

LEGEND:
 IPF IRON PIN FOUND
 (1/2" REBAR UNLESS NOTED)
 PS IRON PIN SET (1/2" REBAR)
 R/W RIGHT OF WAY
 CMF CONCRETE MONUMENT FOUND
 NMS NO MONUMENT FOUND OR SET
 DNR DEPARTMENT OF NATURAL RESOURCES
 CLF CHAIN LINK FENCE
 CONC CONCRETE
 FOB POINT OF BEGINNING
 N/W NOW OR FORMERLY
 SB SEED BARK
 PG PAGE
 RL SETBACK LINE

RECORD (SEE PLAT REF.)

ROAD CL LINE TABLE

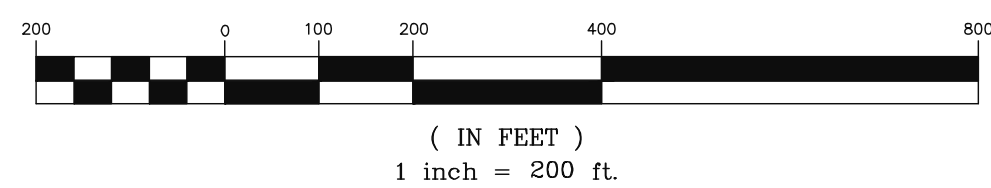
L2000	N66°54'10"E	96.63'
L2001	N86°49'58"E	159.34'
L2002	N89°34'04"E	36.74'
L2003	S83°49'50"E	99.99'
L2004	N53°24'26"E	156.82'
L2005	S60°05'53"E	252.64'
L2006	N23°11'28"W	504.85'
L2007	N17°44'16"W	52.39'
L2008	N62°44'16"W	71.84'
L2009	S82°14'20"W	140.20'
L2010	S06°39'48"W	62.44'
L2011	S28°10'09"E	128.04'
L2012	N84°44'15"W	34.73'
L2013	S86°32'14"W	58.33'
L2014	N75°58'04"W	159.22'
L2015	S79°50'26"W	70.23'
L2016	S10°11'11"E	166.69'
L2017	S06°23'10"W	150.62'
L2018	N88°28'54"W	67.57'
L2019	N44°49'57"W	206.22'
L2020	S09°39'03"E	140.23'
L2021	S36°35'34"E	28.03'
L2022	N36°35'34"W	174.66'
L2023	N73°10'31"W	99.45'
L2024	N75°58'04"W	163.84'
L2025	S79°50'26"W	69.13'

ROAD CL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2000	100.00'	193.97'	164.96'	S57°31'48"E	111°08'04"
C2001	200.00'	144.22'	141.11'	N87°33'56"E	41°18'53"
C2002	100.00'	72.23'	70.67'	N87°31'30"E	41°23'05"
C2003	300.00'	119.04'	118.26'	N78°12'01"E	22°44'07"
C2004	300.00'	34.57'	34.55'	S87°07'53"E	6°36'06"
C2005	200.00'	149.27'	145.83'	N74°47'18"E	42°45'44"
C2006	200.00'	232.11'	219.30'	N86°39'16"E	66°29'41"
C2007	200.00'	499.49'	379.43'	N48°21'19"E	143°05'35"
C2008	1000.00'	358.65'	356.73'	N33°27'56"W	20°32'56"
C2009	200.00'	90.77'	89.99'	N30°44'20"W	26°00'08"
C2010	200.00'	157.08'	153.07'	N40°14'16"W	45°00'00"
C2011	200.00'	150.34'	146.82'	N84°16'19"W	43°04'06"
C2012	300.00'	145.53'	144.70'	S88°05'28"W	27°47'36"
C2013	1000.00'	435.59'	432.15'	S89°30'31"W	24°57'26"
C2014	800.00'	72.73'	72.71'	S79°38'04"W	5°12'32"
C2015	200.00'	263.81'	245.10'	S44°27'04"W	75°34'32"
C2016	100.00'	101.79'	97.45'	S22°29'47"E	58°19'09"
C2017	1000.00'	283.19'	282.24'	S43°32'36"E	16°13'31"
C2018	500.00'	63.37'	63.33'	S31°47'59"E	7°15'41"
C2019	200.00'	350.27'	307.19'	S22°00'14"W	100°20'46"
C2020	500.00'	246.29'	243.81'	S58°03'56"W	28°13'22"
C2021	200.00'	153.80'	150.04'	S65°59'03"W	44°03'36"
C2022	700.00'	88.56'	88.50'	N88°21'42"W	7°14'54"
C2023	200.00'	30.46'	30.43'	N89°06'00"W	8°43'32"
C2024	200.00'	61.07'	60.83'	N84°42'55"W	17°29'42"
C2025	406.00'	172.97'	171.66'	N88°10'21"W	24°24'34"
C2026	500.00'	53.45'	53.43'	S13°14'56"E	6°07'31"
C2027	500.00'	198.07'	196.79'	S04°57'46"E	22°41'52"
C2028	100.00'	135.00'	124.98'	S45°03'40"W	77°21'00"
C2029	500.00'	305.03'	300.32'	S66°15'32"W	34°57'15"
C2030	300.00'	223.77'	218.62'	S70°09'00"W	42°44'11"
C2031	100.00'	47.02'	46.59'	S23°07'19"E	26°56'31"
C2032	100.00'	314.16'	200.00'	N63°24'26"E	180°00'00"
C2033	200.00'	40.36'	40.29'	N78°57'23"W	11°33'43"
C2034	200.00'	9.75'	9.75'	N74°34'18"W	2°47'33"
C2035	444.00'	190.11'	188.66'	N88°14'02"W	24°31'56"

THIS PROPERTY CONTAINS WETLANDS UNDER JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY UNDER LAW.

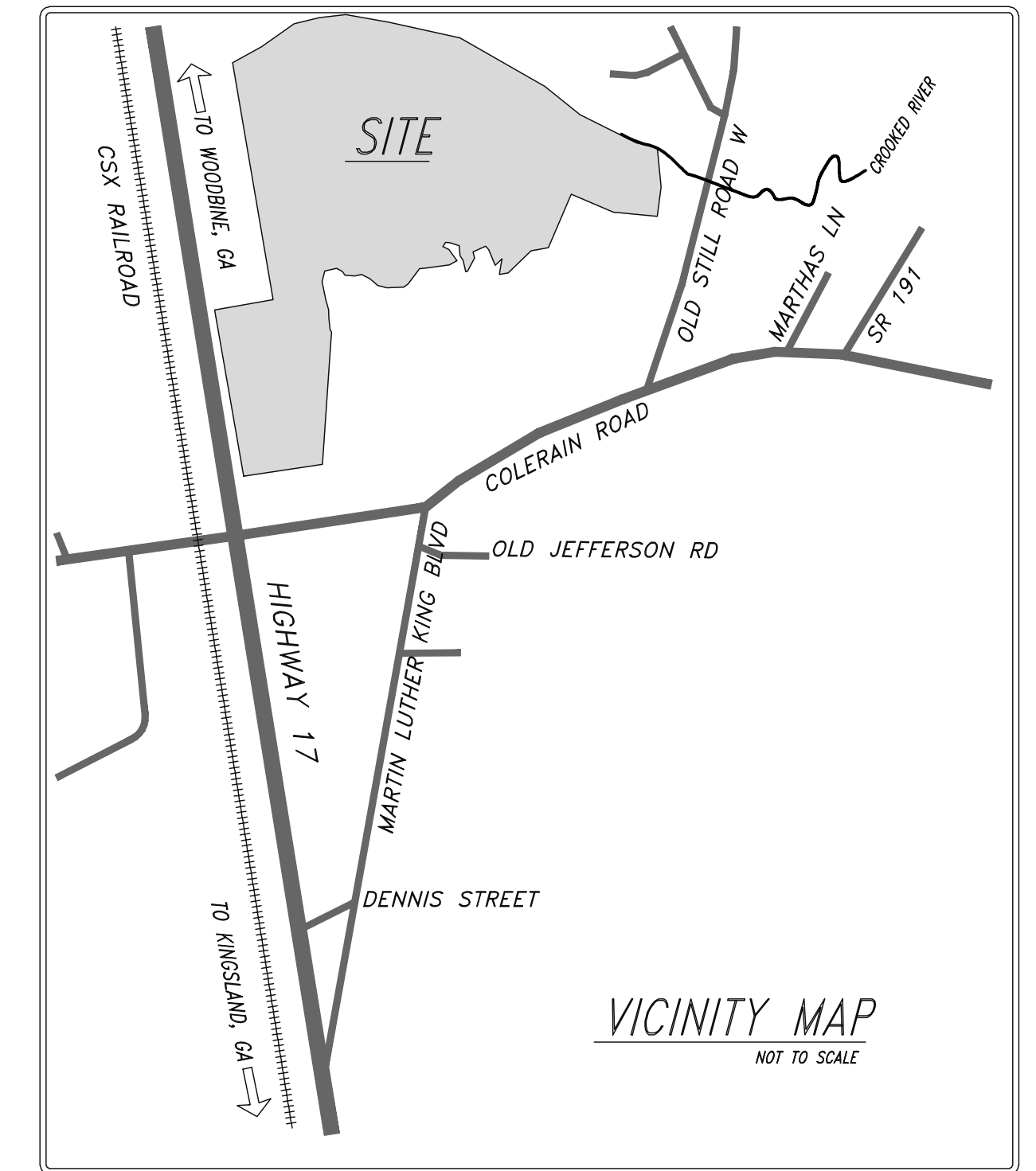
GRAPHIC SCALE



PRELIMINARY PLAT FOR

CROOKED RIVER ESTATES

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



AREA SUMMARY

- LAKES: 12.8 ACRES**
- COMMON AREAS: 2.06 ACRES**
- COMMERCIAL: 20.42 ACRES**
 - 10.59 ACRES
 - 9.83 ACRES
- WETLANDS: 50.84 ACRES**
 - DNR: 30.15 ACRES
 - ISOLATED: 2.45 ACRES
 - JURISDICTIONAL: 18.24 ACRES

TOTAL SITE AREA: ~ 142.0 ACRES

ZONING:

- CURRENT ZONING: P-D KINGSLAND

SURVEY REFERENCES:

THIS MAP IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY. FOR MORE DETAILS, PLEASE SEE THE PLATS REFERENCED BELOW.

- SURVEY FOR CRE, LLC PREPARED BY CUMBERLAND LAND SURVEYORS, DATED MAY 22, 2006 AND RECORDED IN PLAT BOOK 020, PAGE 69 OF THE CAMDEN COUNTY, GEORGIA PUBLIC RECORDS. SURVEY NOTES LOCATION OF RIVERS TAKEN FROM AERIAL PHOTO. RIVERS MAY NEED TO BE FIELD LOCATED PRIOR TO FINAL PLATTING.

- 1) SURVEY BY STOTTLER, STAGG AND ASSOCIATES DATED 2/28/79.

- 2) WARRANTY DEED FOR EASEMENT OF RIGHT-OF-WAY RECORDED IN DEED BOOK 144, PAGES 170 & 171 OF THE CAMDEN COUNTY, GEORGIA RECORDS.

- 3) WARRANTY DEED TO CRE, LLC RECORDED IN DEED BOOK 1267, PAGES 376-378 OF THE CAMDEN COUNTY, GEORGIA RECORDS.

- 4) SURVEY PREPARED BY R.W. SHEFFIELD, DATED JUNE 22, 1939, AND RECORDED IN PLAT BOOK 1, PAGE 58 OF THE CAMDEN COUNTY, GEORGIA RECORDS.

