

BENCHMARK # 1
SET X-CUT ON TOP OF 24" CONCRETE LIGHT
POLE BASE ALONG NLY SIDE OF LOT 4,
ELEV.= 24.55' (N.A.V.D. 88)

BENCHMARK # 2
SET P.K. NAIL & WASHER IN SWLY END
OF CONCRETE MEDIAN AT INTERSECTION
OF HIGHWAY 40 & KINGS BAY ROAD,
ELEV.= 24.53' (N.A.V.D. 88)

NON-EXCLUSIVE PERPETUAL ACCESS
EASEMENT (D.B. 289, PG. 54)
60' WIDE NON-EXCLUSIVE INGRESS AND
EGRESS EASEMENT
(D.B. 192, PG. 106, D.B. 201, PG. 297,
D.B. 320, PG. 82 & D.B. 398, PG. 197)

60' WIDE NON-EXCLUSIVE INGRESS
AND EGRESS EASEMENT
(D.B. 192, PG. 106, D.B. 201, PG. 297,
D.B. 320, PG. 82 & D.B. 398, PG. 197)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°25'30"W	175.00'
L2	N19°34'30"E	60.00'
L3	N84°34'30"E	129.47'
L4	N20°59'28"E	28.97'
L5	N22°35'33"W	23.29'
L6	S70°25'30"E	167.00'
L7	S70°25'30"E	72.66'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	274.89'	350.00'	45°00'00"	144.97'	267.88'	N87°04'30"E
C2	122.27'	190.00'	36°52'17"	63.34'	120.17'	N04°09'27"W

SURVEYORS NOTE

THE IMPROVEMENTS, ELEVATIONS AND ASSOCIATED CONTOURS LYING WITHIN
THE RIGHT-OF-WAY OF 50th STREET & GEORGIA HIGHWAY No. 40 ARE BASED
ON LOCATIONS OBTAINED IN THE FIELD BY THIS FIRM. THE CONTOURS SHOWN
HEREON WITHIN THE INTERIOR OF THE SUBJECT PROPERTY ARE BASED ON
LIDAR TOPOGRAPHICAL INFORMATION PROVIDED BY ARIES GEOSPATIAL, INC..
AKM SURVEYING, INC. TAKES NO LIABILITY IN THE ACCURACY OF LIDAR
INFORMATION AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY..

NOTES:

- 1.) BEARINGS, COORDINATES & ELEVATIONS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C0415G & 13039C0395G, COMMUNITY No. 130238, PANEL No. 0415 & 0395, SUFFIX "G".
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) REFER TO CITY OF KINGSLAND ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
- 6.) EXISTING ELEVATIONS SHOWN THUS: ±10.5 AND ARE BASED ON NAVD 1988 DATUM.
- 7.) THERE MAY EXIST ADDITIONAL UTILITIES NOT SHOWN HEREON. ONLY ABOVE GROUND UTILITIES AND BELOW GROUND UTILITIES WITH ABOVE GROUND INDICATORS WERE LOCATED AT THIS TIME.
- 8.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 9.) THIS IS A TOPOGRAPHICAL SURVEY ONLY AND SHOULD NOT BE CONSTRUED AS A CURRENT BOUNDARY SURVEY.
- 10.) THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON BOUNDARY SURVEY OF SUBJECT PROPERTY BY PARK D. PRIVETT, JR., DATED OCTOBER 7, 2008, HAVING DWG. No. B-2-1941(B)-10-08.
- 11.) THE LIDAR DATA SHOWN HEREON WAS COLLECTED DECEMBER 21, 2022 BY USE OF UNMANNED AERIAL SYSTEM (UAS) DJI M300 DRONE WITH ROCK R2A LIDAR SCANNER AND WAS PERFORMED BY ARIES GEOSPATIAL INC., USING 45 CHECKPOINTS WITH A ROOT MEAN SQUARE ERROR (RMSE) OF 0.3'. THE TOPOGRAPHIC AND ELEVATION DATA PROVIDED FROM SUCH IS NOT CERTIFIED BY THE SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

SHEET 1 OF 8

SEE SHEETS 2-8 FOR DETAILS

LEGEND

- | | | |
|-----------------------------|------------------------------|------------------------------|
| ⊙ = SIGNAL POLE | ⊕ = FIRE HYDRANT | ⊠ = AERIAL TARGET |
| ⊗ = TRAFFIC SIGNAL PEDESTAL | — = BACK FLOW PREVENTER | ⊕ = BENCHMARK |
| ☆ = LIGHT POLE | ⊗ = GAS LINE MARKER | ⊕ = OVERHEAD POWER LINES |
| ⊗ = WOOD POWER POLE | ⊗ = GAS VALVE | ⊕ = ASPHALT PAVING |
| ⊗ = VAULT | ⊗ = TELEPHONE PEDESTAL | ⊕ = CONCRETE AREA |
| ⊗ = WATER VALVE | ⊗ = FIBER OPTIC MARKER | ■ = FOUND CONCRETE MONUMENT |
| ⊗ = WATER STUB-OUT | ⊗ = SANITARY SEWER MANHOLE | ● = IDENTIFICATION AS NOTED |
| ⊗ = WATER METER | ⊗ = SANITARY SEWER CLEAN-OUT | ● = FOUND REBAR OR IRON PIPE |
| ⊗ = WELL | ⊗ = METAL SIGN POST | ● = IDENTIFICATION AS NOTED |
| | —X— = FENCE (TYPE AS NOTED) | |

EQUIPMENT USED:

ANGULAR: SOKKIA CX

LINEAR: SOKKIA CX

SCALE: 1" = 200'

FIELD BOOK 98, PAGE 8-15 DWN. BY: M.C.
SURVEY DATE: 04-20-2023 CKD. BY: J.S.F.

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND

1606th G.M.D., CAMDEN COUNTY, GEORGIA

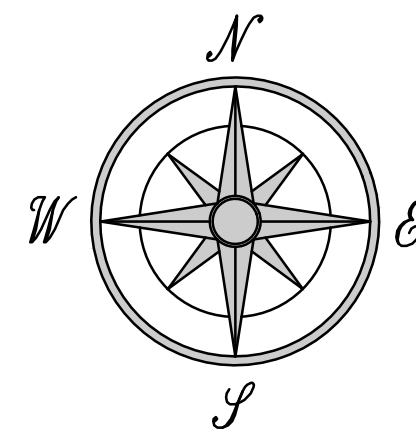
(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

