

RESERVED FOR RECORDING PURPOSES

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S89°39'00"E FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRIETTS BLUFF ROAD ACCORDING TO DEED RECORDED IN D.B. 2175, PG. 594, 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.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
4.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
5.) SUBJECT PROPERTY IS CURRENTLY ZONED I-G (GENERAL INDUSTRIAL DISTRICT). BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 50 FEET FROM PUBLIC RIGHT-OF-WAY; MINIMUM SIDE YARD SETBACK: 50 FEET FROM SIDE STREET; 40 FEET FROM SIDE LOT LINE; MINIMUM REAR YARD SETBACK: 40 FEET FROM REAR PROPERTY LINE.
6.) SUBJECT PROPERTY CONTAINS ±11.196 ACRES AND CONTAINS 2 PARCELS.
7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS TAX PARCEL 093 054G
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 & 13039C0385G, COMMUNITY No. 130238, PANEL No. 0383 & 0385, SUFFIX G.

PROPERTY OWNED BY:

FOODIE'S, LLC
101 COMMERCIAL DRIVE, SUITE A
KINGSLAND, GEORGIA 31548
(912) 729-3564
(D.B. 2175, PG. 594)

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: FOODIE'S, LLC
101 COMMERCIAL DRIVE, SUITE A
KINGSLAND, GA 31548

BY: W.H. GROSS (AGENT)
DATE:

APPROVAL CERTIFICATE:

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

BY: CITY MANAGER
DATE:
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.

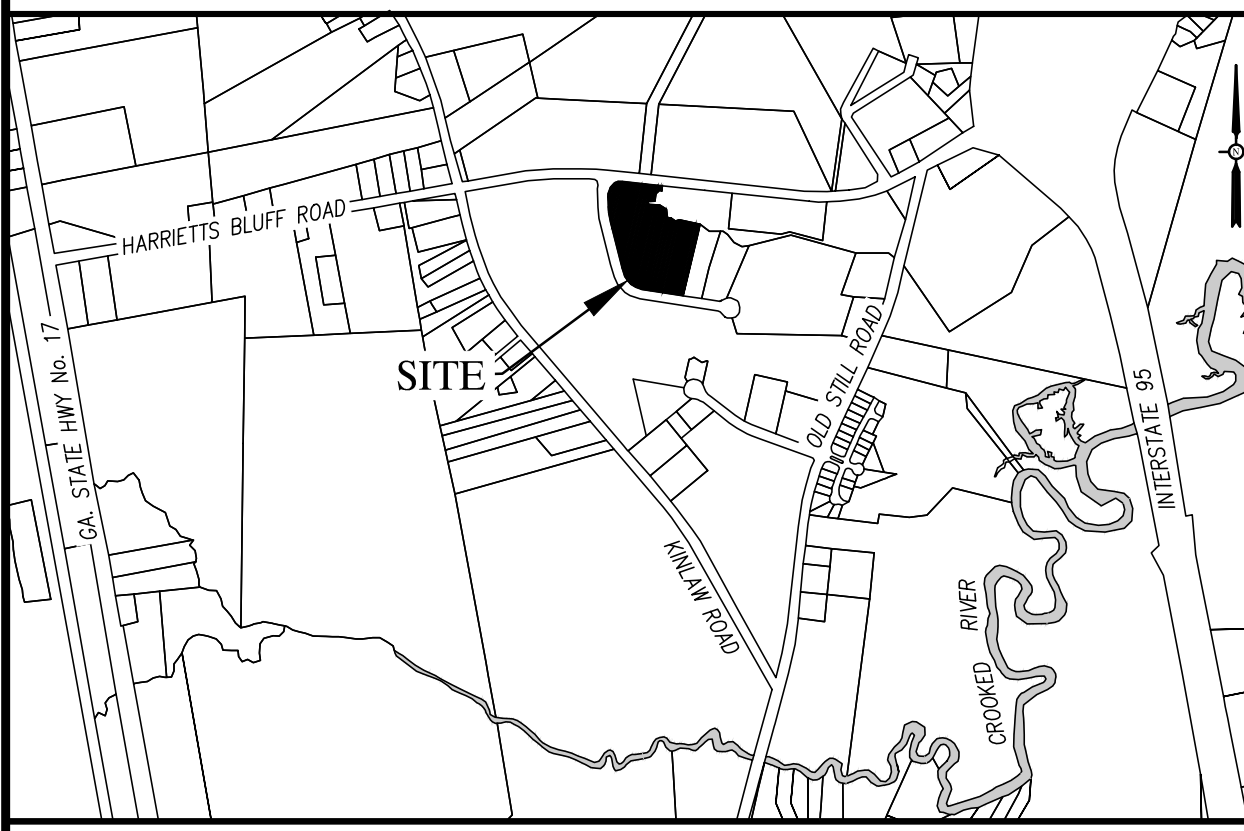
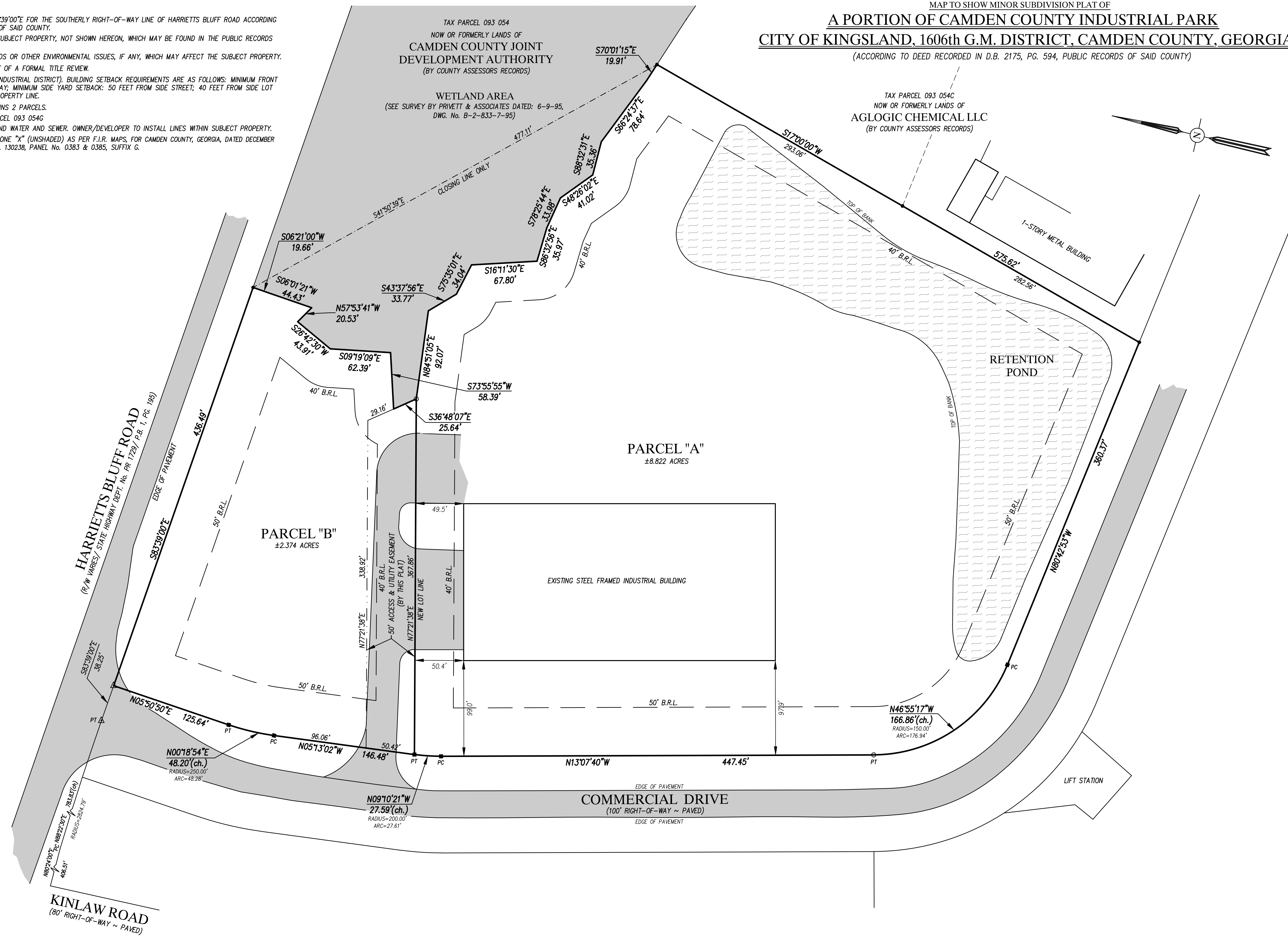
BY: PLANNING DIRECTOR
DATE:
PRINTED NAME:

APPROVAL CERTIFICATE:

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

BY: PUBLIC WORKS
DATE:
PRINTED NAME:

MAP TO SHOW MINOR SUBDIVISION PLAT OF
A PORTION OF CAMDEN COUNTY INDUSTRIAL PARK
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 2175, PG. 594, PUBLIC RECORDS OF SAID COUNTY)



Scale: 1" = 50'
DWN. BY: M.C. CKD. BY: J.S.F.
FIELD BOOK XX PAGE XX
PLAT DATE: 12-08-2024
DWG. # SD-2-2776-12-24

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXXXX 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 201,450 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 CONCRETE MONUMENT 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: JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143
DATE: