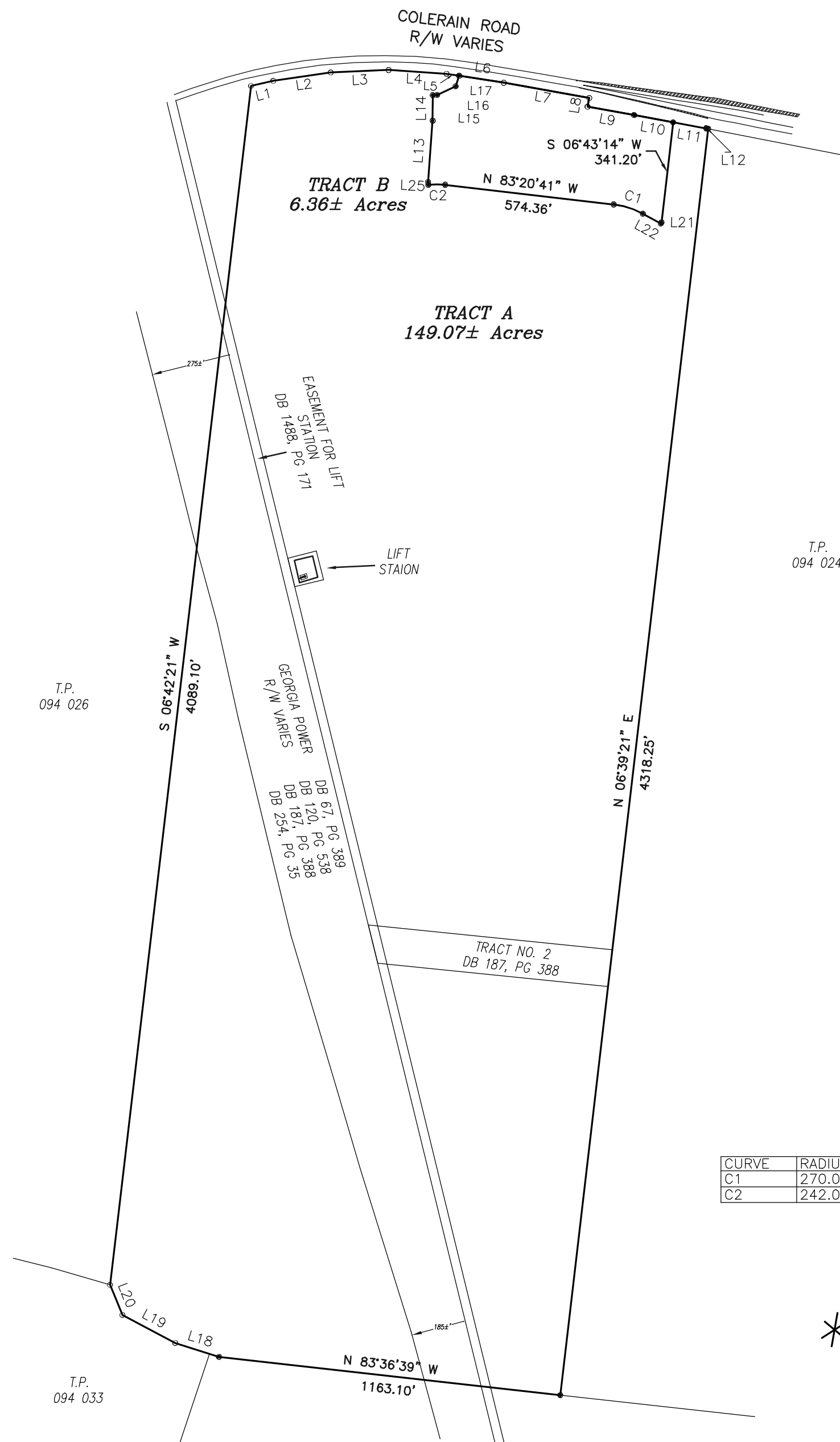
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS PERFORMED USING GLOBAL POSITIONING SYSTEM AND RADIAL SURVEY TECHNIQUES AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. UNOBSTRUCTED PORTIONS OF THE SITE WERE SURVEYED USING DUAL FREQUENCY, REAL TIME KINEMATIC GPS METHODS WITH A RELATIVE POSITIONAL ACCURACY < ±0.07"+50 PPM.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 320,000 FEET.
4. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION AND A CARLSON BRx6 ROVER, eGPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT
6. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
7. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
8. ALL IMPROVEMENTS NOT SHOWN.
9. CREEK LOCATION SCALED FROM AERIAL PHOTOGRAPHY AND NOT LOCATED IN THE FIELD.

LEGEND:

- 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
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BL SETBACK LINE
- (T) TOTAL
- T.P. TAX PARCEL

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



LINE	BEARING	DISTANCE
L1	N 77°30'52" E	77.34'
L2	S 81°41'21" W	196.30'
L3	S 87°31'21" W	196.30'
L4	S 86°16'39" E	196.30'
L6	N 81°04'39" W	152.69'
L7	N 79°53'30" W	294.15'
L8	S 10°11'44" W	30.06'
L9	N 79°48'16" W	160.00'
L10	N 79°34'57" W	134.62'
L11	N 79°34'57" W	113.41'
L12	S 78°54'28" E	6.89'
L13	N 04°15'54" E	207.85'
L14	N 00°23'13" E	86.55'
L15	N 88°16'54" E	15.01'
L16	S 64°38'00" W	69.40'
L17	N 18°06'44" E	37.33'
L18	S 72°25'39" E	155.50'
L19	S 62°04'39" E	202.70'
L20	S 22°18'39" E	110.30'
L21	S 28°43'48" W	4.79'
L22	S 61°16'12" E	69.35'
L23	N 83°20'41" W	171.94'
L24	N 83°20'41" W	402.43'
L25	N 06°54'03" W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	104.02'	103.38'	N 72°18'27" W	22°04'29"
C2	242.00'	57.26'	57.12'	S 89°52'38" W	13°33'22"

FOR REVIEW

GRAPHIC SCALE



(IN FEET)
 1 inch = 400 ft.

CUMBERLAND SURVEYORS

300 CAMDEN AVENUE
 WOODBINE, GA 31569
 (912) 576-8854 L.S.F. 882

DWG. BY: MJ PM: MJ
 DWG: 10/2025 SURVEYED: 5/2025
 JOB: 25102 1" = 400'