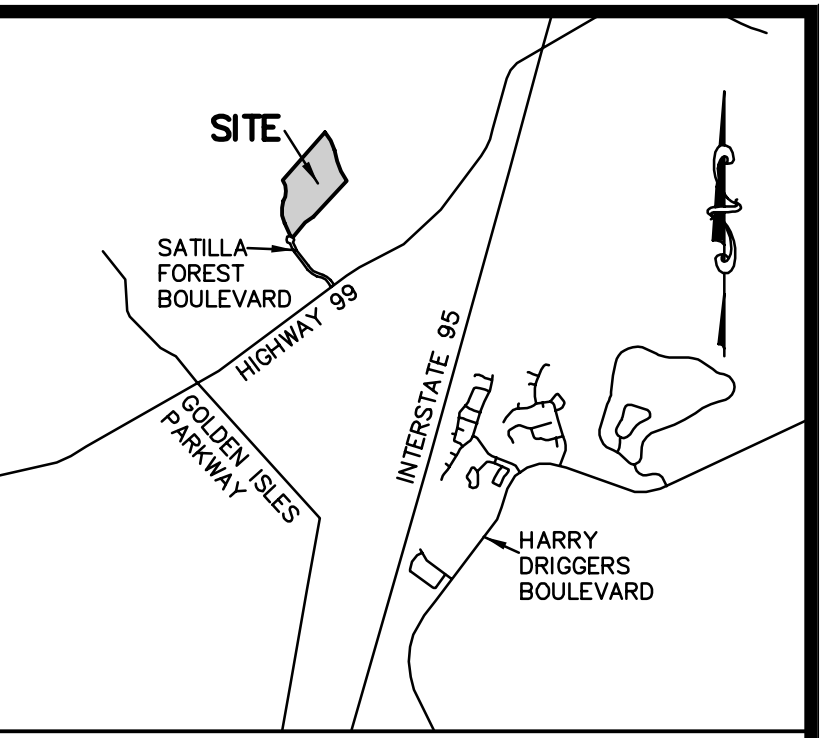
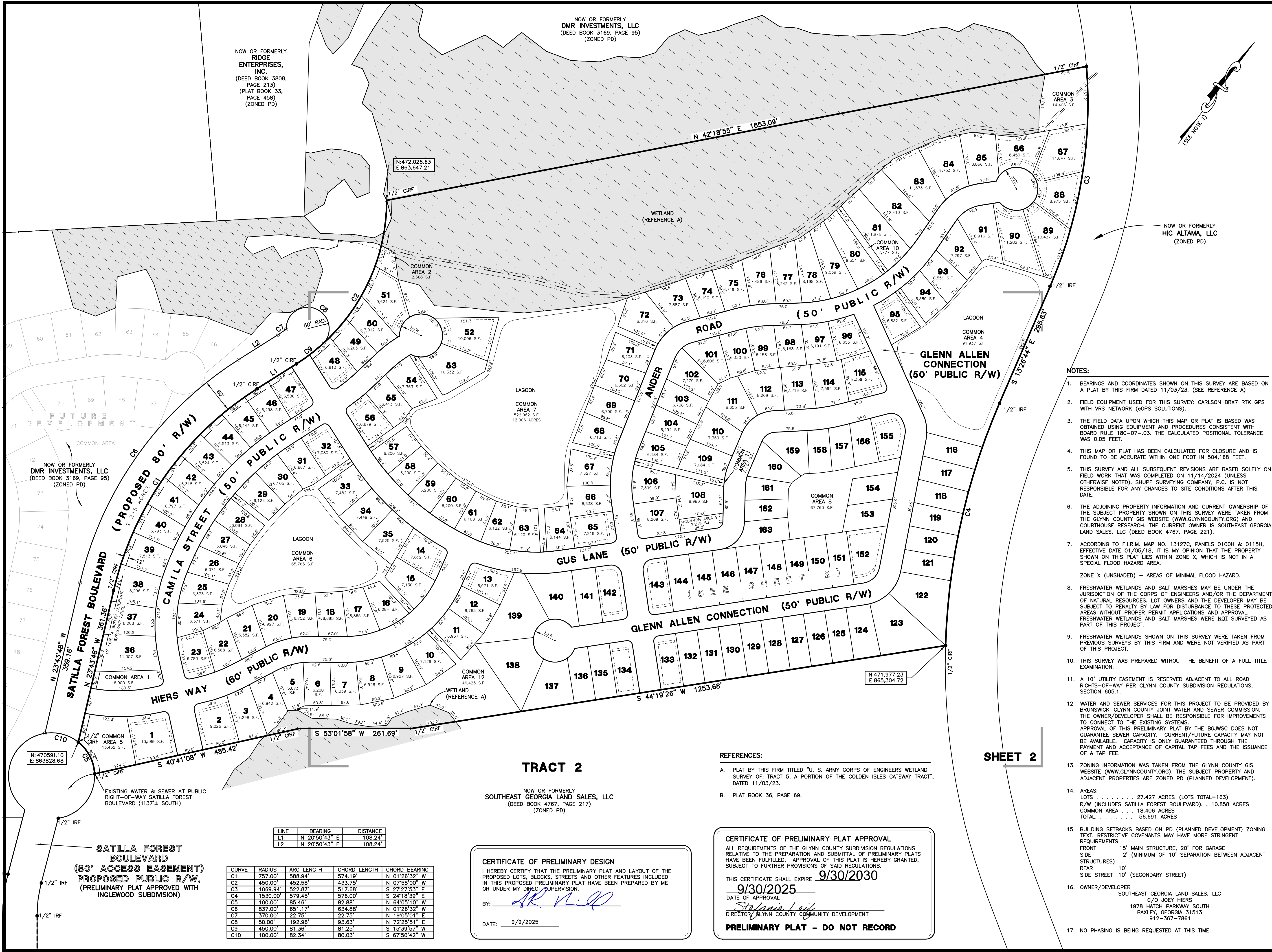




VICINITY MAP (NOT TO SCALE)

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.

- LEGEND
- CIRF CAPPED IRON REBAR FOUND (SSC PC, LSF 917)
 - IRF IRON REBAR FOUND
 - WETLAND
 - BUILDING SETBACK LINE
 - TOP OF BANK
 - BOTTOM OF BANK
 - BUFFER

**PRELIMINARY PLAT
DO NOT RECORD**

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2401
GARY R. NEVILL

GARY R. NEVILL, GA PLS #2401

3	REVISED ROAD RIGHTS-OF-WAY AND NAMES	JCH	09-08-25
2	REVISED ENTRANCE ROAD NAME	JCH	07-15-25
1	REVISED PER COMMENTS AND ROAD NAMES	JCH	07-08-25
NO.	REVISION	BY	DATE

PRELIMINARY PLAT OF:

SATILLA FOREST
(AREA = 54.476 ACRES)

1356TH G.M.D., GLYNN COUNTY, GEORGIA

PREPARED FOR:
SOUTHEAST GEORGIA LAND SALES, LLC

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317

SCALE: 1" = 100'
FILE: 23442-PP
DRAWING: 23442-PP.DWG

DRAWING DATE: 05/22/25
DRAWN BY: JCH
CREW CHIEF: N/A

SHEET 1 OF 2

- NOTES:
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON A PLAT BY THIS FIRM DATED 11/03/23. (SEE REFERENCE A)
 - FIELD EQUIPMENT USED FOR THIS SURVEY: CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS).
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.05 FEET.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 504,168 FEET.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 11/14/2024 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
 - THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS SOUTHEAST GEORGIA LAND SALES, LLC (DEED BOOK 4767, PAGE 221).
 - ACCORDING TO F.I.R.M. MAP NO. 13127C, PANELS 0100H & 0115H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
 - FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE 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. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
 - FRESHWATER WETLANDS SHOWN ON THIS SURVEY WERE TAKEN FROM PREVIOUS SURVEYS BY THIS FIRM AND WERE NOT VERIFIED AS PART OF THIS PROJECT.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
 - A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
 - WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS. APPROVAL OF THIS PRELIMINARY PLAT BY THE BGWSC 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 TAP FEE.
 - ZONING INFORMATION WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED PD (PLANNED DEVELOPMENT).
 - AREAS:
LOTS 27.427 ACRES (LOTS TOTAL=163)
R/W (INCLUDES SATILLA FOREST BOULEVARD). . 10.858 ACRES
COMMON AREA . . . 18.406 ACRES
TOTAL 56.691 ACRES
 - BUILDING SETBACKS BASED ON PD (PLANNED DEVELOPMENT) ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
FRONT 15' MAIN STRUCTURE, 20' FOR GARAGE
SIDE 2' (MINIMUM OF 10' SEPARATION BETWEEN ADJACENT STRUCTURES)
REAR 10'
SIDE STREET 10' (SECONDARY STREET)
 - OWNER/DEVELOPER
SOUTHEAST GEORGIA LAND SALES, LLC
C/O JOEY HIERS
1978 HATCH PARKWAY SOUTH
BAXLEY, GEORGIA 31513
912-367-7861
 - NO PHASING IS BEING REQUESTED AT THIS TIME.

- REFERENCES:
- PLAT BY THIS FIRM TITLED "U. S. ARMY CORPS OF ENGINEERS WETLAND SURVEY OF: TRACT 5, A PORTION OF THE GOLDEN ISLES GATEWAY TRACT", DATED 11/03/23.
 - PLAT BOOK 36, PAGE 69.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

THIS CERTIFICATE SHALL EXPIRE 9/30/2030
DATE OF APPROVAL 9/30/2025
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: [Signature]
DATE: 9/9/2025

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	757.00'	588.94'	574.19'	N 01°26'32" W
C2	450.00'	452.58'	433.75'	N 07°58'00" W
C3	1069.94'	522.87'	517.68'	S 27°27'53" E
C4	1530.00'	579.46'	575.00'	S 24°18'39" E
C5	100.00'	85.48'	82.88'	N 64°05'10" W
C6	837.00'	651.17'	634.88'	N 01°26'32" W
C7	370.00'	22.75'	22.75'	N 19°05'01" E
C8	50.00'	192.96'	93.63'	N 72°25'51" E
C9	450.00'	81.36'	81.25'	S 15°39'57" W
C10	100.00'	82.34'	80.03'	S 67°50'42" W

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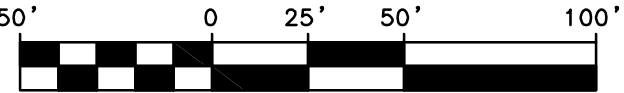
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NOW OR FORMERLY
SOUTHEAST GEORGIA LAND SALES, LLC
(DEED BOOK 4767, PAGE 217)
(ZONED PD)



GARY R. NEVILL, GA PLS #2401



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	1530.00'	579.45'	576.00'	S 24°18'39" E

NO.	REVISION	BY	DATE
3	REVISED ROAD RIGHTS-OF-WAY AND NAMES	JCH	09-08-25
2	REVISED ENTRANCE ROAD NAME	JCH	07-15-25
1	REVISED PER COMMENTS AND ROAD NAMES	JCH	07-08-25