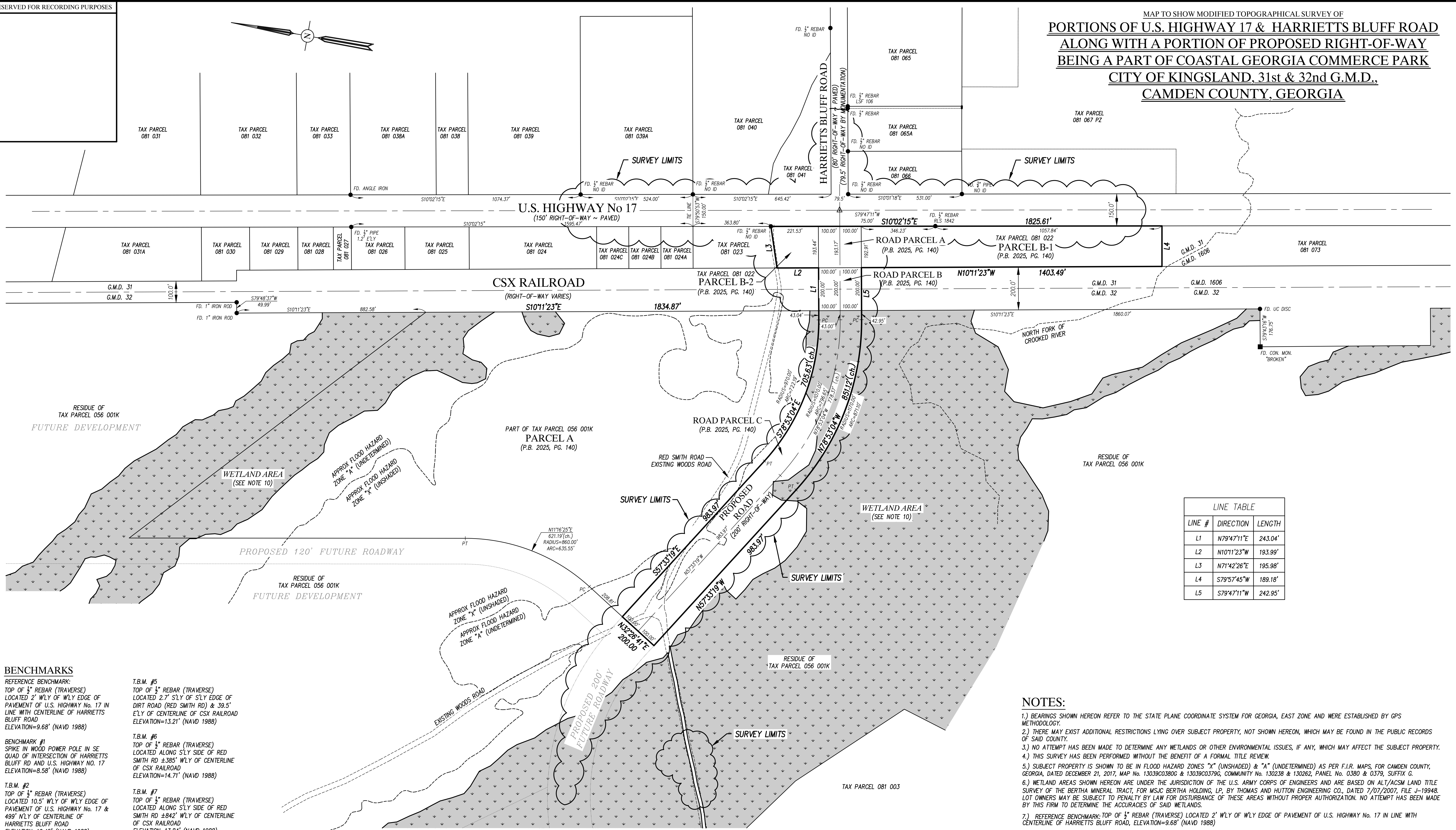


RESERVED FOR RECORDING PURPOSES

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
**PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD**  
**ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY**  
**BEING A PART OF COASTAL GEORGIA COMMERCE PARK**  
**CITY OF KINGSLAND, 31st & 32nd G.M.D.,**  
**CAMDEN COUNTY, GEORGIA**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N79°47'11"E	243.04'
L2	N10°11'23"W	193.99'
L3	N71°42'26"E	195.98'
L4	S79°57'45"W	189.18'
L5	S79°47'11"W	242.95'

**BENCHMARKS**  
 REFERENCE BENCHMARK:  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED 2' WLY OF WLY EDGE OF  
 PAVEMENT OF U.S. HIGHWAY No. 17 IN  
 LINE WITH CENTERLINE OF HARRIETTS  
 BLUFF ROAD  
 ELEVATION=9.68' (NAVD 1988)

BENCHMARK #1  
 SPIKE IN WOOD POWER POLE IN SE  
 QUAD OF INTERSECTION OF HARRIETTS  
 BLUFF RD AND U.S. HIGHWAY NO. 17  
 ELEVATION=8.58' (NAVD 1988)

T.B.M. #2  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED 10.5' WLY OF WLY EDGE OF  
 PAVEMENT OF U.S. HIGHWAY No. 17 &  
 1099' NLY OF CENTERLINE OF  
 HARRIETTS BLUFF ROAD  
 ELEVATION=10.45' (NAVD 1988)

