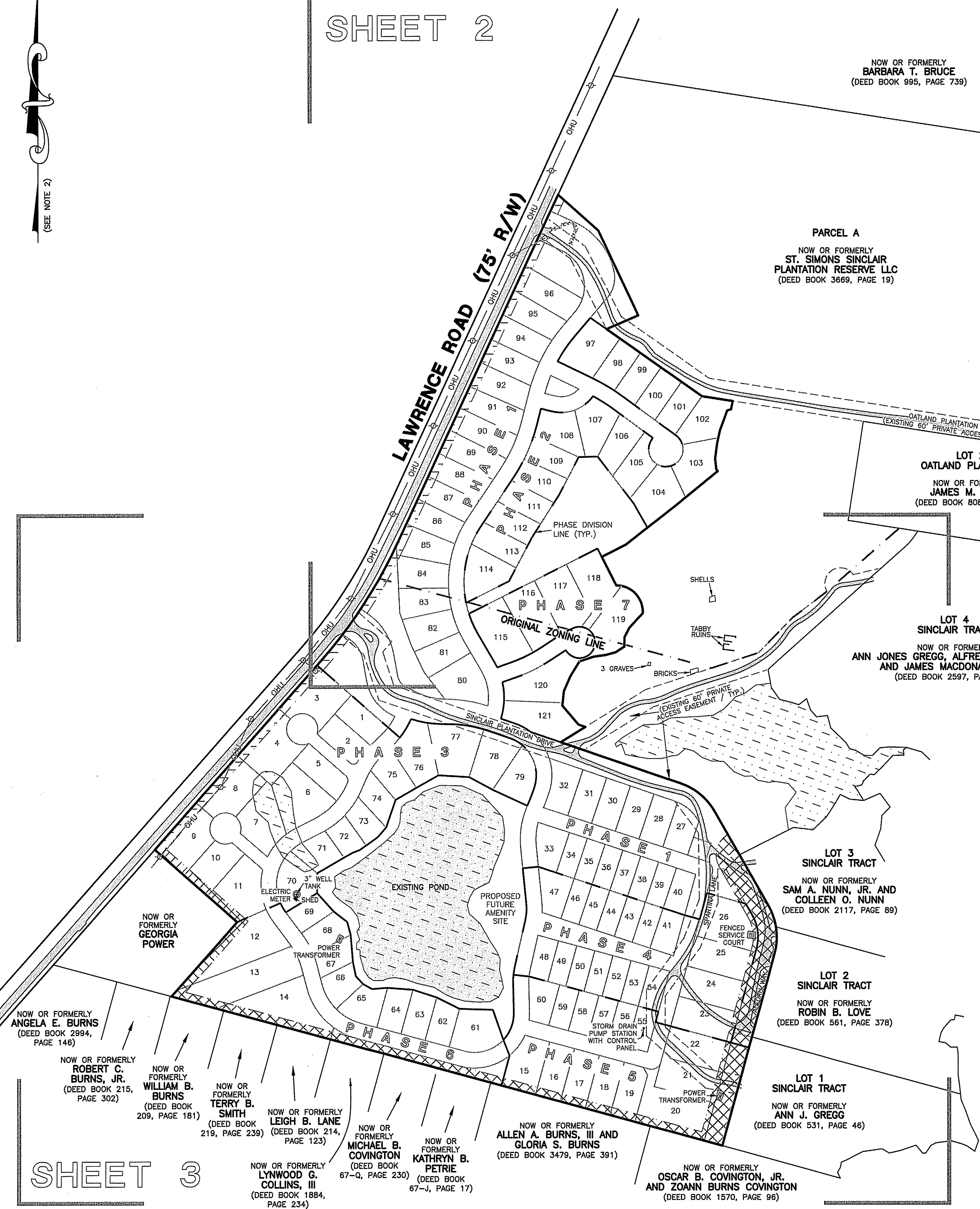


(SEE NOTE 2)

