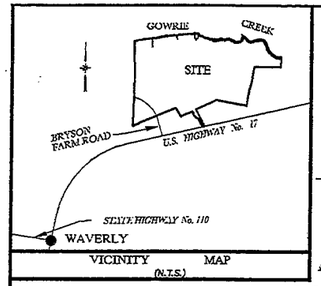
FINAL SUBDIVISION PLAT OF

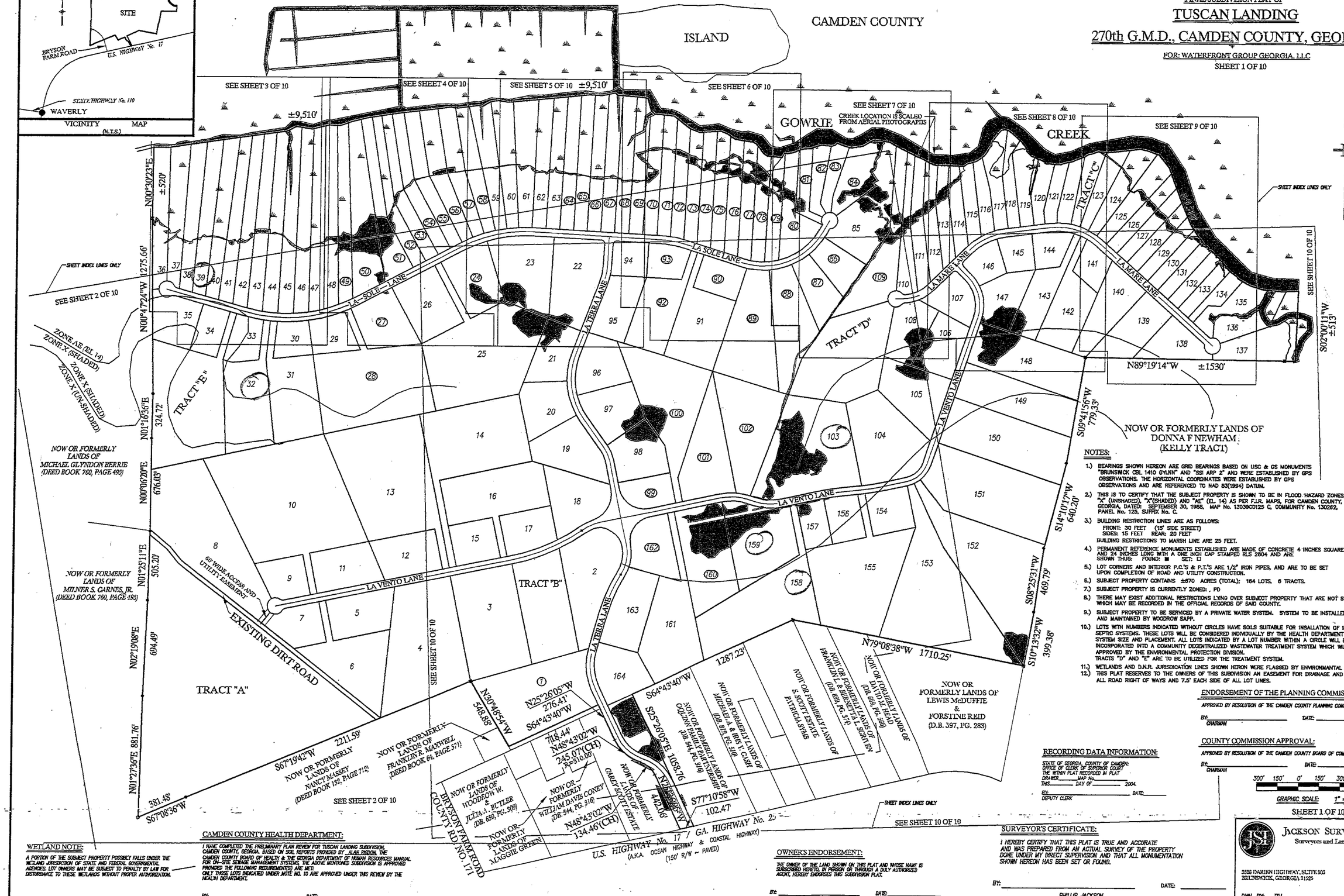
TUSCAN LANDING

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 USC & GS MONUMENTS "BRUNSWICK CBL 1410 GYLNN" AND "SSI ARP 2" AND WERE ESTABLISHED BY GPS OBSERVATIONS. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY GPS OBSERVATIONS AND ARE REFERENCED TO NAD 83(1994) 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.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED: SEPTEMBER 30, 1988, MAP No. 13039C0125 C, COMMUNITY No. 130282, PANEL No. 125, SUFFIX No. C.

3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 30 FEET (15' 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 ±670 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 AND MAINTAINED BY WOODROW SAPP.

10.) LOTS WITH NUMBERS INDICATED WITHOUT CIRCLES HAVE SOILS SUITABLE FOR INSALLATION 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.N.R. JURISDICATION LINES SHOWN HERON WERE FLAGGED BY ENVIRONMANTAL 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:_____ DATE:_____
CHAIRMAN

COUNTY COMMISSION APPROVAL:

APPROVED BY RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS.

BY:_____ DATE:_____
CHAIRMAN

300' 150' 0' 150' 300' 600'

GRAPHIC SCALE: 1" = 300'

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:_____ DATE:_____
DEPUTY CLERK

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.

BY:_____ DATE:_____

CAMDEN COUNTY HEALTH DEPARTMENT:

I HAVE COMPLETED THE PRELIMINARY PLAN REVIEW FOR TUSCAN LANDING SUBDIVISION, CAMDEN COUNTY, GEORGIA, BASED ON SOIL REPORTS PROVIDED BY ALAN BIGGIN. 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 REQUIREMENTS 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 HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ENDORSES THIS SUBDIVISION PLAT.

BY:_____ DATE:_____
STEPHEN W. PATCH

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:_____
PHILLIP JACKSON
GA. REGISTERED SURVEYOR No. 2804

SHEET 1 OF 10

JACKSON SURVEYING, INC.
Surveyors and Land Planners
2528 DARIEN HIGHWAY, SUITE 503
BRUNSWICK, GEORGIA 31525
Ofc. (912) 263-3836
Fax (912) 265-1609

DWN. BY: JTH CKD. BY: PJ
DWG. NO. 2004-01-05-04 FB. 01, PG. 01