T.B.M. #3  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED 8.6' WLY OF WLY EDGE OF  
 PAVEMENT OF U.S. HIGHWAY No. 17 &  
 1099' NLY OF CENTERLINE OF  
 HARRIETTS BLUFF ROAD  
 ELEVATION=9.24' (NAVD 1988)

T.B.M. #4  
 SPIKE IN WOOD POWER POLE  
 LOCATED 40.6' WLY OF WLY EDGE OF  
 PAVEMENT OF U.S. HIGHWAY No. 17 &  
 1549' NLY OF CENTERLINE OF  
 HARRIETTS BLUFF ROAD  
 ELEVATION=8.10' (NAVD 1988)

T.B.M. #5  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED 2.7' SLY OF SLY EDGE OF  
 DIRT ROAD (RED SMITH RD) & 39.5'  
 ELY OF CENTERLINE OF CSX RAILROAD  
 ELEVATION=13.21' (NAVD 1988)

T.B.M. #6  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED ALONG SLY SIDE OF RED  
 SMITH RD ±385' WLY OF CENTERLINE  
 OF CSX RAILROAD  
 ELEVATION=14.71' (NAVD 1988)

T.B.M. #7  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED ALONG SLY SIDE OF RED  
 SMITH RD ±842' WLY OF CENTERLINE  
 OF CSX RAILROAD  
 ELEVATION=13.84' (NAVD 1988)

T.B.M. #8  
 TOP OF 1/2" REBAR (TRAVERSE)  
 LOCATED ALONG ELY SIDE OF EXISTING  
 WOODS RD ±80' NLY OF CENTERLINE  
 OF RED SMITH ROAD  
 ELEVATION=10.50' (NAVD 1988)

"ALL LOCATIONS ARE SHOWN HEREON"

- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
  - 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 SHOWN TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED) & "A" (UNDETERMINED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13039C0380G & 13039C0379G, COMMUNITY No. 130238 & 130262, PANEL No. 0380 & 0379, SUFFIX G.
  - 6.) WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE BASED ON ALT/ACSM LAND TITLE SURVEY OF THE BERTHA MINERAL TRACT, FOR MSJC BERTHA HOLDING, LP, BY THOMAS AND HUTTON ENGINEERING CO., DATED 7/07/2007, FILE J-19948. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE AREAS WITHOUT PROPER AUTHORIZATION. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO DETERMINE THE ACCURACIES OF SAID WETLANDS.
  - 7.) REFERENCE BENCHMARK: TOP OF 1/2" REBAR (TRAVERSE) LOCATED 2' WLY OF WLY EDGE OF PAVEMENT OF U.S. HIGHWAY No. 17 IN LINE WITH CENTERLINE OF HARRIETTS BLUFF ROAD, ELEVATION=9.68' (NAVD 1988)
  - 8.) EXISTING ELEVATIONS SHOWN THUS: ±10.5 AND ARE BASED ON NAVD 1988 DATUM.

**EQUIPMENT USED:** ANGULAR: SOKKIA CX  
 LINEAR: SOKKIA CX

**LEGEND**  
 ○ = SET 1/2" REBAR LSF 1067 (ch.) = CHORD  
 ■ = FOUND CONCRETE MONUMENT B.R.L. = BUILDING RESTRICTION LINE  
 IDENTIFICATION AS NOTED PC = POINT OF CURVATURE  
 ● = FOUND REBAR OR IRON PIPE PT = POINT OF TANGENCY  
 IDENTIFICATION AS NOTED △ = FOUND P.K. NAIL

F.B. 123, PAGE 22-37 & GPS 2, PG. 41 DWN. BY: M.C.  
 SURVEY DATE: 12-03-2025 CKD. BY: J.S.F.

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-2-3030-11-25

PREPARED BY:

**AKM**  
 SURVEYING, INC.  
 SURVEYORS & LAND PLANNERS

APPROVED BY:

JEFFREY S. FOSTER  
 GA. REGISTERED SURVEYOR No. 3143  
 12/15/2025

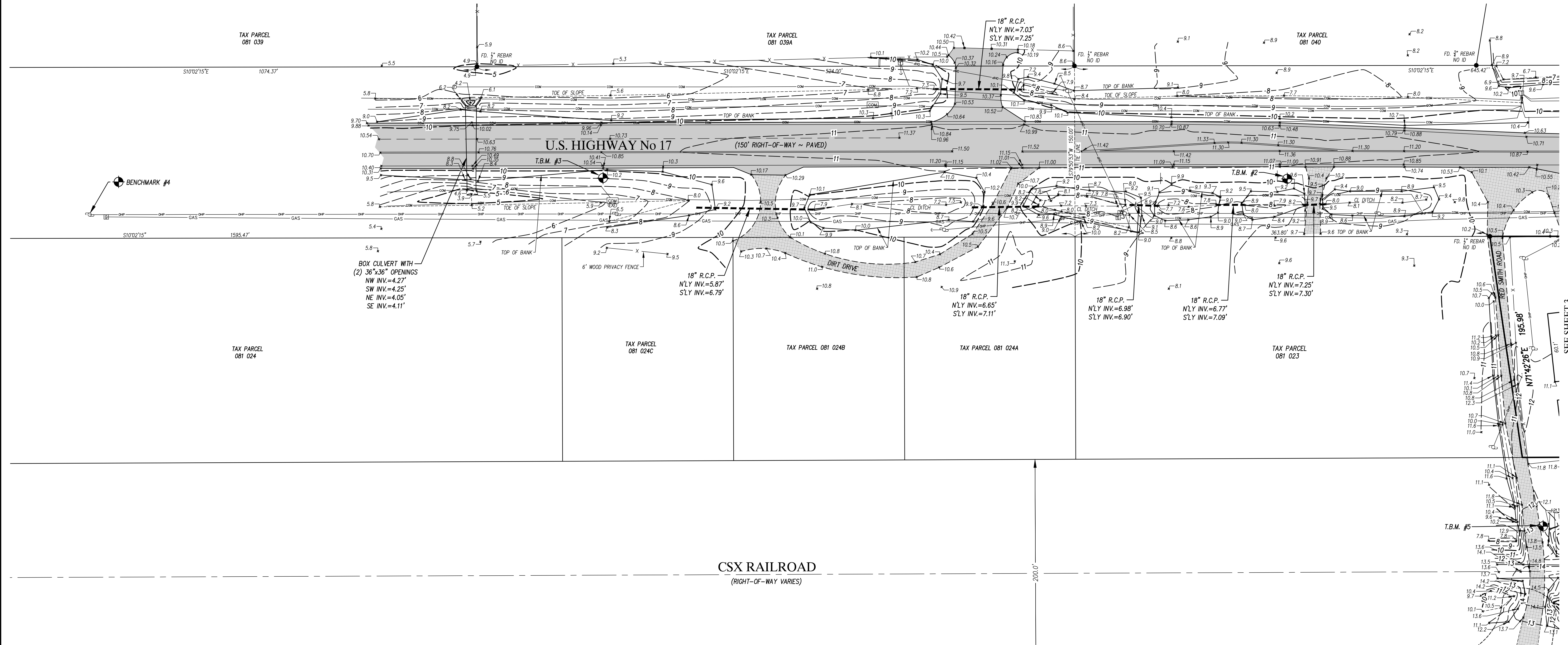
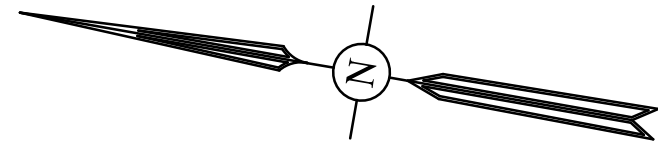
SCALE: 1" = 200'

APPROVED BY:

JEFFREY S. FOSTER  
 GA. REGISTERED SURVEYOR No. 3143  
 12/15/2025

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD  
ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY  
BEING A PART OF COASTAL GEORGIA COMMERCE PARK  
CITY OF KINGSLAND, 31st & 32nd G.M.D.,  
CAMDEN COUNTY, GEORGIA

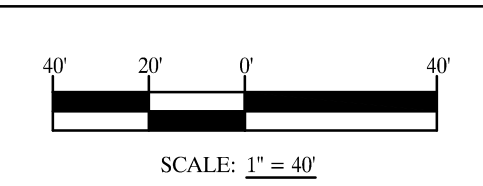


BOX CULVERT WITH  
(2) 36"x36" OPENINGS  
NW INV.=4.27'  
SW INV.=4.25'  
NE INV.=4.05'  
SE INV.=4.11'

CSX RAILROAD  
(RIGHT-OF-WAY VARIES)

- UTILITY LEGEND**
- COM = COMMUNICATION VAULT
  - ⊙ = FIBER OPTIC MARKER
  - ⊠ = TELEPHONE PEDESTAL
  - ⊞ = GAS MARKER
  - ⊞ = GAS VALVE
  - ☆ = LIGHT POLE
  - ⊞ = WOOD POWER POLE
  - ⊞ = METAL SIGN POST
  - OHP = OVERHEAD POWER LINES
  - COM--- = COMMUNICATION LINE
  - GAS--- = GAS LINE

SHEET 2 OF 7



<b>EQUIPMENT USED:</b> ANGULAR: SOKKIA CX LINEAR: SOKKIA CX	
<b>LEGEND</b>	(ch.) = CHORD
○ = SET 1/2" REBAR LSF 1067	B.R.L. = BUILDING RESTRICTION LINE
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED	PC = POINT OF CURVATURE
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED	PT = POINT OF TANGENCY
	△ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41 SURVEY DATE: 12-03-2025	DWN. BY: M.C. CKD. BY: J.S.F.

