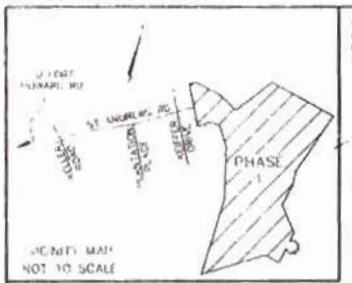


I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

TERRY MACK COLEMAN
GA. REG. LAND SURVEYOR NO. 2486

GEORGIA REGISTERED LAND SURVEYOR No. 2486 TERRY MACK COLEMAN

BY THE PLANNING AND APPEALS COMMISSION

THIS FINAL LAND SUBDIVISION PLAT HAS BEEN OFFICIALLY EVALUATED FOR COMPLIANCE WITH ALL PROVISIONS OF THE MUNICIPAL GROWTH MANAGEMENT CODE AND WAS APPROVED AT THE REGULAR MEETING OF THE RINCON PLANNING AND APPEALS COMMISSION ON: 7/24, 2007

COMMISSION PRESIDENT OR VICE PRESIDENT

COMMISSION SECRETARY

BY THE MAYOR AND COUNCIL

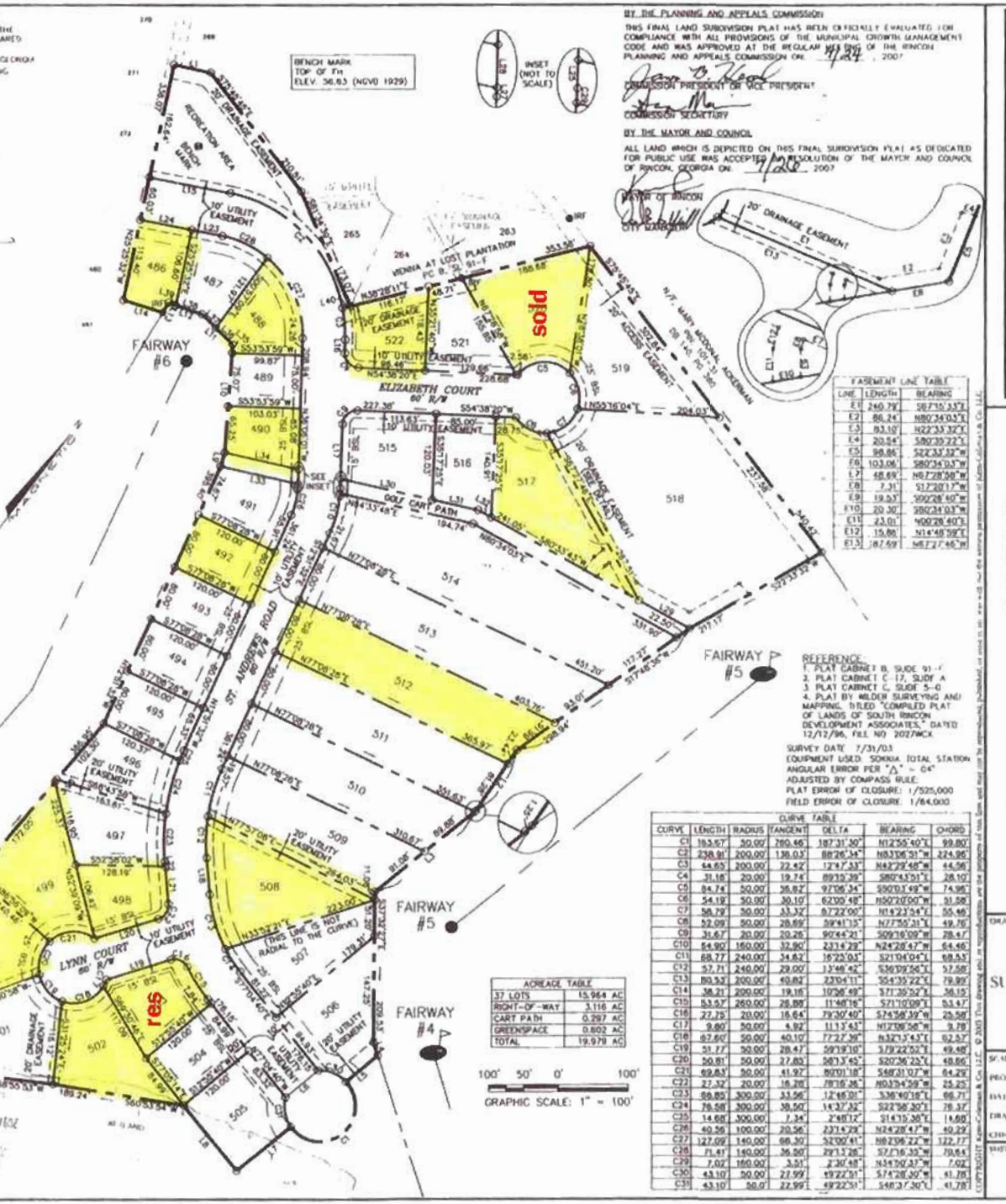
ALL LAND WHICH IS DEPICTED ON THIS FINAL SUBDIVISION PLAT AS DEDICATED FOR PUBLIC USE WAS ACCEPTED BY RESOLUTION OF THE MAYOR AND COUNCIL OF RINCON, GEORGIA ON: 7/26, 2007

MAYOR OF RINCON

CITY MANAGER

BENCH MARK
TOP OF FH
ELEV. 56.63 (NGVD 1929)

INSET (NOT TO SCALE)



LOT TABLE				
LOT #	ACRES	SF	STREET ADDRESS	FFE
486	0.198	8,608		56.00'
487	0.238	10,365		55.50'
488	0.248	10,820		54.00'
489	0.175	7,609		51.50'
490	0.180	7,857		51.00'
491	0.239	10,419		50.00'
492	0.220	9,600		50.00'
493	0.220	9,600		49.50'
494	0.220	9,600		50.00'
495	0.220	9,607		50.50'
496	0.277	12,074		50.00'
497	0.307	13,381		49.50'
498	0.236	10,281		50.00'
499	0.429	18,681		46.25'
500	0.677	29,489		44.50'
501	0.607	26,430		43.00'
502	0.366	15,948		43.00'
503	0.270	11,764		48.00'
504	0.234	10,198		45.00'
505	0.3191	13,901		41.50'
506	0.368	16,032		48.00'
507	0.374	16,269		50.00'
508	0.507	22,081		51.00'
509	0.585	25,488		49.50'
510	0.608	26,492		47.50'
511	0.659	28,720		46.50'
512	0.700	30,514		46.50'
513	0.785	34,198		48.00'
514	0.793	34,583		48.50'
515	0.328	14,346		49.00'
516	0.250	10,890		47.50'
517	0.514	22,378		45.50'
518	1.624	70,741		45.50'
519	0.569	24,770		48.00'
520	0.462	20,103		48.50'
521	0.260	11,328		49.00'
522	0.272	11,843		50.50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.37'	N64°34'28"E
L2	103.52'	S02°57'20"E
L3	182.21'	S14°15'18"W
L4	19.40'	S00°31'06"E
L5	26.65'	S12°36'40"W
L6	50.00'	S12°36'40"W
L7	100.10'	S12°36'40"W
L8	120.05'	N77°06'17"W
L9	20.06'	N21°04'15"W
L10	152.52'	N33°41'17"W
L11	81.02'	N83°30'09"W
L12	50.54'	S70°18'06"W
L13	15.64'	S06°17'45"E
L14	99.16'	S68°48'50"W
L15	117.49'	N62°39'52"E
L16	19.06'	S36°06'01"E
L17	76.57'	S36°06'01"E
L18	50.92'	S43°03'17"E
L19	96.45'	S30°13'19"W
L20	95.80'	N30°13'19"E
L21	52.44'	N43°03'17"W
L22	6.51'	N43°03'17"W
L23	44.45'	S82°39'52"W
L24	75.04'	S82°39'52"W
L25	39.92'	S36°06'01"E
L27	12.76'	N36°06'01"W
L28	61.06'	N36°06'01"W
L29	82.47'	S80°34'03"W
L30	134.52'	N84°34'26"E
L31	66.65'	N64°32'31"E
L32	21.49'	N80°37'43"E
L33	112.93'	S64°33'48"W
L34	107.63'	S64°33'48"W
L35	12.20'	N33°41'26"W
L36	33.52'	N83°33'10"W
L37	27.90'	N83°37'35"W
L38	39.63'	S70°20'11"W
L39	10.91'	S70°10'25"W
L40	11.09'	N38°37'17"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	240.79'	S87°15'33"E
E2	86.24'	N80°34'03"E
E3	83.10'	N22°33'32"E
E4	20.54'	S80°35'22"E
E5	98.86'	S22°33'32"W
E6	103.06'	S80°34'03"W
E7	48.69'	N87°28'08"W
E8	7.31'	S17°20'17"W
E9	19.53'	S00°28'40"W
E10	20.30'	S80°34'03"W
E11	23.01'	N00°28'40"E
E12	15.88'	N14°48'59"E
E13	287.69'	N87°27'46"W

LEGEND

- BENCHMARK
- IRF — IRON ROD FOUND
- IPS — IRON PIPE SET
- R/W — RIGHT-OF-WAY
- DB — DEED BOOK
- PC — PLAT CABINET
- SL — SLIDE
- PIN — PARCEL IDENTIFICATION NUMBER

SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 37 LOTS
2. TOTAL AREA: 19.979 ACRES
3. THIS PROPERTY IS CURRENTLY ZONED RMU
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON PLAT CABINET "B", SLIDE 91-F.
5. LOTS TO BE SERVED BY CITY OF RINCON WATER AND SANITARY SEWER SYSTEMS
6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY NO. 130426, PANEL 0002 A, MAP DATED 2/19/87.
7. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES, UNLESS NOTED OTHERWISE.
8. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
9. ALL NON-CORNER LOTS ARE SUBJECT TO THE FOLLOWING BUILDING SETBACK REQUIREMENTS:
   FRONT: 25' - SIDE: 10' - REAR: 10'
10. ALL CORNER LOTS ARE SUBJECT TO THE BUILDING SETBACK REQUIREMENTS AS SHOWN, AS WELL AS 10' SIDE AND 10' REAR BUILDING SETBACK.
11. THE DEVELOPER SHALL INSTALL SIDEWALKS IN ACCORDANCE WITH THE CITY OF RINCON'S GROWTH MANAGEMENT CODE.
12. LOT LINES INTERSECTING THE CUL-DE-SAC OF ELIZABETH COURT AND LYNN COURT ARE NOT RADIAL TO THE CURVE.
13. THE CITY OF RINCON WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY OPEN DITCHES OR DETENTION AREAS.
14. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: DLS DEVELOPMENT, LAMAR SMITH

ACREAGE TABLE	
37 LOTS	15.964 AC
RIGHT-OF-WAY	3.116 AC
CART PATH	0.297 AC
GREENSPACE	0.802 AC
TOTAL	19.979 AC

100' 50' 0' 100'
GRAPHIC SCALE: 1" = 100'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	163.67'	30.00'	280.46'	187°31'30"	N12°55'40"E	59.80'
C2	238.91'	200.00'	138.03'	88°26'34"	N83°06'51"W	224.96'
C3	64.65'	200.00'	32.62'	12°47'33"	N42°29'48"W	44.56'
C4	31.18'	20.00'	19.74'	89°35'39"	S80°43'51"E	28.10'
C5	84.74'	50.00'	56.82'	97°06'34"	S90°03'48"W	74.95'
C6	54.19'	50.00'	30.10'	62°00'48"	N50°02'00"W	51.58'
C7	58.79'	50.00'	33.32'	67°22'00"	N16°23'54"E	55.46'
C8	52.09'	50.00'	28.69'	59°41'15"	N77°55'31"E	49.76'
C9	31.67'	20.00'	20.26'	90°44'21"	S09°16'09"W	28.47'
C10	54.90'	150.00'	32.90'	23°14'29"	N24°28'47"W	54.46'
C11	68.77'	240.00'	34.62'	16°25'03"	S21°04'04"E	68.53'
C12	57.71'	240.00'	29.00'	13°46'42"	S36°09'56"E	57.58'
C13	80.32'	200.00'	40.82'	23°04'11"	S54°35'22"E	79.79'
C14	38.21'	200.00'	19.15'	10°56'49"	S71°35'52"E	38.15'
C15	53.57'	260.00'	26.88'	11°48'16"	S71°10'09"E	53.47'
C16	27.25'	20.00'	16.64'	79°30'40"	S74°58'39"W	25.58'
C17	9.80'	50.00'	4.92'	11°13'43"	N17°08'58"W	9.78'
C18	67.60'	50.00'	40.10'	77°27'39"	N32°13'43"E	62.57'
C19	51.77'	50.00'	28.47'	59°19'10"	S79°22'52"E	49.48'
C20	50.81'	50.00'	27.83'	58°13'45"	S20°36'23"E	48.66'
C21	69.83'	50.00'	41.97'	80°01'18"	S68°31'07"W	64.29'
C22	27.32'	20.00'	16.28'	78°16'36"	N03°34'29"W	25.25'
C23	66.85'	300.00'	33.56'	12°46'01"	S38°40'18"E	66.71'
C24	78.58'	300.00'	39.50'	14°37'32"	S22°06'30"E	78.37'
C25	14.66'	300.00'	7.34'	2°48'12"	S14°15'38"E	14.66'
C26	40.56'	100.00'	20.56'	23°14'29"	N24°28'47"W	40.29'
C27	127.09'	140.00'	68.30'	52°00'41"	N82°06'22"W	122.77'
C28	71.41'	140.00'	36.50'	29°13'28"	S72°16'35"W	70.64'
C29	7.02'	160.00'	3.51'	2°30'48"	N34°50'31"W	7.02'
C30	43.10'	50.00'	22.99'	49°22'51"	S74°28'30"W	41.78'
C31	43.10'	50.0'	22.99'	49°22'51"	S46°37'30"E	41.78'

REFERENCE:
1. PLAT CABINET B, SLIDE 91-F
2. PLAT CABINET C-17, SLIDE A
3. PLAT CABINET C, SLIDE 5-G
4. PLAT BY WILDER SURVEYING AND MAPPING, TITLED "COMPILED PLAT OF LANDS OF SOUTH RINCON DEVELOPMENT ASSOCIATES," DATED 12/12/96, FILE NO. 2027MCX

SURVEY DATE: 7/31/03
EQUIPMENT USED: SOKKIA TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/525,000
FIELD ERROR OF CLOSURE: 1/84,000

Lamar Smith Available Lots

Kern-Coleman & Co. LLC.
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mall Court (31406) P.O. Box 13579 Savannah, Georgia 31416
Telephone (912) 354-8800 Fax (912) 356-1860 E-mail: info@kernco.com

A SUBDIVISION OF PHASE I, LOST PLANTATION,
BEING A PORTION OF THE LANDS OF
SOUTH RINCON DEVELOPEMENT ASSOCIATES,
9th G.M.DISTRICT, CITY OF RINCON, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: DLS DEVELOPEMENT

DRAWING TITLE: SUBDIVISION

SCALE: 1" = 100'
PROJECT NO.: 03078
DATE: 08-07
DRAWN BY: TMB
CHECKED BY: JAH, Jr.
SHEET NO.: 1/1

COPYRIGHT Kern-Coleman & Co. LLC. © 2003 This drawing and, or specifications, and the designs incorporated herein, as an instrument of service, is the property of Kern-Coleman & Co. LLC. Any reproduction, publication, or reuse in whole or in part without permission of Kern-Coleman & Co. LLC. is prohibited.