

MAP TO SHOW RETRACEMENT SURVEY OF
TRACTS 2 & 3, OF THE NORMAN WAY ESTATE
1606th G. M. DISTRICT, CAMDEN COUNTY, GEORGIA
 (ACCORDING TO PLAT RECORDED IN P.D. 9, MAP No. 204, PUBLIC RECORDS OF SAID COUNTY)

FOR: OLIN WOOTEN

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF S80°05'00"E FOR THE NORTHERLY LINE OF TRACT 2 (SUBJECT PROPERTY), ACCORDING TO PLAT RECORDED IN PLAT DRAWER 9, MAP No. 204, PUBLIC RECORDS OF SAID COUNTY.
- THIS SURVEY HAS BEEN PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. 17-61159, EFFECTIVE APRIL 1, 2017. REFERENCE MATERIAL USED TO PREPARE THIS SURVEY WAS FOUND IN THE PUBLIC RECORDS OF SAID COUNTY. AKM SURVEYING, INC. DOES NOT GUARANTEE TITLE TO SUBJECT PROPERTY.
- THERE MAY EXIST ADDITIONAL RESTRICTION LYING OVER SUBJECT PROPERTY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED A-F (AGRICULTURE-FORESTRY DISTRICT), ACCORDING TO CAMDEN COUNTY G.I.S. RECORDS. REFER TO CAMDEN COUNTY UNIFIED DEVELOPMENT CODE FOR BUILDING RESTRICTION AND SETBACK REQUIREMENTS.

REFERENCES:

- SURVEY OF THE NORMAN WAY ESTATE, P.D. 9, MAP 204.
- SURVEY EDWIN WAY ESTATES, P.D. 2, MAP 34.
- SURVEY FOR KIRBY SIBLEY BY HENRY & ASSOCIATES, P.C. 4, FILE 126-H.
- SURVEY FOR P.J. SIBLEY & LESTER MORRIS BY BRANDON & ASSOCIATES, DATED 7/9/1997.
- SURVEY FOR P.J. SIBLEY BY BRANDON & ASSOCIATES, D.B. 753, PG. 419.
- LESTER MORRIS DEED, D.B. VI, PG. 190.
- DEED FOR SUBJECT PROPERTY, D.B. 471, PG. 86-93.
- SURVEY FOR GRACE WAY BY HENRY & ASSOCIATES, DATED 12/20/82.
- SURVEY OF 70' EASEMENT BY HENRY & ASSOCIATES, D.B. 462, PG. 542-544.
- SURVEY FOR EUNICE PRICE, D.B. 81, PG. 13.

SURVEYOR'S NOTES:

- THERE APPEARS TO BE A DEED OVERLAP BETWEEN DEED FOR TRACT 2 - D.B. 471, PG. 86 (SUBJECT PROPERTY) AND D.B. 1489, PG. 499 & D.B. 1694, PG. 721. PORTIONS OF TRACT 2 (SUBJECT PROPERTY) ARE OCCUPIED BY OTHERS. AREA OF OVERLAP= 1.66 ACRES.
- PORTIONS OF SEABOARD RAILROAD APPEAR TO BE ABANDONED EAST OF MARTIN LUTHER KING BOULEVARD. COUNTY G.I.S. RECORDS INDICATE OWNERSHIP INCLUDED IN TRACT 2 (SUBJECT PROPERTY). UNABLE TO DETERMINE CURRENT OWNERSHIP AT THIS TIME.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S14°56'46"E	92.67'	L21	S18°04'28"W	32.67'	L41	S75°53'11"E	52.40'
L2	S14°25'05"E	27.01'	L22	S15°04'29"E	33.48'	L42	S62°00'33"E	49.77'
L3	S06°41'54"W	80.55'	L23	S20°17'25"E	43.42'	L43	S15°31'30"E	41.90'
L4	S14°51'20"W	38.39'	L24	S47°11'01"E	52.64'	L44	S24°06'22"W	28.70'
L5	S50°46'31"E	31.24'	L25	N81°53'24"E	28.43'	L45	S05°29'04"W	54.10'
L6	S77°56'48"E	35.14'	L26	N75°53'31"E	24.47'	L46	S24°19'40"W	3.99'
L7	S32°07'47"E	68.96'	L27	S54°27'18"E	35.99'			
L8	S14°23'59"E	61.05'	L28	S41°01'43"E	52.22'			
L9	S18°51'17"E	27.52'	L29	N74°29'07"E	31.21'			
L10	S68°53'23"E	20.82'	L30	S85°23'50"E	30.99'			
L11	S71°28'42"E	16.74'	L31	S64°14'57"E	40.98'			
L12	S36°03'23"E	40.02'	L32	S63°32'14"E	52.21'			
L13	S60°56'41"E	69.94'	L33	S54°37'25"E	32.74'			
L14	S42°00'44"E	69.66'	L34	S48°07'59"E	52.26'			
L15	S31°37'26"E	71.00'	L35	S54°02'17"E	34.45'			
L16	S04°00'21"E	24.51'	L36	S80°45'36"E	35.92'			
L17	S39°24'21"E	64.63'	L37	N60°25'51"E	44.56'			
L18	S10°03'23"E	46.16'	L38	S86°17'37"E	38.86'			
L19	S50°08'26"E	42.06'	L39	S53°29'39"E	33.44'			
L20	S17°06'05"E	31.92'	L40	S32°43'03"E	29.43'			

FLOOD CERTIFICATE:
 SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "A" & "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DEC. 16, 2009, MAP No. 1303900379F & 1303900383, COMMUNITY No. 130262, PANEL No. 0379 & 0383, SUFFIX F.


CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,589 FEET AND AN ANGULAR ERROR OF 02 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 383,817 FEET.

EQUIPMENT USED: ANGULAR: SOKKIA CX
 LINEAR: SOKKIA CX

PREPARED BY:

AKM
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

I HEREBY CERTIFY THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON THE SAME.
 BY:  DATE: 5/25/17
 GA. REGISTERED SURVEYOR No. 3143

P.O. BOX 5730
 ST. MARYS, GEORGIA 31558
 (912) 729-1507 PHONE
 (912) 729-1509 FAX
 GEORGIA LICENSED
 SURVEY FIRM No. 1067
 DWG. No. B-2-538-05-17

LEGEND
 ○ = SET 1/2" REBAR RLS 3143
 ■ = FOUND 4"x4"x24" CONCRETE MONUMENT LSF 168
 ● = FOUND 1/2" IRON PIPE, LSF 166 P.T. = POINT OF TANGENCY
 (Ch) = CHORD
 B.R.L. = BUILDING RESTRICTION LINE
 P.C. = POINT OF CURVATURE
 FIELD BOOK 26, PAGE 75-76 DWN. BY: J.S.F. CKD. BY: J.S.F.
 CAD FILE: C:\CAD\TRACT 2 & 3 NORMAN WAY ESTATE.DWG SURVEY DATE: 05-22-2017

CERTIFICATION: THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROVISIONS, RELATIVE TO THE ACT CREATED BY GEORGIA CODE SECTION 15-6-67 AMENDED (No. 1366-SENATE BILL No. 735), HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.
 CERTIFICATION: THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