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

DWG. No. T-2-2085-04-23



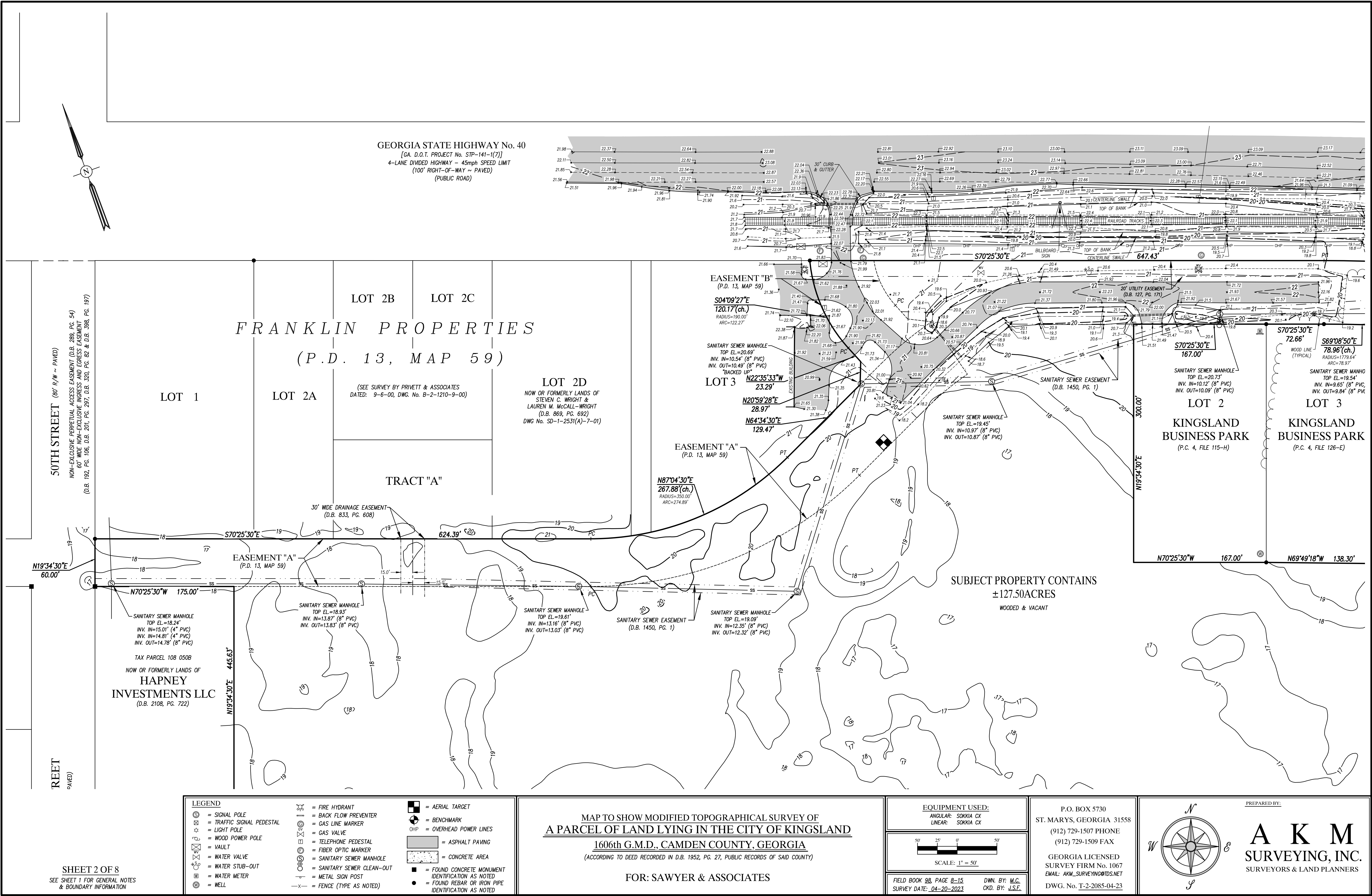
PREPARED BY:

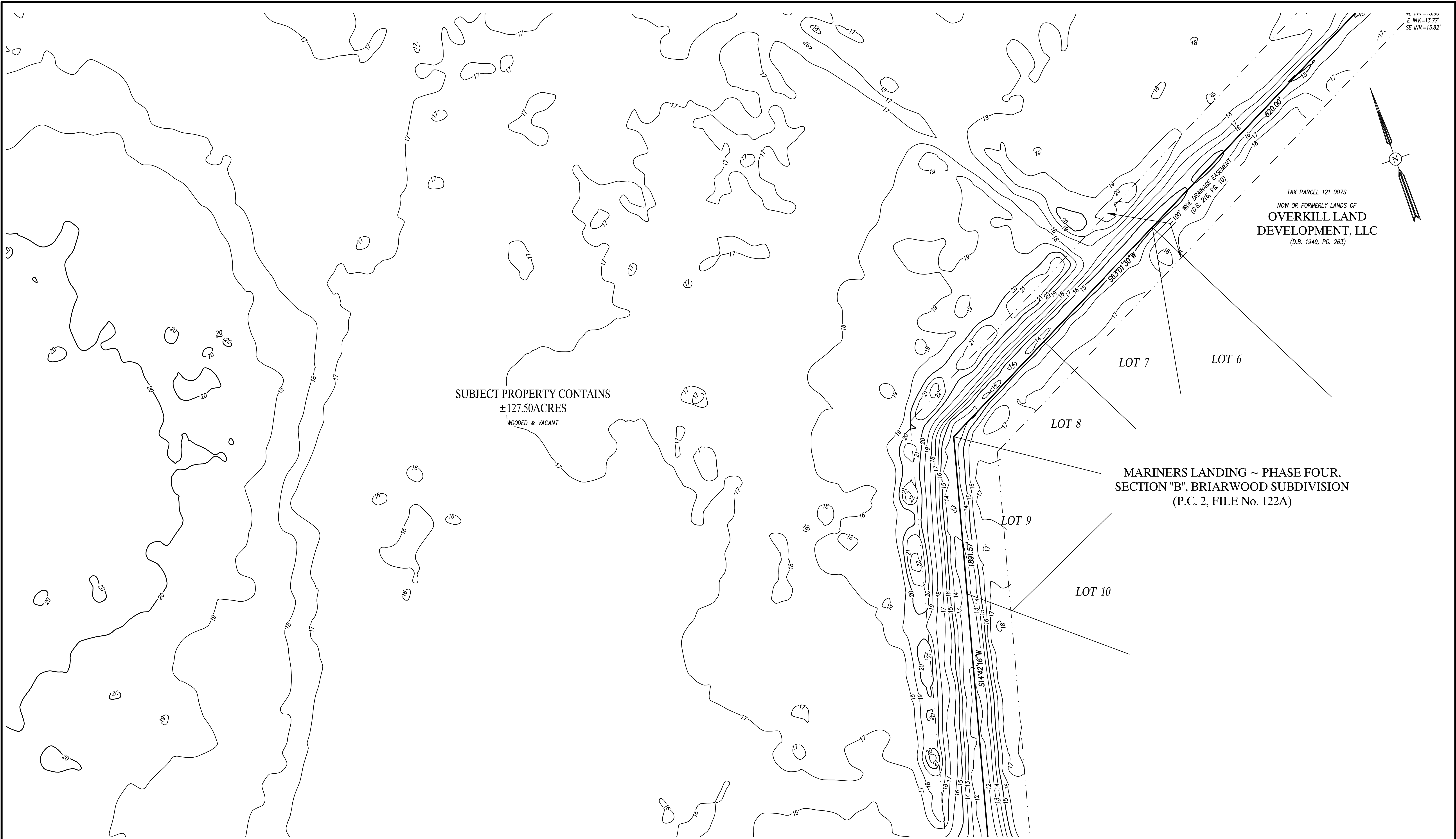
A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

APPROVED BY:

GEORGIA
REGISTERED
No. 3143
JEFFREY S. SAWYER
GA. REGISTERED SURVEYOR No. 3143

BY: DATE: 04/25/2023





LEGEND

- = SIGNAL POLE
- ☆ = TRAFFIC SIGNAL PEDESTAL
- ☆ = LIGHT POLE
- ⊞ = WOOD POWER POLE
- ⊞ = VAULT
- ⊞ = WATER VALVE
- ⊞ = WATER STUB-OUT
- ⊞ = WATER METER
- ⊞ = WELL

- ⊞ = FIRE HYDRANT
- ⊞ = BACK FLOW PREVENTER
- ⊞ = GAS LINE MARKER
- ⊞ = GAS VALVE
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = FIBER OPTIC MARKER
- ⊞ = SANITARY SEWER MANHOLE
- ⊞ = SANITARY SEWER CLEAN-OUT
- ⊞ = METAL SIGN POST
- X— = FENCE (TYPE AS NOTED)

- ⊞ = AERIAL TARGET
- ⊞ = BENCHMARK
- ⊞ = OVERHEAD POWER LINES
- ⊞ = ASPHALT PAVING
- ⊞ = CONCRETE AREA
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND

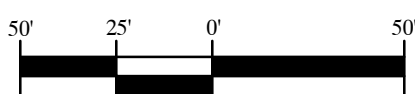
1606th G.M.D., CAMDEN COUNTY, GEORGIA

(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

EQUIPMENT USED:

ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX



SCALE: 1" = 50'

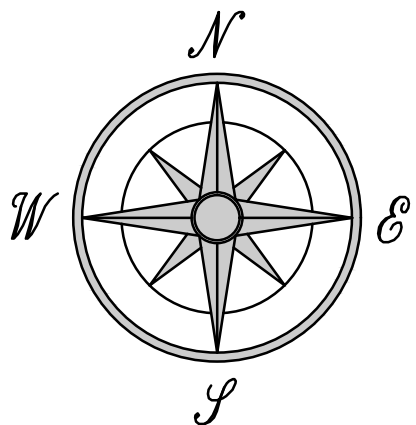
FIELD BOOK 88, PAGE 8-15
SURVEY DATE: 04-20-2023

DWN. BY: M.C.
CKD. BY: J.S.E.

