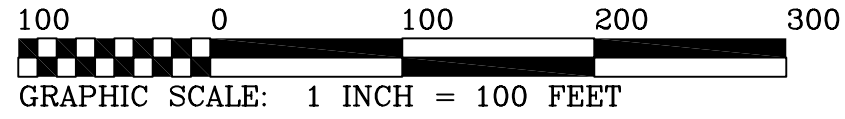
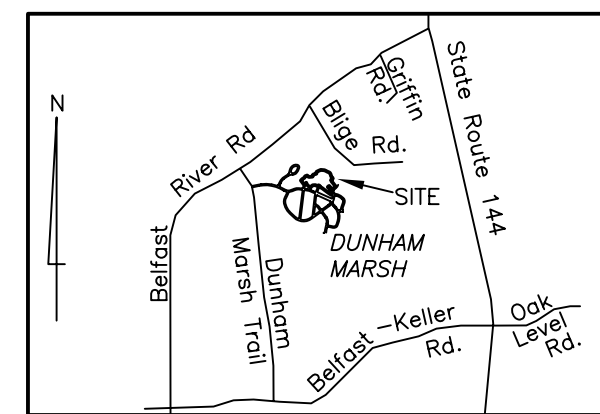


DUNHAM MARSH PHASE 6

20TH G.M.D.
BRYAN COUNTY, GEORGIA

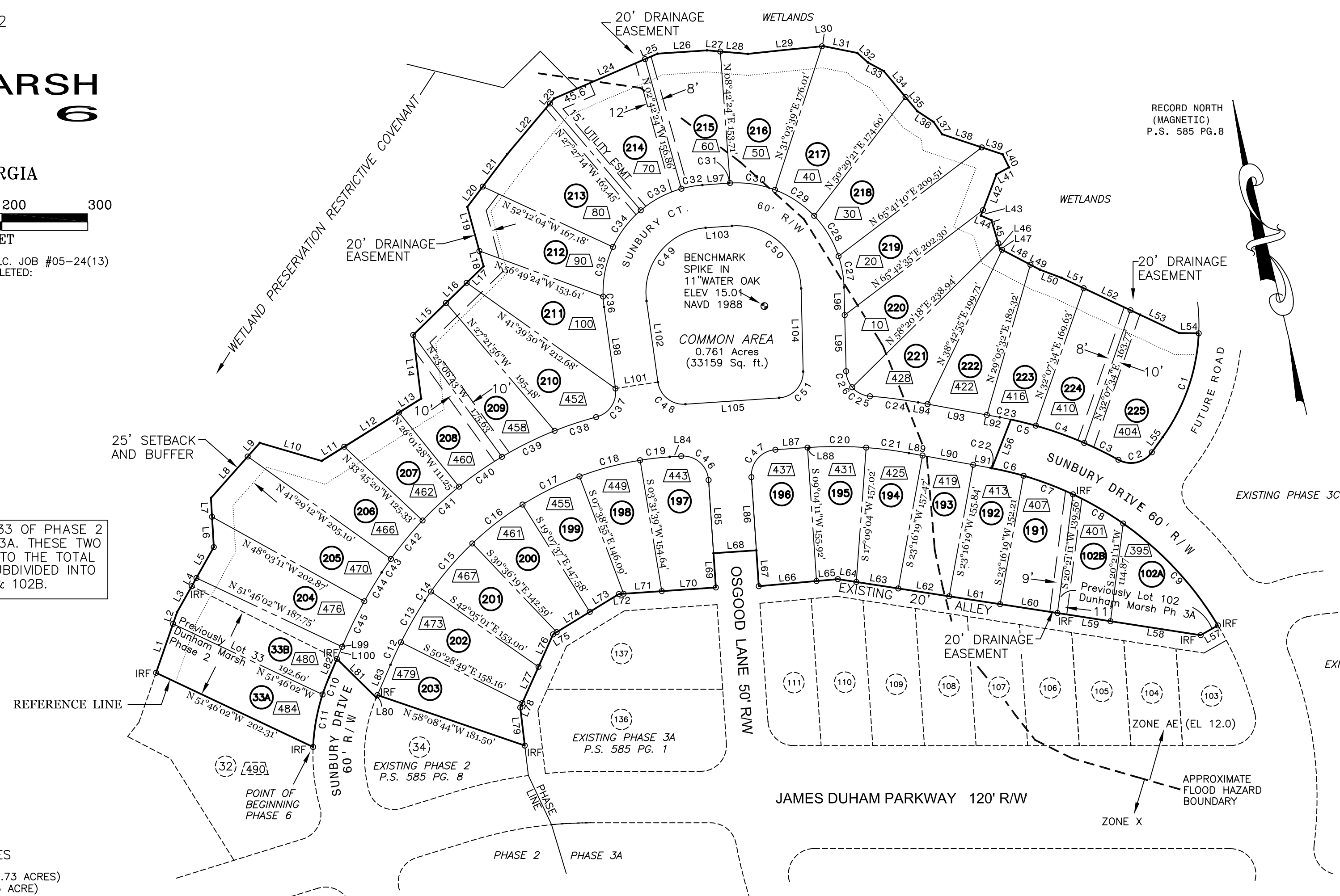


PREPARED FOR: DUNHAM MARSH PARTNERS, LLC. JOB #05-24(13)
PLAT DATE: 10/09/2013 FIELD WORK COMPLETED:



VICINITY MAP
NOT TO SCALE

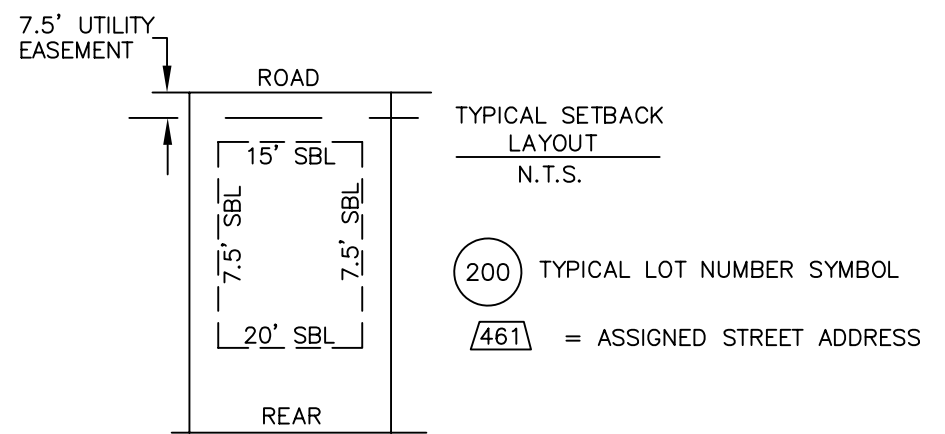
SPECIAL NOTE:
PHASE 6 CONTAINS PREVIOUS LOT 33 OF PHASE 2 AND PREVIOUS LOT 102 OF PHASE 3A. THESE TWO LOTS HAVE NOW BEEN COMBINED INTO THE TOTAL AREA SHOWN FOR PHASE 6 AND SUBDIVIDED INTO LOTS 33A & 33B AND LOTS 102A & 102B.



GENERAL PLAT NOTES & REFERENCES

- THIS SUBDIVISION CONSISTS OF 39 LOTS (9.73 ACRES) R/W (2.06 ACRES) AND COMMON AREA (0.76 ACRE) FOR A TOTAL OF 12.56 ACRES.
- CURRENT ZONING -PLANNED UNIT DEVELOPMENT, SETBACKS AS FOLLOWS: FRONT - 15'; REAR - 20' (EXCEPT WHERE NOTED OTHERWISE); SIDE -7.5'. REAR SETBACKS FOR GARAGE SHALL BE 7.5'
- PER F.E.M.A. MAPS FOR BRYAN COUNTY DATED 3/2/09 MAP NO. 13029C0375C, A PORTION OF THIS PROPERTY DOES LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" (ZONE AE EL 12). THE MINIMUM FINISHED FLOOR ELEVATION FOR ANY LOT WITHIN THIS PHASE SHALL NOT BE LESS THAN 13.1 FEET.
- ALL LOTS TO BE SERVED BY COMMUNITY WATER AND SEWER SYSTEMS.
- WETLANDS, WETLAND BUFFERS AND/OR STREAMSIDE LANDS MAY BE UNDER THE JURISDICTION OF THE U.S. ARMY C.O.E., PERMIT #200500338 AND ARE PROTECTED BY A RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.
- ALL DRAINAGE EASEMENTS (D.E.) ON THE LOT LINE ARE CENTERED UNLESS OTHERWISE SHOWN. DUNHAM MARSH HOMEOWNER'S ASSOCIATION, INC. WILL OWN AND MAINTAIN ALL DRAINAGE AND EASEMENTS SHOWN ON THIS PLAT.