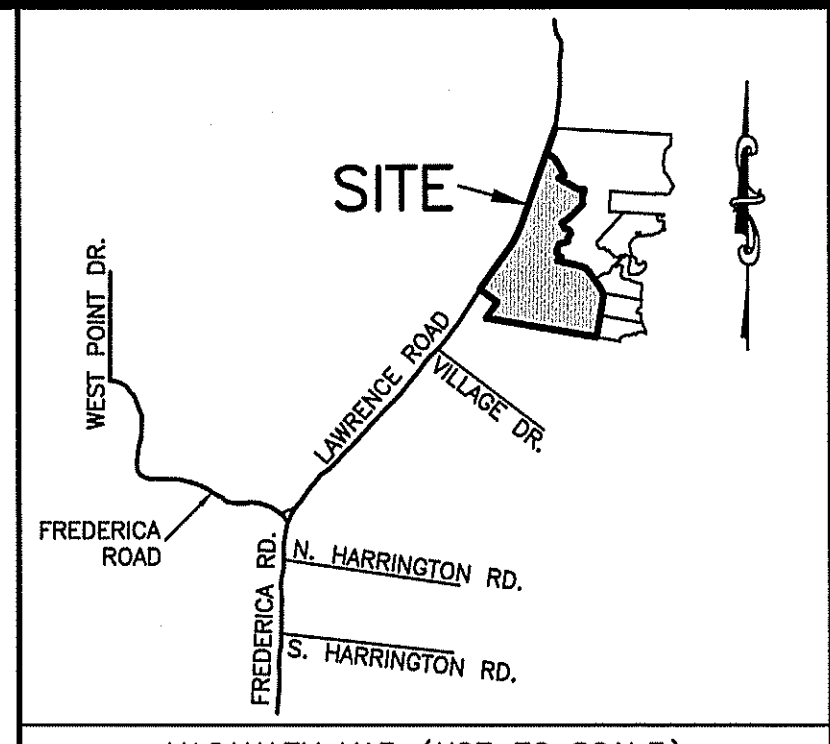


NOTES:

- REFERENCES:
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SURVEY OF PORTION OF SINCLAIR TRACT & OATLAND PLANTATION', DATED 5/14/10, LAST REVISED 5/7/12, JOB# 10063.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR SUBDIVISION PLAN FOR: LOT 1, OATLAND PLANTATION', DATED 4/12/99, RECORDED IN PLAT DRAWER 25, PAGE 102, JOB# 83370B.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR SUBDIVISION PLAN FOR: LOT 2, OATLAND PLANTATION', DATED 4/25/01, RECORDED IN PLAT DRAWER 27, PAGE 156, JOB# 83370B.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SINCLAIR TRACT', DATED 7/2/96, LAST REVISED 1/28/97, RECORDED IN PLAT DRAWER 24, PAGE 25, JOB# 93663.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR RE-SUBDIVISION PLAN FOR: LOTS 1 THRU 4, SINCLAIR TRACT', DATED 6/1/99, RECORDED IN PLAT DRAWER 26, PAGE 1, JOB# 93663D.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A RECOMBINATION SURVEY OF: PARCEL C AND A PORTION OF PARCEL A, BEING A PORTION OF THE MRS. ROBERT C. BURNS PROPERTY', DATED 3/23/15, JOB# 15089.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A BOUNDARY SURVEY OF: PARCEL A, BEING A PORTION OF SINCLAIR TRACT & OATLAND PLANTATION', DATED 11/22/16, RECORDED IN PLAT BOOK 33, PAGE 300, JOB# 16320.
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: NIKON DTM-522
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 47,116 FEET OR BETTER, AN ANGULAR ERROR OF 9" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 414,000+ FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 6/9/17 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GOV). THE CURRENT OWNER IS SLF IV-GA SINCLAIR, LLC (RECORDED IN DEED BOOK 2741, PAGE 295).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0251H, MAP REVISED 1/5/18, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT FALLS WITHIN A SPECIAL FLOOD HAZARD AREA.
 - ZONE AE (EL. 9) - THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 1% ANNUAL CHANCE FLOODPLAINS.
 - ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
 - ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
- ZONING: PD (PLANNED DEVELOPMENT)
- SETBACKS PER PD TEXT (PLANNED DEVELOPMENT).

SINGLE FAMILY TYPE	MINIMUM LOT SIZE	MINIMUM WIDTH	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
ESTATE LOT	20,000 SQ. FT.	90'	30'	30'	10'
STANDARD LOT	13,500 SQ. FT.	80'	20'	20'	10'
VILLAGE LOT	5,000 SQ. FT.	40'	10'	10'	5**
PATIO LOT	3,600 SQ. FT.	40'	10'	10'	0' AND 10'
TOWNHOUSE LOT	3,600 SQ. FT.	40'	20'	7'	7'

 - E - ESTATE LOT
 - S - STANDARD LOT
 - V - VILLAGE LOT
 - ** REAR SETBACK ON LOTS 13-19 IS 30'
 - ** SOUTHERLY SIDE SETBACK ON LOT 20 IS 30'
- MINIMUM LOT SIZE = 3,600 SQ. FT.
SMALLEST LOT SIZE THIS PHASE = 6,054 SQ. FT. (LOTS 49-53)
TOTAL NUMBER OF LOTS = 121
- ALL STREETS IN THIS PHASE SHALL BE PRIVATE.
- STREET SIGNS AND STREET LIGHTS AS PER GLYNN COUNTY SUBDIVISION REGULATIONS.
- WATER & SEWER SERVICE IS TO BE PROVIDED BY THE BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION.
- A 10' UTILITY EASEMENT IS ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
- THERE WILL BE A 15' MAINTENANCE EASEMENT ALONG THE TOP OF BANK OF THE EXISTING PONDS.
- A TRAFFIC STUDY SHALL BE REQUIRED TO DETERMINE THE OFF-SITE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS NEEDED TO SUPPORT THIS DEVELOPMENT. ALL IMPROVEMENTS AS IDENTIFIED BY SUCH STUDY SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE. ANY ANCILLARY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO UTILITY RELOCATION, PERMITS, ETC., SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER.
- WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
- NO TRAILS OR WALKING PATHS WILL BE CONSTRUCTED WITHIN THE BUFFER ALONG THE REAR PROPERTY LINES OF LOT 13-19 OR THE SIDE PROPERTY LINE OF LOT 20.
- IN ADDITION TO THE BUFFER REQUIREMENTS AS SET FORTH IN SECTION X OF THE AMENDED SINCLAIR PLANNED DEVELOPMENT DISTRICT (ZM2298 APPROVED JANUARY 19, 2012), THE 25' WIDE BUFFER ALONG LAWRENCE ROAD SHALL PROVIDE A COMBINATION OF EXISTING PLANT MATERIAL, NEW PLANT MATERIAL AND/OR BERRIES, AS NECESSARY, TO EFFECTIVELY SCREEN ALL RESIDENTIAL HOMES ON LOTS THAT ARE ADJACENT TO LAWRENCE ROAD FROM VIEW FROM LAWRENCE ROAD. COMPLETE AND EFFECTIVE LANDSCAPE SCREENING ALONG LOTS 8 AND 9 MAY BE LIMITED DUE TO THE EXISTING OVERHEAD ELECTRICAL POWER LINE AND DRAINAGE DITCH.
- OWNERS / DEVELOPERS:
SLF IV - GA SINCLAIR LLC
P.O. BOX 58667
ATLANTA, GA 30343
404-924-8400