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@IDS.NET
DWG. No. T-2-2085-04-23

PREPARED BY:



A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



LEGEND

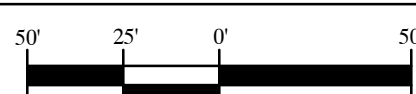
- | | | | | | |
|--|---------------------------|--|----------------------------|--|--|
| | = SIGNAL POLE | | = FIRE HYDRANT | | = AERIAL TARGET |
| | = TRAFFIC SIGNAL PEDESTAL | | = BACK FLOW PREVENTER | | = BENCHMARK |
| | = LIGHT POLE | | = GAS LINE MARKER | | = OVERHEAD POWER LINES |
| | = WOOD POWER POLE | | = GAS VALVE | | = ASPHALT PAVING |
| | = VAULT | | = TELEPHONE PEDESTAL | | = CONCRETE AREA |
| | = WATER VALVE | | = FIBER OPTIC MARKER | | = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED |
| | = WATER STUB-OUT | | = SANITARY SEWER MANHOLE | | = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED |
| | = WATER METER | | = SANITARY SEWER CLEAN-OUT | | |
| | = WELL | | = METAL SIGN POST | | |
| | | | = FENCE (TYPE AS NOTED) | | |

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND
1606th G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

EQUIPMENT USED:

ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX



SCALE: 1" = 50'

FIELD BOOK 98, PAGE 8-15
SURVEY DATE: 04-20-2023

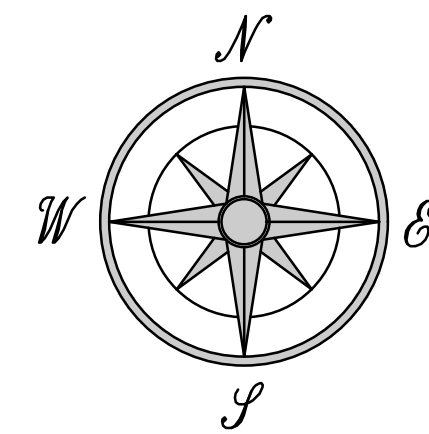
DWN. BY: M.C.
CKD. BY: J.S.E.

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

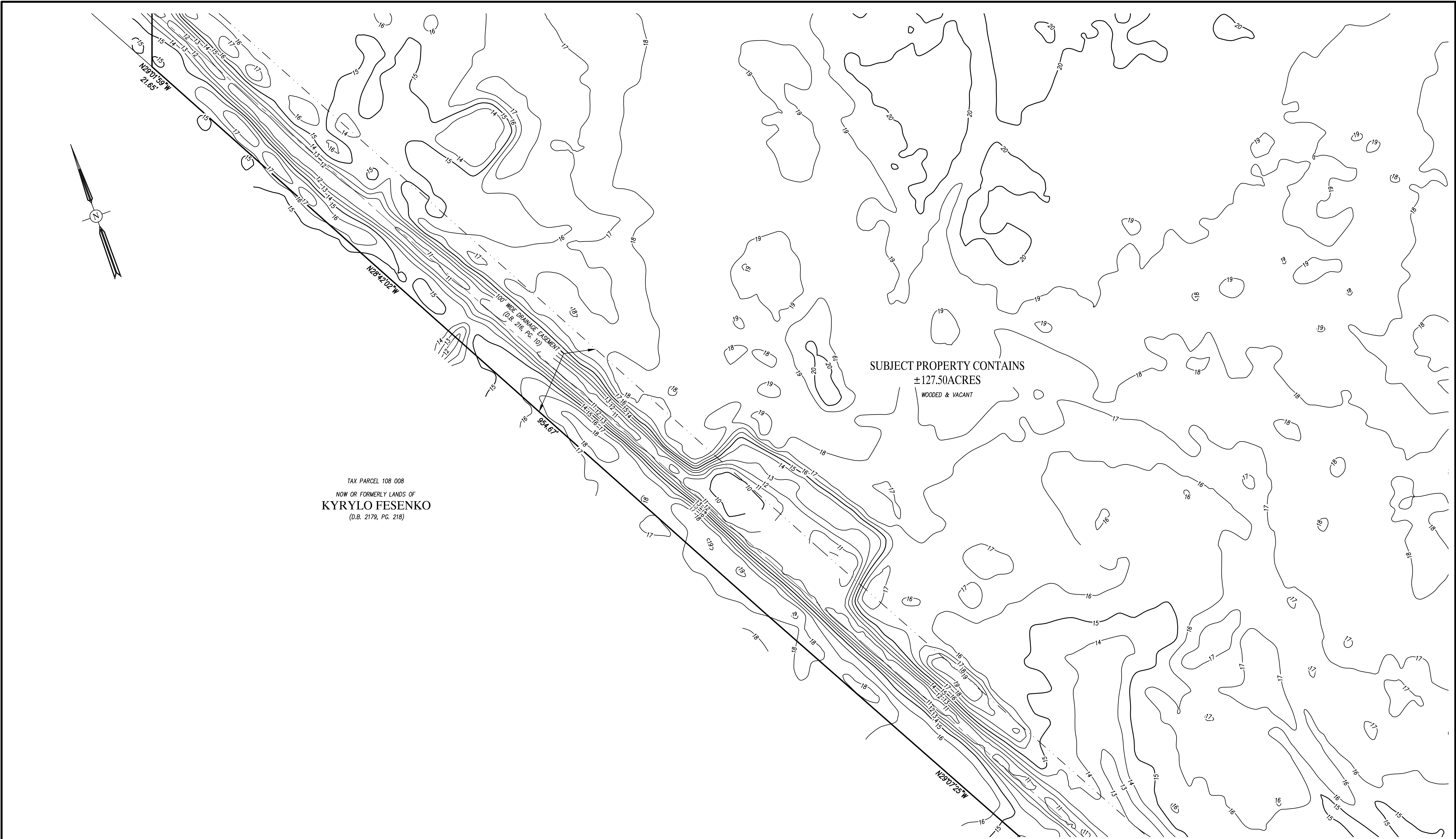
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GDS.NET

DWG. No. T-2-2085-04-23

PREPARED BY:



A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



LEGEND			
	= SIGNAL POLE		= FIRE HYDRANT
	= TRAFFIC SIGNAL PEDESTAL		= BACK FLOW PREVENTER
	= LIGHT POLE		= GAS LINE MARKER
	= WOOD POWER POLE		= GAS VALVE
	= VAULT		= TELEPHONE PEDESTAL
	= WATER VALVE		= FIBER OPTIC MARKER
	= WATER STUB-OUT		= SANITARY SEWER MANHOLE
	= WATER METER		= SANITARY SEWER CLEAN-OUT
	= WELL		= METAL SIGN POST
			= FENCE (TYPE AS NOTED)
			= AERIAL TARGET
			= BENCHMARK
			= OVERHEAD POWER LINES
			= ASPHALT PAVING
			= CONCRETE AREA
			= FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
			= FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND
1606th G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

EQUIPMENT USED:	
ANGULAR:	SOKKIA CX
LINEAR:	SOKKIA CX
SCALE: 1" = 50'	
FIELD BOOK <u>98</u> , PAGE <u>8-15</u>	DWN. BY: <u>M.C.</u>
SURVEY DATE: <u>04-20-2023</u>	CKD. BY: <u>J.S.E.</u>

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@IDS.NET
DWG. No. T-2-2085-04-23

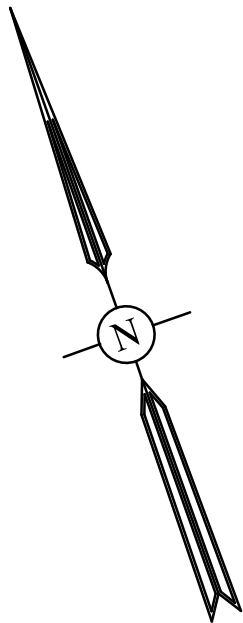
PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



SUBJECT PROPERTY CONTAINS
±127.50 ACRES
WOODED & VACANT

TAX PARCEL 121F 094
NOW OR FORMERLY LANDS OF
MARINERS LANDING
HOMEOWNERS ASSOCIATION
(BY COUNTY ASSESSORS RECORDS)
U.S. ARMY CORPS OF ENGINEERS CONSERVATION EASEMENT
(P.D. 9, MAP No. 235)



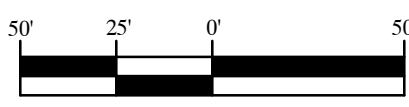
SHEET 7 OF 8
SEE SHEET 1 FOR GENERAL NOTES
& BOUNDARY INFORMATION

LEGEND			
	= SIGNAL POLE		= FIRE HYDRANT
	= TRAFFIC SIGNAL PEDESTAL		= BACK FLOW PREVENTER
	= LIGHT POLE		= GAS LINE MARKER
	= WOOD POWER POLE		= GAS VALVE
	= VAULT		= TELEPHONE PEDESTAL
	= WATER VALVE		= FIBER OPTIC MARKER
	= WATER STUB-OUT		= SANITARY SEWER MANHOLE
	= WATER METER		= SANITARY SEWER CLEAN-OUT
	= WELL		= METAL SIGN POST
			= FENCE (TYPE AS NOTED)
			= AERIAL TARGET
			= BENCHMARK
			= OVERHEAD POWER LINES
			= ASPHALT PAVING
			= CONCRETE AREA
			= FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
			= FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND
1606th G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

EQUIPMENT USED:
ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX



SCALE: 1" = 50'

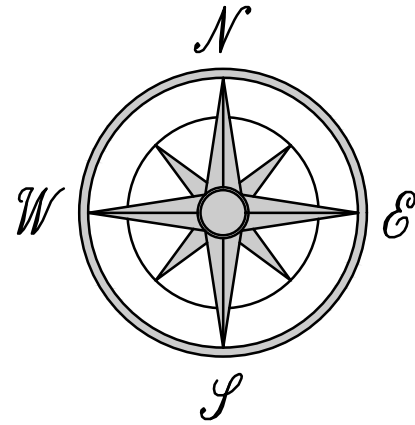
FIELD BOOK 98, PAGE 8-15
SURVEY DATE: 04-20-2023

DWN. BY: M.C.
CKD. BY: J.S.E.

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

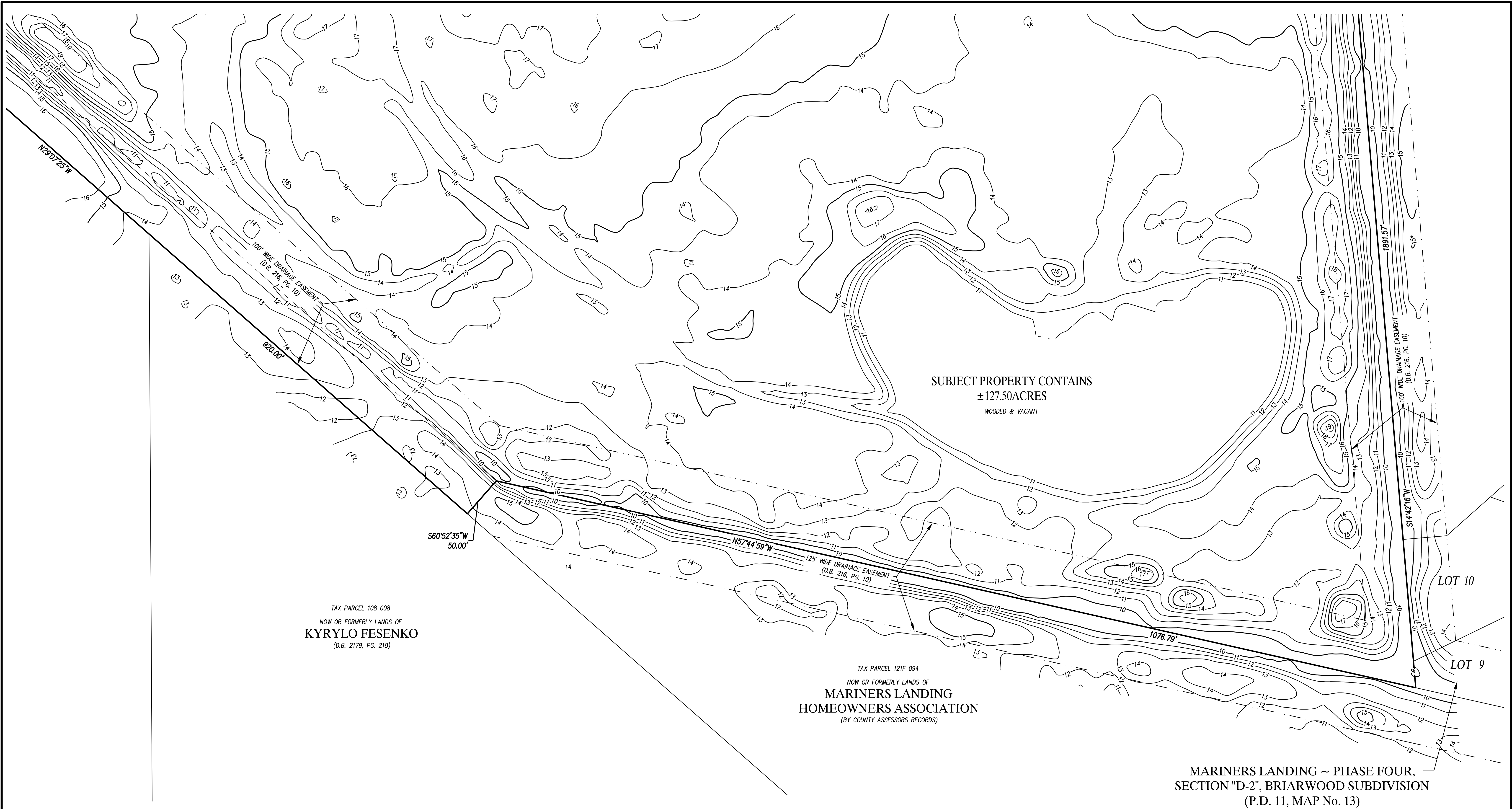
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@IDS.NET

DWG. No. T-2-2085-04-23



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



LEGEND			
	= SIGNAL POLE		= FIRE HYDRANT
	= TRAFFIC SIGNAL PEDESTAL		= BACK FLOW PREVENTER
	= LIGHT POLE		= GAS LINE MARKER
	= WOOD POWER POLE		= GAS VALVE
	= VAULT		= TELEPHONE PEDESTAL
	= WATER VALVE		= FIBER OPTIC MARKER
	= WATER STUB-OUT		= SANITARY SEWER MANHOLE
	= WATER METER		= SANITARY SEWER CLEAN-OUT
	= WELL		= METAL SIGN POST
			= FENCE (TYPE AS NOTED)
			= AERIAL TARGET
			= BENCHMARK
			= OVERHEAD POWER LINES
			= ASPHALT PAVING
			= CONCRETE AREA
			= FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
			= FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND

1606th G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1952, PG. 27, PUBLIC RECORDS OF SAID COUNTY)

FOR: SAWYER & ASSOCIATES

EQUIPMENT USED:

ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX



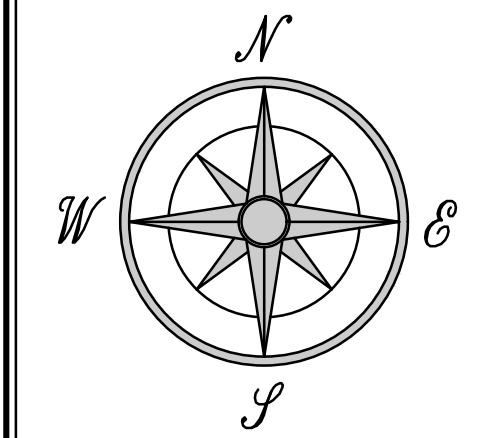
SCALE: 1" = 50'

FIELD BOOK 98, PAGE 8-15
SURVEY DATE: 04-20-2023

DWN. BY: M.C.
CKD. BY: J.S.E.

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
DWG. No. T-2-2085-04-23



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS