

RECORDING DATA  
**P2018000038**  
 BK:2018 PG:38-38  
 FILED IN OFFICE  
 CLERK OF COURT  
 05/08/2018 09:11 AM  
 JOY LYNN TURNER, CLERK  
 SUPERIOR COURT  
 CAMDEN COUNTY, GA

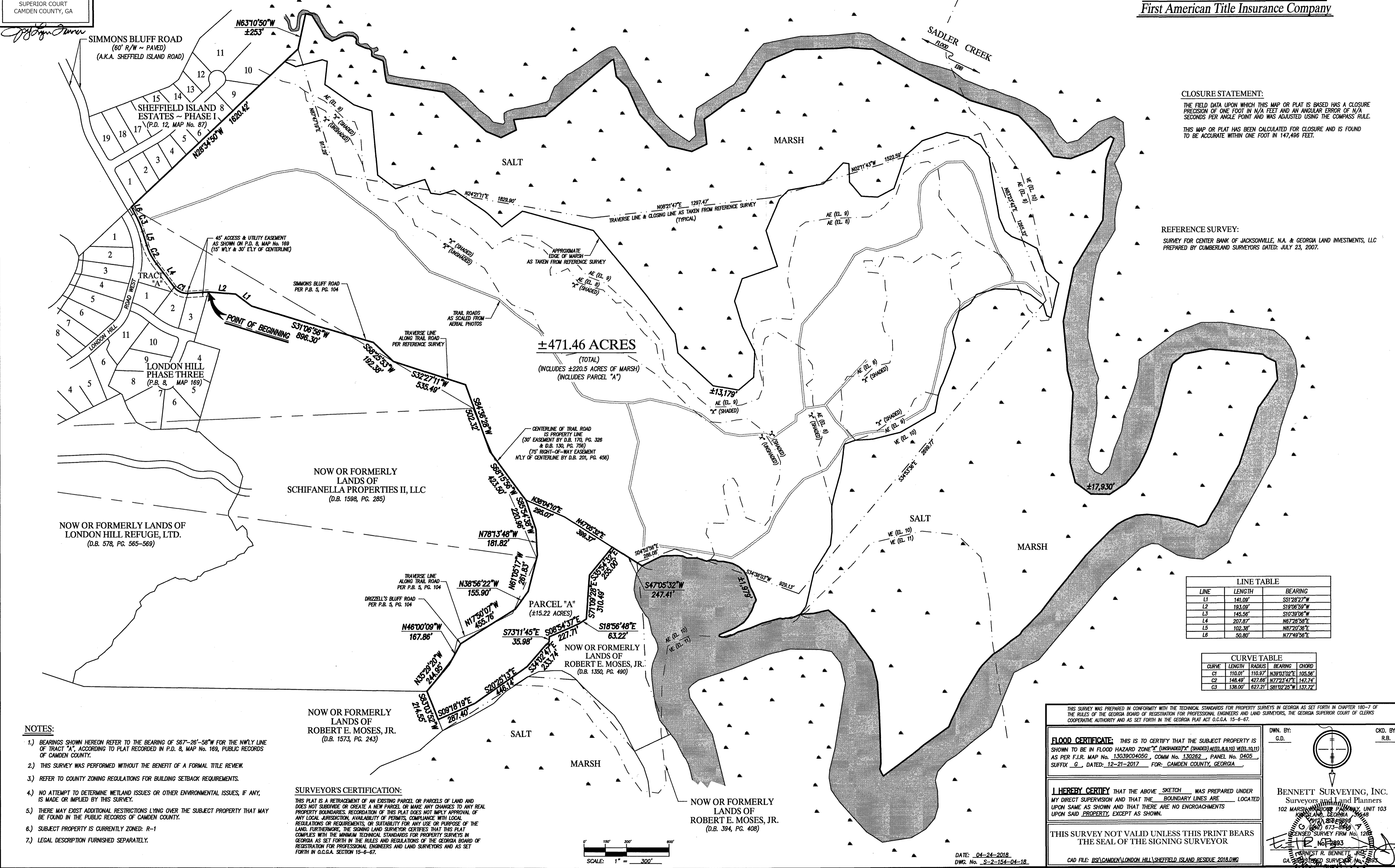
5601942203  
 PARTICIPANT ID

**SURVEYOR'S NOTE:**  
 THERE APPEARS TO BE VARIOUS DEEDS AND BOUNDARY AGREEMENTS (NOT SHOWN HEREON) THAT PERTAIN TO THE SOUTHERLY BOUNDARY LINE AND ITS USE FOR ACCESS. THOUGH THIS MAP DEPICTS DIFFERENT LOCATIONS OF VARIOUS TRAVERSES BY OTHER SURVEYS, IT IS BELIEVED THAT THE TRUE INTENT OF ALL DEEDS COVERING THIS MATTER IS TO MAINTAIN THAT THE CENTERLINE OF SIMMONS BLUFF ROAD AND DRIZZELS BLUFF ROAD IS THE ACTUAL BOUNDARY LINE.

MAP TO SHOW SKETCH OF  
**A PORTION OF SHEFFIELD ISLAND,  
 31st G.M.D., CAMDEN COUNTY, GEORGIA**  
 (AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN D.B. 1520, PG. 453, PUBLIC RECORDS OF CAMDEN COUNTY)  
 For: **Challenged Investments, LLC &  
 First American Title Insurance Company**

**CLOSURE STATEMENT:**  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,496 FEET.

**REFERENCE SURVEY:**  
 SURVEY FOR CENTER BANK OF JACKSONVILLE, N.A. & GEORGIA LAND INVESTMENTS, LLC  
 PREPARED BY CUMBERLAND SURVEYORS DATED: JULY 23, 2007.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	141.08'	S51°28'21"W
L2	193.09'	S19°06'59"W
L3	145.56'	S10°39'06"W
L4	207.87'	N87°26'58"E
L5	102.38'	N87°20'36"E
L6	50.80'	N77°49'56"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	110.01'	110.97'	N39°03'02"E	105.98'
C2	148.48'	457.85'	N72°24'27"E	143.74'
C3	138.00'	627.21'	S81°02'25"W	137.72'

- NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S67°26'58"W FOR THE NW1/4 LINE OF TRACT "A", ACCORDING TO PLAT RECORDED IN P.D. 8, MAP No. 169, PUBLIC RECORDS OF CAMDEN COUNTY.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
  - 3) REFER TO COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
  - 4) NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
  - 5) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
  - 6) SUBJECT PROPERTY IS CURRENTLY ZONED: R-1
  - 7) LEGAL DESCRIPTION FURNISHED SEPARATELY.

**SURVEYOR'S 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. 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 SIGNING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

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, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**FLOOD CERTIFICATE:** THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) "X" (SHADED) "X" (EL. 8.9) "X" (EL. 10.11) AS PER F.I.R. MAP No. 13039C0405G, COMM No. 130262, PANEL No. 0405, SUFFIX G, DATED: 12-21-2017 FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE SKETCH WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE BOUNDARY LINES ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

DWN. BY: G.D. CKD. BY: R.B.

**BENNETT SURVEYING, INC.**  
 Surveyors and Planners  
 102 MARSHWOOD PARKWAY, UNIT 103  
 KENNESAW, GEORGIA 30144  
 (770) 428-8898  
 LICENSED SURVEY FIRM No. 12619  
 No. 2993

ERNEST R. BENNETT, JR.  
 REGISTERED SURVEYOR No. 2993

DATE: 04-24-2018  
 DWG. No. S-2-154-04-18  
 CAD FILE: BSI\CAMDEN\LONDON HILL\SHEFFIELD ISLAND RESIDUE 2018.DWG