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

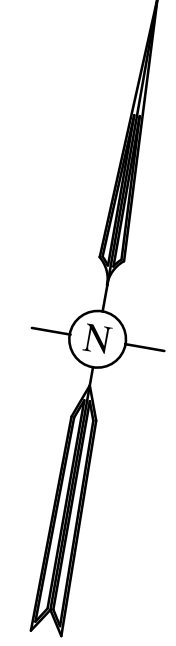
GEORGIA LICENSED  
SURVEY FIRM No. 1067  
EMAIL: AKM\_SURVEYING@GDS.NET  
DWG. No. T-2-3030-11-25

PREPARED BY:

**AKM**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

SEE SHEET 3

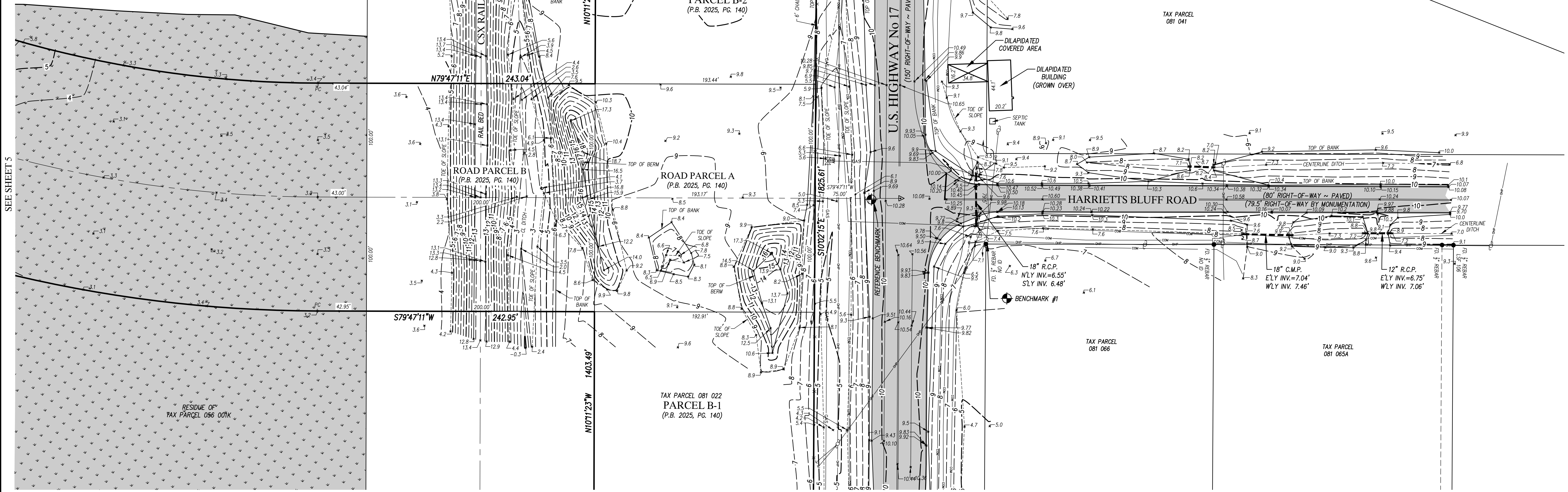
RESERVED FOR RECORDING PURPOSES



MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD  
ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY  
BEING A PART OF COASTAL GEORGIA COMMERCE PARK  
CITY OF KINGSLAND, 31st & 32nd G.M.D.,  
CAMDEN COUNTY, GEORGIA

PART OF TAX PARCEL 056 001K  
PARCEL A  
(P.B. 2025, PG. 140)

SEE SHEET 2



SEE SHEET 5

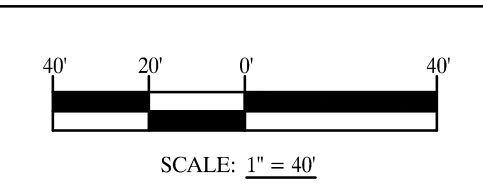
SEE SHEET 4

UTILITY LEGEND

- COM = COMMUNICATION VAULT
- ⊙ = FIBER OPTIC MARKER
- ⊠ = TELEPHONE PEDESTAL
- ⊞ = GAS MARKER
- ⊞ = GAS VALVE
- ⊞ = LIGHT POLE
- ⊞ = WOOD POWER POLE
- ⊞ = METAL SIGN POST
- OHP = OVERHEAD POWER LINES
- COM--- = COMMUNICATION LINE
- GAS--- = GAS LINE

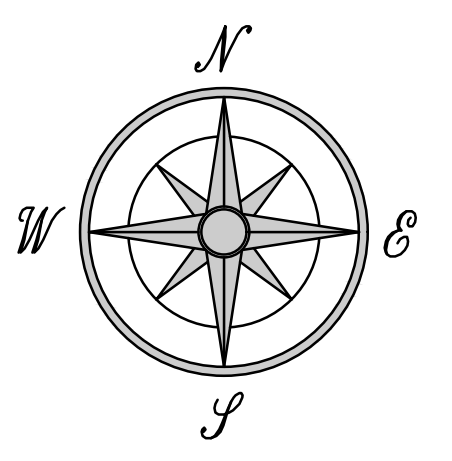
EQUIPMENT USED: ANGULAR: SOKKIA CX LINEAR: SOKKIA CX	
LEGEND	
○ = SET 1/2" REBAR LSF 1067	(ch.) = CHORD
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED	B.R.L. = BUILDING RESTRICTION LINE
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED	PC = POINT OF CURVATURE
	PT = POINT OF TANGENCY
	△ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41	DWN. BY: M.C.
SURVEY DATE: 12-03-2025	CKD. BY: J.S.F.

