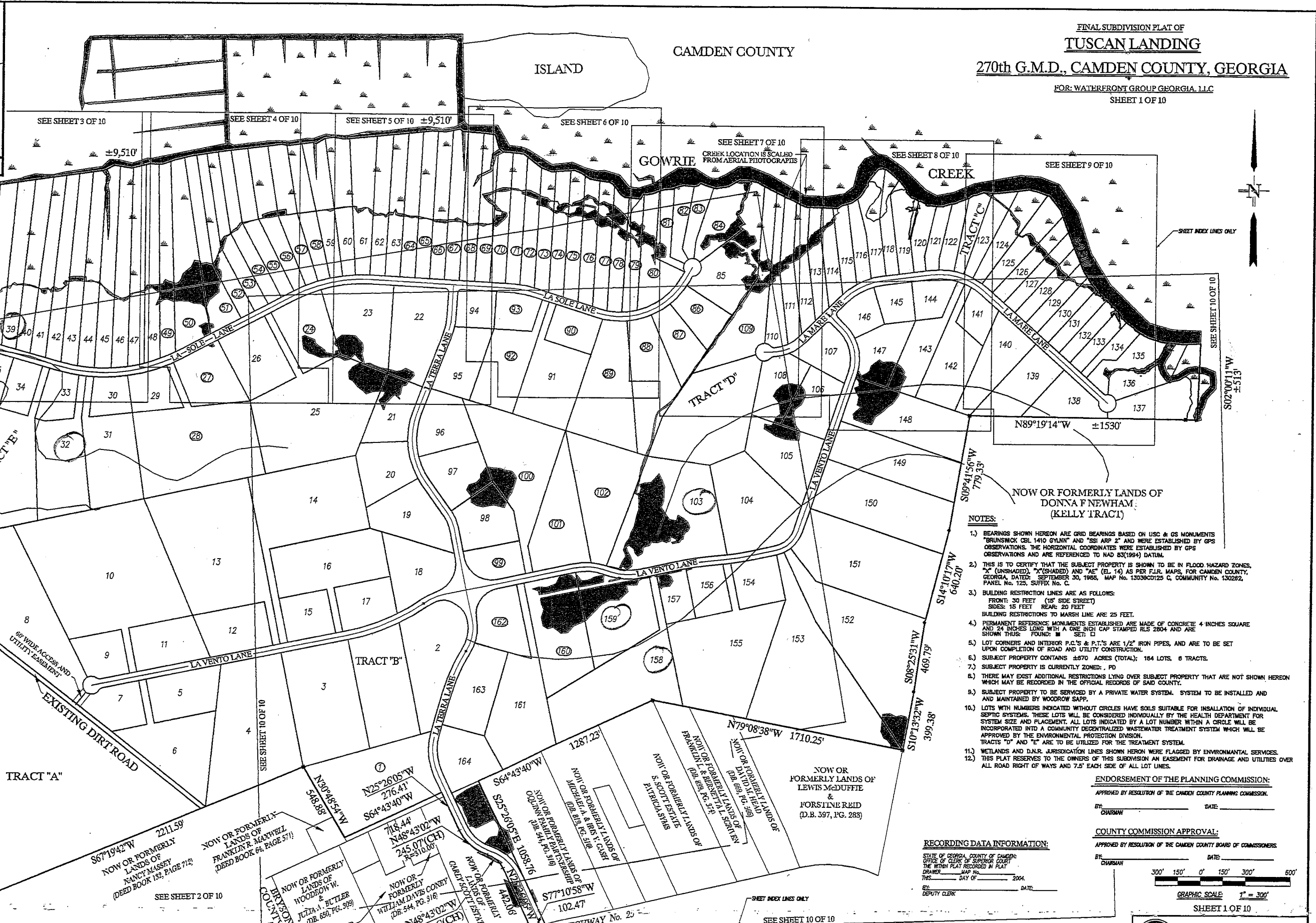
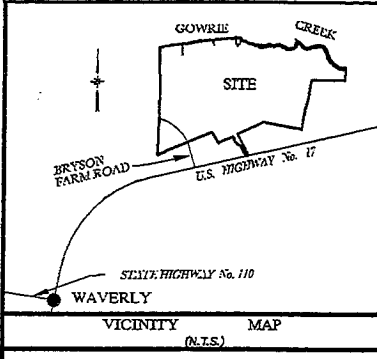


FINAL SUBDIVISION PLAT OF  
**TUSCAN LANDING**

270th G.M.D., CAMDEN COUNTY, GEORGIA

FOR: WATERFRONT GROUP GEORGIA, LLC  
 SHEET 1 OF 10

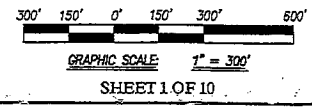


- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON USG & GS MONUMENTS "BRUNSWICK CEL 1410 GYLM" AND "SSA ARP 2" AND WERE ESTABLISHED BY GPS OBSERVATIONS. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY GPS OBSERVATIONS AND ARE REFERENCED TO NAD 83(1984) DATUM.
  - 2.) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED), "X" (SHADED) AND "AE" (EL. 14) AS PER F.L.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED: SEPTEMBER 30, 1988, MAP No. 13039C0125 C, COMMUNITY No. 130282, PANEL No. 123, SUFFIX No. C.
  - 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
 FRONT: 30 FEET (1/2" SIDE STREET)  
 SIDES: 15 FEET REAR: 20 FEET  
 BUILDING RESTRICTIONS TO MARSH LINE ARE 25 FEET.
  - 4.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4-INCHES SQUARE AND 24 INCHES LONG WITH A ONE INCH CAP STAMPED RLS 2804 AND ARE SHOWN THUS: FOUND: ■ SET: □
  - 5.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" IRON PIPES, AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
  - 6.) SUBJECT PROPERTY CONTAINS ±870 ACRES (TOTAL); 164 LOTS, 6 TRACTS.
  - 7.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD
  - 8.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY.
  - 9.) SUBJECT PROPERTY TO BE SERVICED BY A PRIVATE WATER SYSTEM. SYSTEM TO BE INSTALLED AND MAINTAINED BY WOODROW SAPP.
  - 10.) LOTS WITH NUMBERS INDICATED WITHOUT CIRCLES HAVE SOILS SUITABLE FOR INSTALLATION OF INDIVIDUAL SEPTIC SYSTEMS. THESE LOTS WILL BE CONSIDERED INDIVIDUALLY BY THE HEALTH DEPARTMENT FOR SYSTEM SIZE AND PLACEMENT. ALL LOTS INDICATED BY A LOT NUMBER WITHIN A CIRCLE WILL BE INCORPORATED INTO A COMMUNITY DECENTRALIZED WASTEWATER TREATMENT SYSTEM WHICH WILL BE APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION.  
 TRACTS "D" AND "E" ARE TO BE UTILIZED FOR THE TREATMENT SYSTEM.
  - 11.) WETLANDS AND D.M.R. JURISDICTION LINES SHOWN HEREON WERE FLAGGED BY ENVIRONMENTAL SERVICES.
  - 12.) THIS PLAT RESERVES TO THE OWNERS OF THIS SUBDIVISION AN EASEMENT FOR DRAINAGE AND UTILITIES OVER ALL ROAD RIGHT OF WAYS AND 7.5' EACH SIDE OF ALL LOT LINES.

**ENDORSEMENT OF THE PLANNING COMMISSION:**  
 APPROVED BY RESOLUTION OF THE CAMDEN COUNTY PLANNING COMMISSION.  
 BY: CHAIRMAN DATE: \_\_\_\_\_

**COUNTY COMMISSION APPROVAL:**  
 APPROVED BY RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS.  
 BY: CHAIRMAN DATE: \_\_\_\_\_

**RECORDING DATA INFORMATION:**  
 STATE OF GEORGIA, COUNTY OF CAMDEN;  
 OFFICE OF CLERK OF SUPERIOR COURT  
 THE WITHIN PLAT RECORDED IN PLAT  
 DRAWER \_\_\_\_\_ MAP NO. \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.  
 BY: \_\_\_\_\_  
 DEPUTY CLERK



**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**JACKSON SURVEYING, INC.**  
 Surveyors and Land Planners  
 2526 DARLON HIGHWAY, SUITE 503  
 DELINWOOD, GEORGIA 31525  
 Tel: 912-265-8856  
 Fax: 912-265-8879  
 OWN. BY: JTH  
 CDR. NO. 5224 01-09-04  
 CKD. BY: RJ  
 FE. 01. PG. 07

**WETLAND NOTE:**  
 A PORTION OF THE SUBJECT PROPERTY POSSIBLY FALLS UNDER THE WETLAND JURISDICTION OF STATE AND FEDERAL GOVERNMENTAL AGENCIES. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.

**CAMDEN COUNTY HEALTH DEPARTMENT:**  
 I HAVE COMPLETED THE PRELIMINARY PLAN REVIEW FOR TUSCAN LANDING SUBDIVISION, CAMDEN COUNTY, GEORGIA, BASED ON SOIL REPORTS PROVIDED BY JALABRIGION, THE CAMDEN COUNTY BOARD OF HEALTH & THE GEORGIA DEPARTMENT OF HUMAN RESOURCES MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS. THE ABOVE MENTIONED SUBDIVISION IS APPROVED PROVIDED THE FOLLOWING REQUIREMENT(S) ARE MET:  
 ONLY THOSE LOTS INDICATED UNDER NOTE NO. 10 ARE APPROVED UNDER THIS REVIEW BY THE HEALTH DEPARTMENT.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER'S ENDORSEMENT:**  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ENDORSES THIS SUBDIVISION PLAT.  
 BY: STEPHEN K. PATCH DATE: \_\_\_\_\_

U.S. HIGHWAY No. 17 / G.A. HIGHWAY No. 25  
 & COASTAL HIGHWAY  
 (AKA OCEAN HIGHWAY (150' R/W - PAVED))

**NOW OR FORMERLY LANDS OF:**  
 MICHAEL GLYNDON BERRIE (DEED BOOK 760, PAGE 493)  
 MITCHELL S. CARNES, JR. (DEED BOOK 760, PAGE 195)  
 FRANKLIN R. MAXWELL (DEED BOOK 64, PAGE 571)  
 JULIA A. BUTLER (DEED 680, PG. 529)  
 WILLIAM DAVIS CONEY (DEED 544, PG. 916)  
 MAGGIE GREEN

**NOW OR FORMERLY LANDS OF:**  
 LEWIS McDUFFIE & FORSLINE REID (D.B. 397, P.G. 283)  
 FRANKLIN & BERNICE T. SCOTTY (DEED 681, PG. 313)  
 S. SCOTT ESTATE PATRICIA L. SIBS

**NOW OR FORMERLY LANDS OF:**  
 MICHAEL A. & MRS. F. GIBB (DEED 818 PG. 316)  
 COLIN R. & MARGARET L. SCOTTY (DEED 681, PG. 308)  
 DAVID SCOTTY ESTATE

**NOW OR FORMERLY LANDS OF:**  
 BREYON FIRMSTROD COUNTY RD. NO. 171