THERE SHALL BE A MINIMUM DRAINAGE EASEMENT OF 7.5' FOR THE SIDE LOT LINE AND 10' FOR THE REAR LOT LINE OF EACH LOT.
- ALL LOTS TO HAVE A 7.5' UTILITY EASEMENT (FOR POWER, WATER, SEWER, CABLE T.V.) ACROSS THE FRONT OF THE LOT PARALLEL AND ADJACENT TO STREET RIGHT-OF-WAYS.
- REFERENCE: BOUNDARY PLAT OF THE WESTERN PORTION OF PARCEL "A-1" (BEING 190.0 ACRES) RECORDED AT P.S. 536 PG. 6, AND ALSO EXISTINGS PHASES OF DUNHAM MARSH.
- ALL LOT LINE CORNERS (o) NOT DESCRIBED ARE SET 5/8" IRON REBAR WITH A YELLOW CAP STAMPED "SEGA SURVEYING IRF = IRON ROD FOUND



The undersigned fee simple owner of all the real estate depicted on this plat, and identified as owned by the undersigned, does hereby dedicate and transfer to the Bryan County Board of Commissioners all streets, street rights of way and necessarily attendant drainage facilities and easements for the streets, all as shown on this plat.

Brett S. Turner, Managing Partner
Dunham Marsh Partners, LLC.

APPROVED UNDER ARTICLE XII

911 Address Director _____ Date of Approval _____

County Engineer _____ Date of Approval _____

Approved by the Planning Director this ___ day of _____, _____

Planning Director _____

ATTEST: _____ Clerk of Court

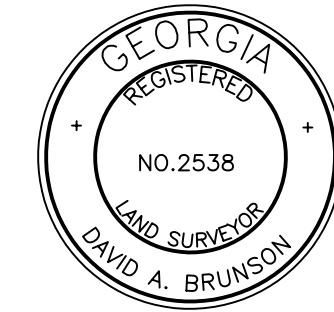
CLOSURE PRECISION:
Field Survey - 1/23,797
Error Per Point - 01"
Lease Squares Adjustment
Plat/Map Data - 1/81,587

I certify that 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 and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SOUTHEAST GEORGIA SURVEYING & MAPPING
P.O. BOX 968 RICHMOND HILL, GA 31324
PH (912)756-2211 FAX (912)756-5908
PHYSICAL ADDRESS
518 EDESEL DRIVE, SUITE D
RICHMOND HILL, GA 31324
LSF000423

DUNHAM MARSH PHASE 6

20TH G.M.D.
BRYAN COUNTY, GEORGIA



**SOUTHEAST GEORGIA
SURVEYING & MAPPING**
P.O. BOX 968 RICHMOND HILL, GA 31324
PH (912)756-2211 FAX (912)756-5908
PHYSICAL ADDRESS
518 EDSEL DRIVE, SUITE D
RICHMOND HILL, GA 31324
LSF000423

LOT	SIZE ACRES/SQ.FT.	ENGINEER'S DESIGNED FINISHED FLOOR ELEVATION
LOT 33A	0.270 Acres (11760 Sq. ft.)	LOT 33A 19.5
LOT 33B	0.263 Acres (11446 Sq. ft.)	LOT 33B 19.3
LOT 102A	0.203 Acres (8847 Sq. ft.)	LOT 102A 15.3
LOT 102B	0.184 Acres (8017 Sq. ft.)	LOT 102B 15.3
LOT 191	0.215 Acres (9367 Sq. ft.)	LOT 191 15.5
LOT 192	0.213 Acres (9275 Sq. ft.)	LOT 192 15.5
LOT 193	0.216 Acres (9399 Sq. ft.)	LOT 193 15.5
LOT 194	0.210 Acres (9130 Sq. ft.)	LOT 194 15.8
LOT 195	0.205 Acres (8945 Sq. ft.)	LOT 195 16.0
LOT 196	0.238 Acres (10381 Sq. ft.)	LOT 196 17.0
LOT 197	0.247 Acres (10780 Sq. ft.)	LOT 197 17.2
LOT 198	0.203 Acres (8835 Sq. ft.)	LOT 198 17.1
LOT 199	0.200 Acres (8707 Sq. ft.)	LOT 199 16.7
LOT 200	0.199 Acres (8680 Sq. ft.)	LOT 200 16.7
LOT 201	0.201 Acres (8745 Sq. ft.)	LOT 201 17.4
LOT 202	0.205 Acres (8940 Sq. ft.)	LOT 202 18.0
LOT 203	0.217 Acres (9455 Sq. ft.)	LOT 203 18.8
LOT 204	0.283 Acres (12329 Sq. ft.)	LOT 204 18.5
LOT 205	0.338 Acres (14718 Sq. ft.)	LOT 205 18.1
LOT 206	0.257 Acres (11188 Sq. ft.)	LOT 206 17.5
LOT 207	0.178 Acres (7743 Sq. ft.)	LOT 207 17.3
LOT 208	0.187 Acres (8140 Sq. ft.)	LOT 208 16.9
LOT 209	0.254 Acres (11086 Sq. ft.)	LOT 209 17.2
LOT 210	0.292 Acres (12726 Sq. ft.)	LOT 210 17.8
LOT 211	0.257 Acres (11215 Sq. ft.)	LOT 211 16.8
LOT 212	0.248 Acres (10785 Sq. ft.)	LOT 212 15.5
LOT 213	0.330 Acres (14362 Sq. ft.)	LOT 213 14.9
LOT 214	0.318 Acres (13837 Sq. ft.)	LOT 214 14.7
LOT 215	0.262 Acres (11413 Sq. ft.)	LOT 215 14.7
LOT 216	0.307 Acres (13355 Sq. ft.)	LOT 216 15.1
LOT 217	0.354 Acres (15440 Sq. ft.)	LOT 217 14.9
LOT 218	0.327 Acres (14235 Sq. ft.)	LOT 218 15.4
LOT 219	0.300 Acres (13084 Sq. ft.)	LOT 219 15.8
LOT 220	0.284 Acres (12377 Sq. ft.)	LOT 220 16.4
LOT 221	0.230 Acres (10012 Sq. ft.)	LOT 221 16.3
LOT 222	0.232 Acres (10084 Sq. ft.)	LOT 222 15.8
LOT 223	0.253 Acres (11000 Sq. ft.)	LOT 223 15.5
LOT 224	0.229 Acres (9962 Sq. ft.)	LOT 224 15.0
LOT 225	0.328 Acres (14272 Sq. ft.)	LOT 225 15.3

Course	Bearing	Distance
L1	N 32°02'47" E	60.35'
L2	N 32°02'47" E	14.25'
L3	N 42°18'33" E	34.90'
L4	N 42°18'33" E	11.06'
L5	N 42°18'33" E	41.30'
L6	N 09°35'15" E	35.29'
L7	N 09°35'15" E	22.00'
L8	N 54°29'08" E	64.61'
L9	N 54°29'08" E	21.18'
L10	S 60°51'19" E	75.03'
L11	N 70°52'03" E	31.09'
L12	N 70°52'03" E	75.25'
L13	N 70°52'03" E	30.38'
L14	N 05°49'38" E	74.75'
L15	N 58°37'31" E	53.55'
L16	N 58°37'31" E	33.54'
L17	N 58°37'31" E	27.52'
L18	N 02°20'52" W	18.54'
L19	N 02°20'52" W	53.15'
L20	N 49°59'51" E	29.73'
L21	N 49°59'51" E	47.36'
L22	N 52°59'18" E	77.15'
L23	N 52°59'18" E	7.52'
L24	N 79°30'23" E	115.60'
L25	N 79°30'23" E	15.98'
L26	S 80°54'35" E	57.62'
L27	S 72°10'42" E	15.50'
L28	S 72°10'42" E	32.30'
L29	S 82°53'28" E	86.71'
L30	S 82°53'28" E	1.73'
L31	S 65°43'34" E	40.26'
L32	S 35°13'22" E	16.57'
L33	S 48°44'30" E	21.03'
L34	S 26°53'57" E	39.54'
L35	S 26°53'57" E	21.43'
L36	S 43°40'35" E	22.70'
L37	S 21°50'24" E	17.51'
L38	S 58°39'29" E	48.58'
L39	S 58°39'29" E	25.72'
L40	S 13°09'23" E	16.89'
L41	S 74°17'01" W	16.59'
L42	S 33°37'11" W	44.73'
L43	S 33°37'11" W	6.89'
L44	S 53°27'16" E	13.41'
L45	S 03°34'17" E	28.04'
L46	S 03°34'17" E	6.45'
L47	S 49°21'07" E	3.02'
L48	S 49°21'07" E	37.23'
L49	S 49°21'07" E	12.60'
L50	S 56°29'39" E	26.70'
L51	S 51°51'29" E	28.53'
L52	S 51°51'29" E	60.33'
L53	S 51°51'29" E	62.38'
L54	S 76°12'37" E	23.08'

Course	Bearing	Distance
L55	S 48°35'57" W	21.78'
L56	S 34°10'41" W	60.91'
L57	S 73°29'24" W	23.13'
L58	N 68°16'51" W	106.28'
L59	N 68°16'51" W	62.52'
L60	N 68°16'51" W	67.60'
L61	N 68°16'51" W	60.02'
L62	N 68°16'51" W	60.02'
L63	N 68°16'51" W	49.49'
L64	N 68°16'51" W	21.71'
L65	N 82°10'25" W	24.98'
L66	N 82°10'25" W	67.52'
L67	N 09°04'11" E	41.88'
L68	N 80°55'49" W	50.00'
L69	S 09°04'11" W	40.04'
L70	N 80°55'49" W	69.12'
L71	N 80°55'49" W	44.64'
L72	N 80°55'49" W	5.49'
L73	S 71°26'09" W	39.72'
L74	S 71°26'09" W	45.26'
L75	S 71°26'09" W	4.95'
L76	S 37°00'33" W	41.45'
L77	S 37°00'33" W	46.18'
L78	S 37°00'33" W	5.79'
L79	S 06°12'13" W	44.67'
L80	S 36°11'58" W	3.27'
L81	N 32°29'06" W	64.41'
L82	S 36°11'58" W	23.41'
L83	N 36°11'58" E	38.51'
L84	S 80°55'49" E	13.34'
L85	S 09°04'11" W	85.51'
L86	N 09°04'11" E	85.51'
L87	S 80°55'21" E	37.50'
L88	S 81°03'43" E	2.16'
L89	S 66°43'41" E	16.10'
L90	S 66°43'41" E	60.00'
L91	S 66°43'41" E	20.53'
L92	N 66°43'41" W	15.26'
L93	N 66°43'41" W	70.22'
L94	N 66°43'41" W	11.15'
L95	N 11°30'37" E	65.42'
L96	N 11°30'37" E	32.39'
L97	N 81°17'36" W	30.89'
L98	S 04°57'23" W	96.03'
L99	S 36°11'58" W	3.03'
L100	S 36°11'58" W	15.34'
L101	S 85°39'14" E	50.00'
L102	N 04°57'23" E	95.50'
L103	S 81°17'36" E	30.89'
L104	S 11°30'37" W	96.84'
L105	N 80°55'49" W	109.40'

Curve	Radius	Length	Chord	Chord Bear.
C1	225.00'	129.82'	128.02'	S 32°03'48" W
C2	30.00'	43.68'	39.92'	N 89°41'15" W
C3	450.44'	44.34'	44.32'	N 50°47'39" W
C4	450.44'	60.05'	60.00'	N 57°25'59" W
C5	450.44'	29.87'	29.87'	N 63°09'06" W
C6	390.44'	37.88'	37.87'	S 63°42'22" E
C7	390.44'	61.52'	61.46'	S 56°24'44" E
C8	390.44'	67.85'	67.76'	S 46°55'12" E
C9	390.44'	163.31'	162.12'	S 29°57'35" E
C10	230.00'	21.35'	21.35'	S 33°32'22" W
C11	230.00'	62.34'	62.15'	S 23°06'53" W
C12	498.52'	28.89'	28.88'	N 37°51'34" E
C13	498.52'	56.15'	56.12'	N 42°44'47" E
C14	370.00'	12.55'	12.55'	N 46°56'41" E
C15	370.00'	74.12'	74.00'	N 53°39'20" E
C16	370.00'	74.12'	74.00'	N 65°08'02" E
C17	370.00'	74.12'	74.00'	N 76°36'44" E
C18	370.00'	73.20'	73.08'	N 88°01'08" E
C19	370.00'	34.76'	34.75'	S 83°37'18" E
C20	470.00'	66.29'	66.24'	S 76°53'22" E
C21	470.00'	50.21'	50.18'	S 69°47'19" E
C22	390.44'	1.65'	1.65'	S 66°36'25" E
C23	450.44'	13.18'	13.18'	N 65°53'24" W
C24	530.00'	56.66'	56.63'	N 69°47'27" W
C25	30.00'	23.78'	23.16'	N 50°08'46" W
C26	30.00'	20.39'	20.00'	N 07°57'51" W
C27	125.00'	37.06'	36.92'	N 03°01'01" E
C28	125.00'	55.42'	54.97'	N 18°10'40" W
C29	125.00'	55.28'	54.84'	N 43°32'58" W
C30	125.00'	53.36'	52.96'	N 68°26'56" W
C31	125.00'	1.34'	1.34'	N 80°59'09" W
C32	125.00'	24.90'	24.86'	N 87°00'00" W
C33	125.00'	53.99'	53.57'	S 74°55'11" W
C34	125.00'	53.99'	53.57'	S 50°10'21" W
C35	125.00'	59.53'	58.97'	S 24°09'17" W
C36	125.00'	12.12'	12.11'	S 07°44'01" W
C37	30.00'	44.10'	40.24'	S 47°03'37" W
C38	430.00'	50.96'	50.93'	S 84°37'07" W
C39	430.00'	68.56'	68.49'	S 76°39'22" W
C40	430.00'	60.89'	60.84'	S 68°01'56" W
C41	430.00'	58.02'	57.98'	S 60°06'36" W
C42	430.00'	58.02'	57.98'	S 52°22'44" W
C43	430.00'	19.06'	19.06'	S 47°14'36" W
C44	558.52'	39.25'	39.24'	S 43°57'36" W
C45	558.52'	56.03'	56.00'	S 39°04'23" W
C46	30.00'	47.12'	42.43'	S 35°55'49" E
C47	30.00'	47.12'	42.43'	N 54°04'11" E
C48	30.00'	45.33'	41.14'	N 38°19'41" W
C49	75.00'	122.72'	109.48'	N 51°49'53" E
C50	75.00'	121.48'	108.63'	S 34°53'29" E
C51	30.00'	45.85'	41.51'	S 55°17'24" W

As provided in the Declaration of Covenants, Conditions and Restrictions for Dunham Marsh, recorded in the public records of Bryan County Georgia, in Deed Book 693 Pages 169-195, as the same may be amended or supplemented from time to time (the "Declaration"), portions of the Common Area may be designated as Exclusive Common Area and reserved for the use or primary benefit of owners or occupants of specified units or lots.

The lots, Common Area, roads and rights-of-way are subject to easements and reservations as set forth in the Declaration, including, without limitation, the right of Declarant, as defined in the Declaration, to grant and assign (i) utility easements over, under and through roads and rights-of-way and Common Areas, and over, under and through a perimeter area within the lot boundaries, and (ii) separate, private telecommunications easements consisting of a blanket, master infrastructure easement over, under and through the entire real property, perimeter easements over, under and through the perimeter of the entire property, the perimeter of the Common Areas and the perimeter of each lot, together with easements over the Common Areas, and in each case for use by the grantee of such easement and service providers designated by such grantee to install, operate, maintain and replace telecommunications infrastructure and to provide telecommunications and similar services to owners and occupants of the real property and residents of other properties in the area. All public roads and public rights of way on the property are granted subject to the private telecommunications easements.

All building setbacks and all improvements proposed to be constructed on the lots are subject to prior review and approval by an Architectural Review Committee established pursuant to the Declaration.

Common Areas and recreational amenities, if any, are not dedicated or open to the public.

NOTICE OF PRIVATE SYSTEMS
This subdivision is served by a Private Water System and/or a Private Sewerage System. Bryan County will not maintain, repair or replace any Private Water System or Private Sewerage System. The responsibility for such maintenance, repair or replacement is addressed in a Trust Indenture between the Developer of the Subdivision and a trustee. Any purchasers of lots within this Subdivision are urged to carefully review such Trust Indenture to determine the party responsible for the maintenance of the Private Water System and Private Sewerage System.