



COTTAGE HOME SITES PHASE 9



GENERAL NOTES & REFERENCE NOTES

- THIS SUBDIVISION CONSISTS OF 22 LOTS (3,819 ACRES) R/W (1,020 ACRES) AND WETLANDS PRES. (0.723 ACRES) FOR A TOTAL OF 5,562 ACRES.
- CURRENT ZONING - PLANNED UNIT DEVELOPMENT. SETBACKS AS FOLLOWS: FRONT - 15'; REAR - 20'; EXCEPT FOR GARAGE NOTED OTHERWISE SIDE - 7.5'. REAR SETBACK FOR GARAGE SHALL BE 7.5'
- PER F.E.M.A. MAPS FOR BRYAN COUNTY DATED 3/2/09 MAP NO. 2005000338. WETLANDS PRESERVATION AREAS ARE NOT TO BE DESIGNATED "SPECIAL FLOOD HAZARD AREA."
- SETBACKS 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 CORPS OF PERMIT #200500338 AND ARE PROTECTED BY A RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.
- ALL DRAINAGE EASEMENTS (D.E.) ON THE LOT LINE ARE HOMETOWN'S ASSOCIATION, INC. WILL OWN AND MAINTAIN ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- PHASE 1 TO HAVE A 7.5' UTILITY EASEMENT (FOR POWER, WATER, SEWER, CABLE T.V.) ACROSS THE FRONT OF 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. PHASE 1 - DUNHAM MARSH P.S. 586 Pg. 6

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 used for any purpose, including but not limited to, 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 the Declaration. The Declaration shall include, without limitation, the right of Decedant, 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 boundary 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 Area and the perimeter of each lot, 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 services to owners and occupants of portions of the Common Area and public rights of way on the property are granted subject to the private telecommunications easements.

All buildings, 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.

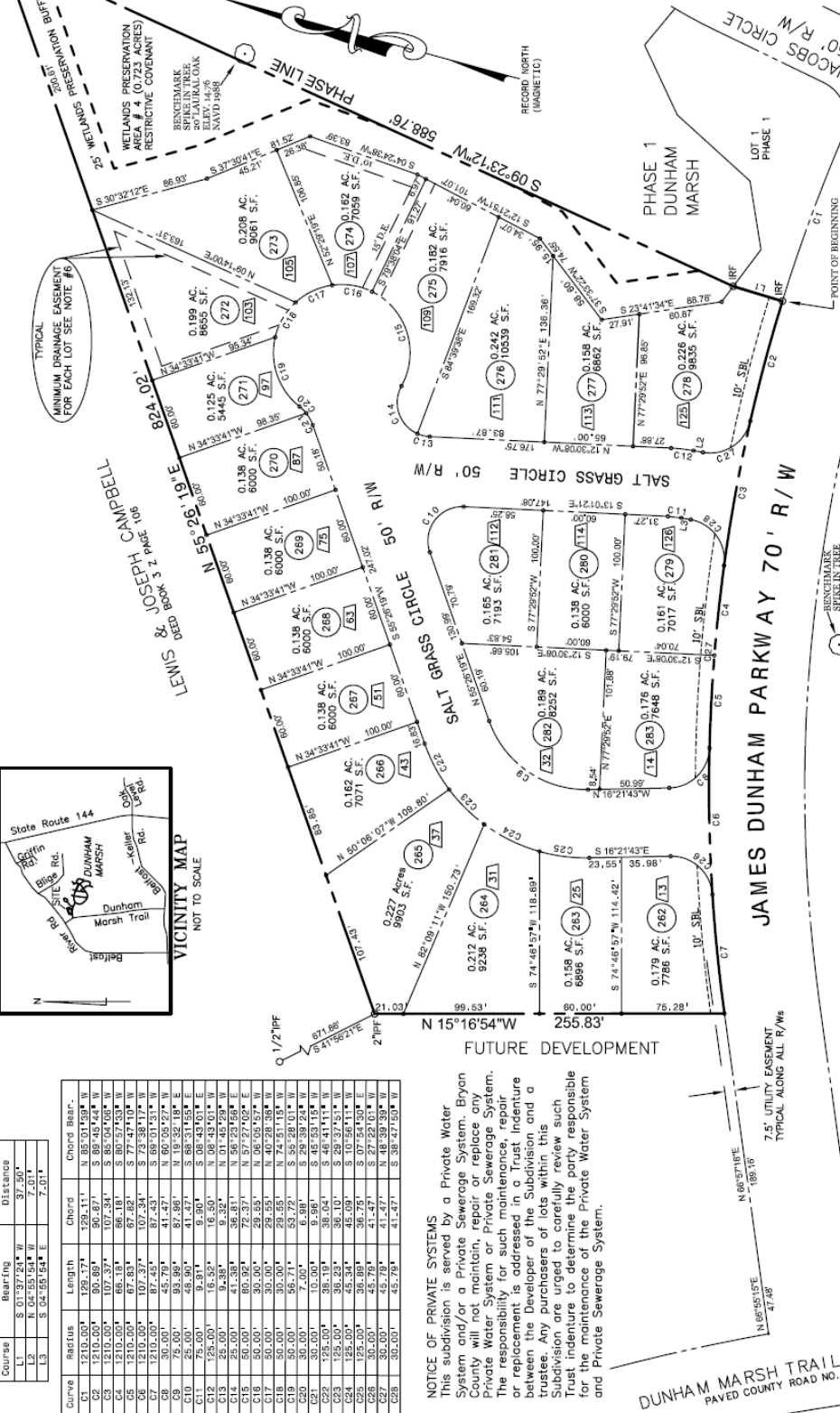
Common Areas and recreational amenities, if any, are not dedicated or open to the public.