- 5) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.

PRELIMINARY PLAT NOTES:

- LOT AREAS SHOWN INDICATE UPLANDS AREAS.
- WATER AND SEWER TO BE TIED INTO THE CITY OF KINGSLAND.
- ALL LAND DISTURBANCE ACTIVITIES MUST BE PERMITTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

WETLANDS NOTES:

- WETLANDS SHOWN AS DELINEATED BY COASTAL ENVIRONMENTAL SERVICES DURING MAY 2006 AND AS SHOWN ON A WETLANDS MAP PREPARED FOR SHAUN HARRELL BY CUMBERLAND LAND SURVEYORS, DATED JUNE 1, 2006. PLEASE SEE REFERENCED SURVEY FOR MORE INFORMATION.

- THIS PROPERTY CONTAINS WETLANDS UNDER JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY UNDER LAW.

FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONES A & X ON F.I.R.M. PANEL NUMBERS NO. 13039C0358C & 13039C0354C, DATED SEPTEMBER 30, 1988. APPROXIMATE DELINEATION SHOWN AS SCALED FROM MAPS.

CERTIFICATE OF PRELIMINARY APPROVAL:

IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE KINGSLAND PLANNING COMMISSION ON _____ THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____

_____, DATED _____
 DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

NOT FOR RECORDING



CUMBERLAND LAND SURVEYORS
 300 CAMDEN AVENUE
 WOODBINE, GA 31569
 (912) 576-8854

DWG. BY: SH | P.M.: ET
 DWG. DATE: 3/26/2008 | SURVEYED: SEE REF.
 JOB: 08032 | 1" = 200'
 INDEX SHEET & NOTES (0 of 6)