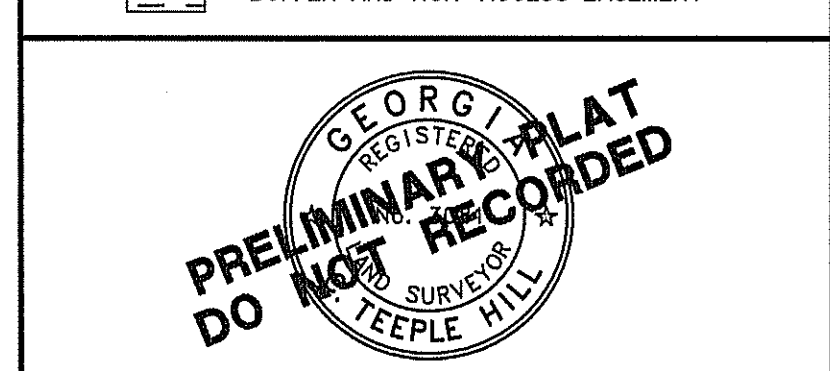
VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD, ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

ACREAGE TABLE

LOTS UNDEVELOPED/FUTURE DEVELOPMENT	41.557 AC.
RIGHT-OF-WAY	15.887 AC.
TOTAL	68.885 AC.

- LEGEND:
- POB POINT OF BEGINNING
 - POL POINT ON LINE
 - UNDEVELOPED PARCELS LABELED UNDEVELOPED WILL NOT BE USED FOR RESIDENTIAL LOTS
 - CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
 - CIRF 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
 - CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - PNS POINT NOT SET
 - ELECTRICAL METER
 - POWER TRANSFORMER
 - UTILITY POLE
 - WELL
 - X FENCE
 - OHU OVERHEAD UTILITY LINE
 - W EXISTING WATER LINE
 - FM EXISTING FORCE MAIN LINE
 - ASPHALT
 - GRAVEL
 - WETLAND
 - BUFFER
 - BUFFER AND NON-ACCESS EASEMENT



3.	REVISED TO ADDRESS REVIEW COMMENTS	CTH	9/22/18
2.	REVISED TO ADDRESS REVIEW COMMENTS	CTH	4/10/18
1.	REVISED TO ADDRESS REVIEW COMMENTS	SC	1/29/18
NO.	REVISION	BY	DATE

A PRELIMINARY PLAT OF:

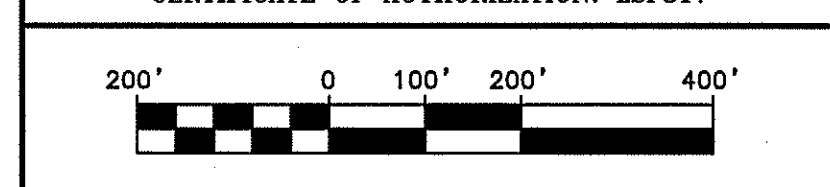
SINCLAIR

25TH G.M.D.
ST. SIMONS ISLAND
GLYNN COUNTY, GEORGIA

PREPARED FOR:
SLF IV-GA SINCLAIR LLC

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-285-0582

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE: 1" = 200'

FILE	16320A	PLAT DATE	12/21/17
DRAWING	16320A-ST_REV	DRAWN BY	SC
		CREW CHIEF	MT

SHEET 1 OF 3

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE GLYNN COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITAL OF PRELIMINARY PLATS HAVE BEEN FULFILLED. APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS.

THIS CERTIFICATE SHALL EXPIRE 9-28-2023

DATE OF APPROVAL
Pamela Thompson
DIRECTOR, GLYNN COUNTY COMMUNITY DEVELOPMENT

PRELIMINARY PLAT - DO NOT RECORD

CERTIFICATE OF PRELIMINARY DESIGN

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

BY: *C. Teeple Hill, G.A. RLS #3081*

DATE: 5/27/18

*** NOTICE ***

APPROVAL OF THIS PRELIMINARY PLAT BY THE GJWSO DOES NOT GUARANTEE SEWER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. CAPACITY IS ONLY GUARANTEED THROUGH THE PAYMENT AND ACCEPTANCE OF CAPITAL TAP FEES AND THE ISSUANCE OF A SEWER TAP.