ERROR OF CLOSURE: FIELD: 1/26 307
PLAT: 1/50,000+
EQUIPMENT USED: TOPCON 2550S
ADJUSTMENT METHOD: LEAST SQUARES

IN MY OPINION, THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF GEORGIA LAW.

SOUTHEAST GEORGIA SURVEYING & MAPPING
 P.O. BOX 868 RICHMOND HILL, GA. 31324
 PH (912)758-3211 FAX (912)758-8908
 PHYSICAL ADDRESS: 818 EBBB DR., SUITE D RICHMOND HILL, GA. 31324

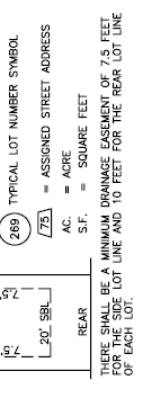


Curve	Radius	Length	Chord	Chord Bear.
C1	1210.00'	129.17'	129.11'	N 89.01°13'58" W
C2	1210.00'	90.89'	90.87'	S 89.48°47'44" W
C3	1210.00'	107.14'	107.13'	N 89.52°02'55" W
C4	1210.00'	107.14'	107.14'	S 89.52°02'55" W
C5	1210.00'	67.83'	67.82'	S 77.47°10'10" W
C6	1210.00'	107.37'	107.34'	S 73.38°17'14" W
C7	1210.00'	87.45'	87.43'	S 89.07°13'14" W
C8	75.00'	35.98'	35.96'	N 10.32°18'14" E
C9	75.00'	35.98'	35.96'	N 10.32°18'14" E
C10	25.00'	48.90'	41.47'	S 86.31°15'55" E
C11	75.00'	9.91'	9.90'	S 08.43°01'1" E
C12	75.00'	16.50'	16.50'	N 09.49°50'1" E
C13	25.00'	41.38'	36.81'	S 89.23°16'58" E
C14	25.00'	41.38'	36.81'	N 89.23°16'58" E
C15	50.00'	80.92'	72.87'	N 57.27°10'2" E
C16	50.00'	30.00'	29.55'	N 08.09°55'7" W
C17	50.00'	30.00'	29.55'	N 40.28°38'1" W
C18	50.00'	30.00'	29.55'	N 40.28°38'1" W
C19	50.00'	56.71'	53.72'	S 55.28°10'1" W
C20	30.00'	7.00'	6.98'	S 29.39°24'4" W
C21	30.00'	10.00'	9.96'	S 43.53°15'4" W
C22	125.00'	38.73'	38.04'	S 48.41°11'4" W
C23	125.00'	38.73'	38.04'	S 48.41°11'4" W
C24	125.00'	45.54'	45.09'	S 10.50°11'1" W
C25	125.00'	38.89'	36.76'	S 07.51°50'1" E
C26	30.00'	45.79'	41.47'	S 27.22°01'4" W
C27	30.00'	45.79'	41.47'	N 48.39°39'4" W
C28	30.00'	45.79'	41.47'	N 48.39°39'4" W

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.

SUGGESTED MINIMUM F.F. ELEVATIONS

LOT 1	20.20
LOT 2	20.70
LOT 3	21.00
LOT 4	21.50
LOT 5	21.50
LOT 6	21.00
LOT 7	20.50
LOT 8	20.50
LOT 9	19.00
LOT 10	18.00
LOT 11	17.50
LOT 12	17.50
LOT 13	18.00
LOT 14	18.00
LOT 15	18.00
LOT 16	19.00
LOT 17	19.00
LOT 18	20.00
LOT 19	20.00
LOT 20	20.00
LOT 21	20.50
LOT 22	20.50



TYPICAL LOT SETBACK
 15' SBL
 15' SBL
 20' SBL
 20' SBL
 15' SBL
 15' SBL
 20' SBL
 20' SBL

TYPICAL LOT NUMBER SYMBOL
 269 = ASSIGNED STREET ADDRESS
 AC. = ACRE
 S.F. = SQUARE FEET

REAR SETBACK OF 7.5 FEET FOR THE SIDE LOT LINE AND 10 FEET FOR THE REAR LOT LINE OF EACH LOT.

APPROVED UNDER ARTICLE XII

Kathy Smith
 911 Address Director
 Date of Approval: 10-22-10

Karl D. Coates
 County Engineer
 Date of Approval: 10-22-10

APPROVED BY THE PLANNING DIRECTOR this 22 day of *October* 2012

Karl D. Coates
 Planning Director

ATTEST:

 Clerk of Court

DUNHAM MARSH PHASE

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

PREPARED FOR: DUNHAM MARSH PARTNERS, LLC.
 PLAT MAP FOR: DUNHAM MARSH PHASE 1
 FIELD MEASUREMENT DATE: OCTOBER 11, 2010
 JOB NO. 05-24(10)

GRAPHIC SCALE: 1 INCH = 60 FEET

PROPERTY CORNER LEGEND
 AXLE = CAP/WAGON AXLE FOUND
 IFF = IRON BAR FOUND
 R/W CAP = IRON PIPE FOUND
 R/W CAP = IRON PIPE FOUND
 R/W CAP = IRON PIPE FOUND
 ALL CORNERS NOT DESCRIBED ARE SET 5/8" IRON BEAMS WITH A PLASTIC YELLOW CAP STAMPED "SEGA SURVEYING 04/25/38"

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 specific, direct 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.

Georgia, Bryan County
 Registered in Plat Book
 16-345, Page
 Date 10-22-10
Blaine
 Clerk Superior Court

STATE ROUTE 144
 DUNHAM MARSH
 DUNHAM MARSH TRAIL
 JACOBS CIRCLE
 SALT GRASS CIRCLE
 JAMES DUNHAM PARKWAY 70' R/W
 DUNHAM MARSH TRAIL 60' R/W
 PAVED COUNTY ROAD NO. 177