SHEET 3 OF 7



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-2-3030-11-25

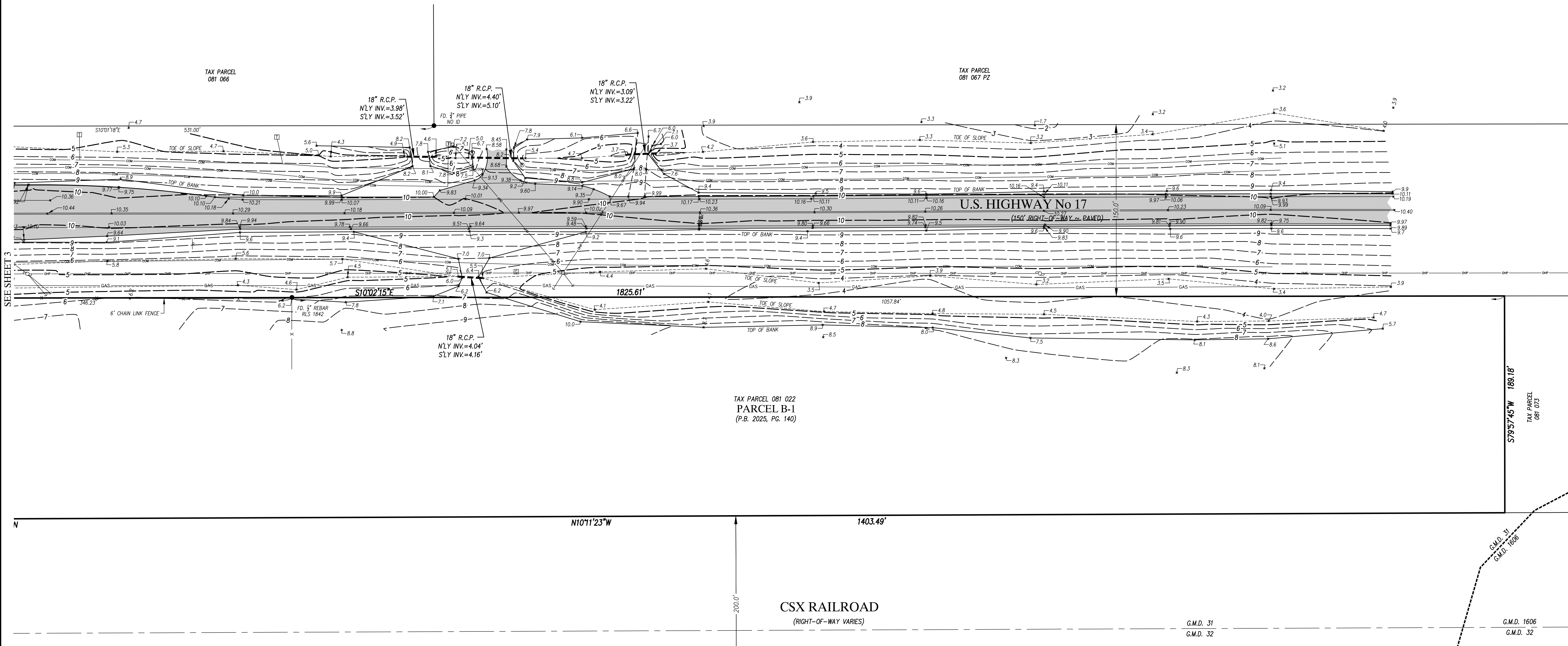
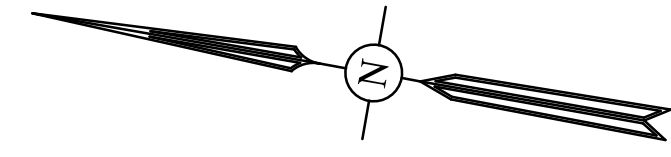


PREPARED BY:

**AKM**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

RESERVED FOR RECORDING PURPOSES

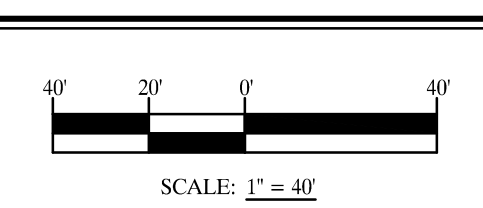
MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD  
ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY  
BEING A PART OF COASTAL GEORGIA COMMERCE PARK  
CITY OF KINGSLAND, 31st & 32nd G.M.D.,  
CAMDEN COUNTY, GEORGIA



SEE SHEET 3

- UTILITY LEGEND**
- COM = COMMUNICATION VAULT
  - = FIBER OPTIC MARKER
  - = TELEPHONE PEDESTAL
  - = GAS MARKER
  - ⊗ = GAS VALVE
  - ☆ = LIGHT POLE
  - ⊕ = WOOD POWER POLE
  - ⊥ = METAL SIGN POST
  - OHP = OVERHEAD POWER LINES
  - COM--- = COMMUNICATION LINE
  - GAS--- = GAS LINE

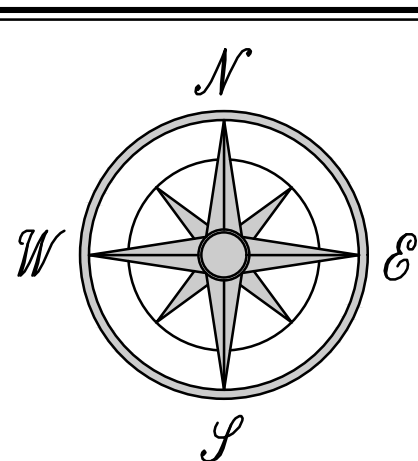
SHEET 4 OF 7



<b>EQUIPMENT USED:</b> ANGULAR: SOKKIA CX LINEAR: SOKKIA CX	
<b>LEGEND</b>	(ch.) = CHORD
○ = SET 1/2" REBAR LSF 1067	B.R.L. = BUILDING RESTRICTION LINE
■ = FOUND CONCRETE MONUMENT	PC = POINT OF CURVATURE
● = FOUND REBAR OR IRON PIPE	PT = POINT OF TANGENCY
IDENTIFICATION AS NOTED	Δ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41 SURVEY DATE: 12-03-2025	
DWN. BY: M.C. CKD. BY: J.S.F.	

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-2-3030-11-25

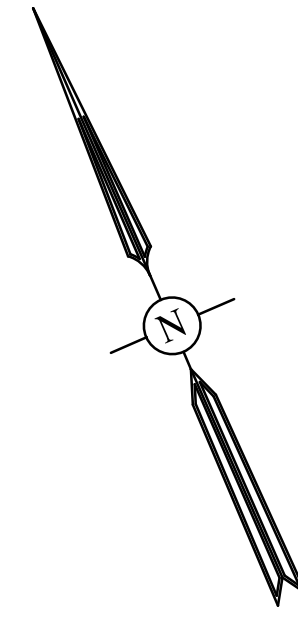


PREPARED BY:

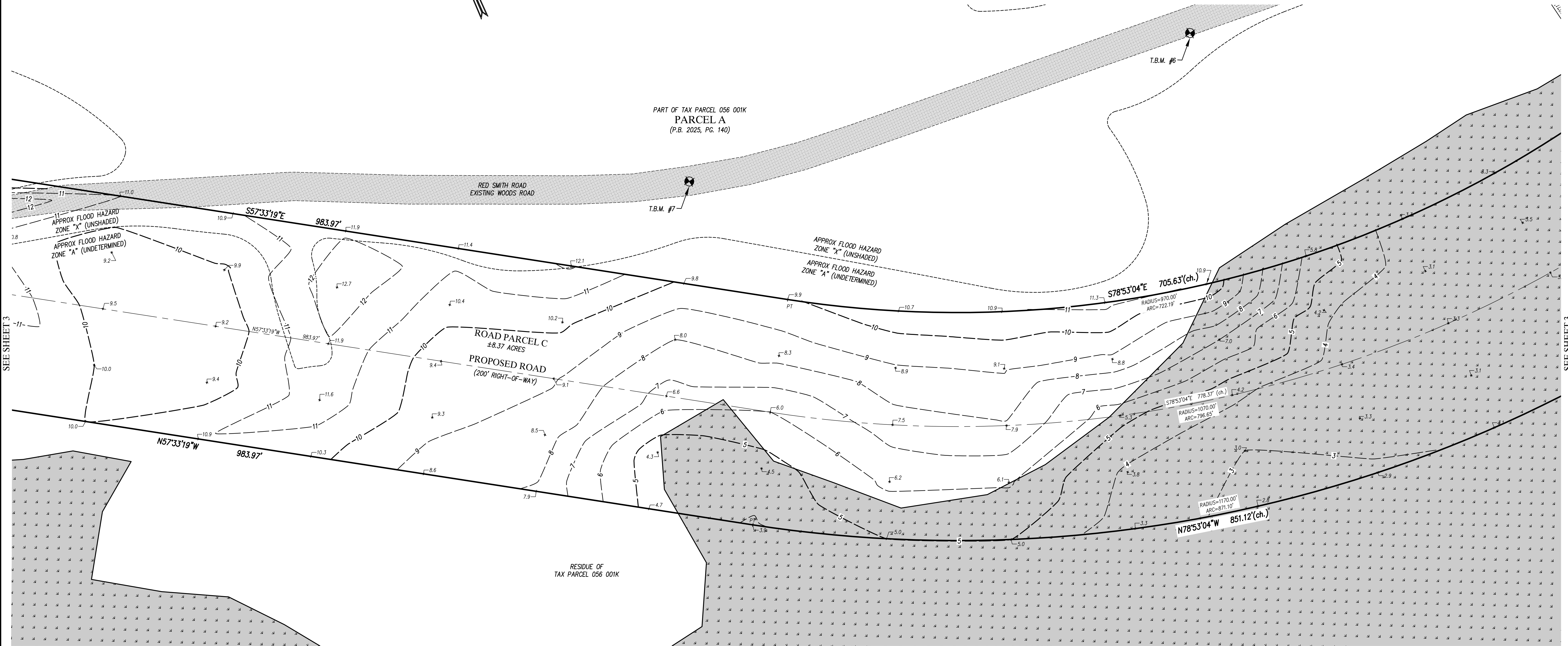
**AKM**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD  
ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY  
BEING A PART OF COASTAL GEORGIA COMMERCE PARK  
CITY OF KINGSLAND, 31st & 32nd G.M.D.,  
CAMDEN COUNTY, GEORGIA



PART OF TAX PARCEL 056 001K  
PARCEL A  
(P.B. 2025, PG. 140)



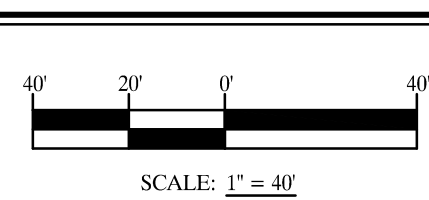
SEE SHEET 3

SEE SHEET 3

UTILITY LEGEND

- COM = COMMUNICATION VAULT
- ⊙ = FIBER OPTIC MARKER
- ⊠ = TELEPHONE PEDESTAL
- ⊙ = GAS MARKER
- ⊗ = GAS VALVE
- ⊙ = LIGHT POLE
- ⊙ = WOOD POWER POLE
- ⊙ = METAL SIGN POST
- CHP = OVERHEAD POWER LINES
- COM = COMMUNICATION LINE
- GAS = GAS LINE

SHEET 5 OF 7



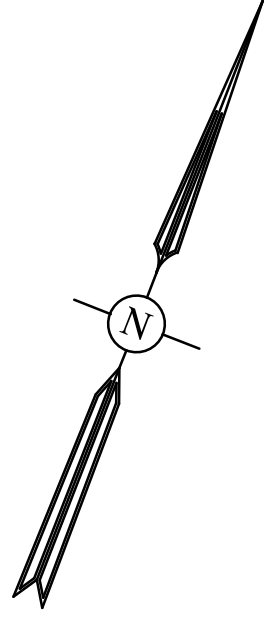
EQUIPMENT USED: ANGULAR: SOKKIA CX LINEAR: SOKKIA CX	
LEGEND	
○ = SET 1/2" REBAR LSF 1067	(ch.) = CHORD
■ = FOUND CONCRETE MONUMENT	B.R.L. = BUILDING RESTRICTION LINE
IDENTIFICATION AS NOTED	PC = POINT OF CURVATURE
● = FOUND REBAR OR IRON PIPE	PT = POINT OF TANGENCY
IDENTIFICATION AS NOTED	△ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41	DWN. BY: M.C.
SURVEY DATE: 12-03-2025	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-2-3030-11-25

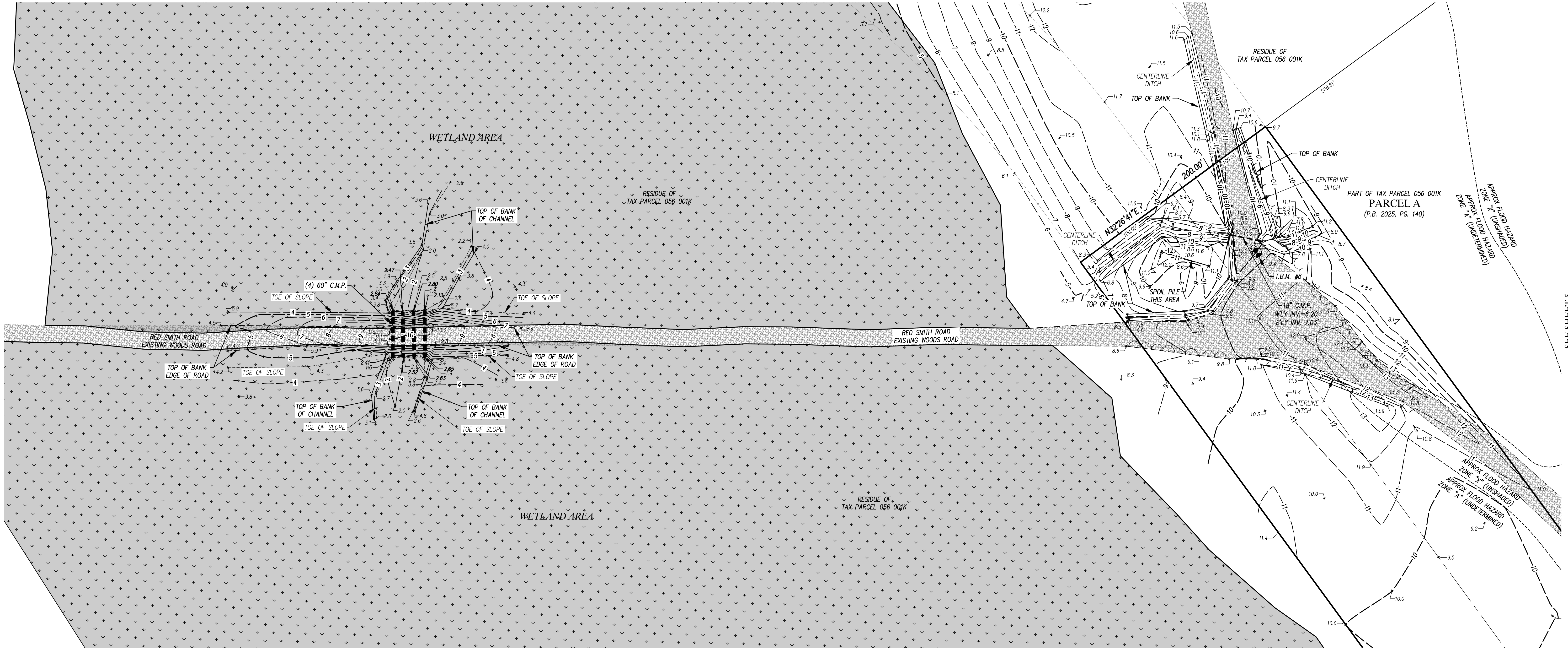
PREPARED BY:

**AKM**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS



MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD  
ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY  
BEING A PART OF COASTAL GEORGIA COMMERCE PARK  
CITY OF KINGSLAND, 31st & 32nd G.M.D.,  
CAMDEN COUNTY, GEORGIA

SEE SHEET 7

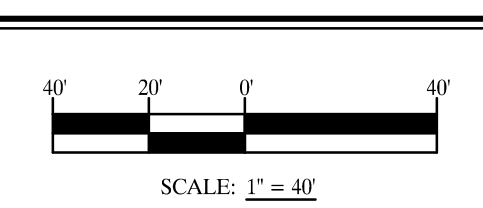


SEE SHEET 5

UTILITY LEGEND

- COM = COMMUNICATION VAULT
- FOM = FIBER OPTIC MARKER
- TEP = TELEPHONE PEDESTAL
- GM = GAS MARKER
- GV = GAS VALVE
- LP = LIGHT POLE
- WPP = WOOD POWER POLE
- MS = METAL SIGN POST
- OHP = OVERHEAD POWER LINES
- COM-L = COMMUNICATION LINE
- GAS-L = GAS LINE

SHEET 6 OF 7

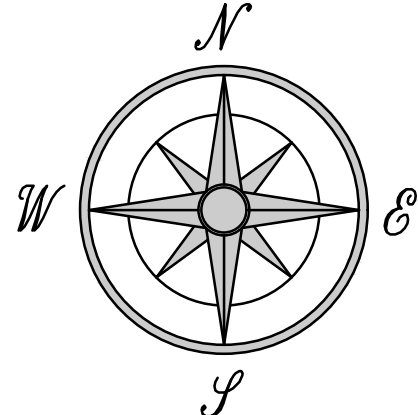


<b>EQUIPMENT USED:</b>	
ANGULAR:	SOKKIA CX
LINEAR:	SOKKIA CX
<b>LEGEND</b>	
○ = SET 1/2" REBAR LSF 1067	(ch.) = CHORD
■ = FOUND CONCRETE MONUMENT	B.R.L. = BUILDING RESTRICTION LINE
IDENTIFICATION AS NOTED	PC = POINT OF CURVATURE
● = FOUND REBAR OR IRON PIPE	PT = POINT OF TANGENCY
IDENTIFICATION AS NOTED	△ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41	
SURVEY DATE: 12-03-2025	
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

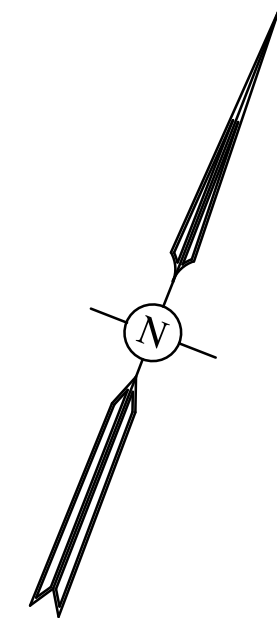
GEORGIA LICENSED  
SURVEY FIRM No. 1067  
EMAIL: AKM\_SURVEYING@GDS.NET  
DWG. No. T-2-3030-11-25

PREPARED BY:



**AKM**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

RESERVED FOR RECORDING PURPOSES



MAP TO SHOW MODIFIED TOPOGRAPHICAL SURVEY OF  
**PORTIONS OF U.S. HIGHWAY 17 & HARRIETTS BLUFF ROAD**  
**ALONG WITH A PORTION OF PROPOSED RIGHT-OF-WAY**  
**BEING A PART OF COASTAL GEORGIA COMMERCE PARK**  
**CITY OF KINGSLAND, 31st & 32nd G.M.D.,**  
**CAMDEN COUNTY, GEORGIA**

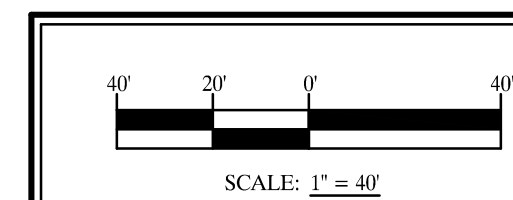


SEE SHEET 6

UTILITY LEGEND

- COM = COMMUNICATION VAULT
- = FIBER OPTIC MARKER
- = TELEPHONE PEDESTAL
- = GAS MARKER
- ⊗ = GAS VALVE
- ☆ = LIGHT POLE
- ⊕ = WOOD POWER POLE
- ⊥ = METAL SIGN POST
- OHP = OVERHEAD POWER LINES
- COM--- = COMMUNICATION LINE
- GAS--- = GAS LINE

SHEET 7 OF 7



<b>EQUIPMENT USED:</b> ANGULAR: SOKKIA CX LINEAR: SOKKIA CX	
<b>LEGEND</b>	(ch.) = CHORD
○ = SET 1/2" REBAR LSF 1067	B.R.L. = BUILDING RESTRICTION LINE
■ = FOUND CONCRETE MONUMENT	PC = POINT OF CURVATURE
● = FOUND REBAR OR IRON PIPE	PT = POINT OF TANGENCY
IDENTIFICATION AS NOTED	Δ = FOUND P.K. NAIL
F.B. 123 PAGE 22-37 & GPS 2 PG. 41 DWN. BY: M.C.	
SURVEY DATE: 12-03-2025 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-2-3030-11-25

PREPARED BY:

**A K M**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS