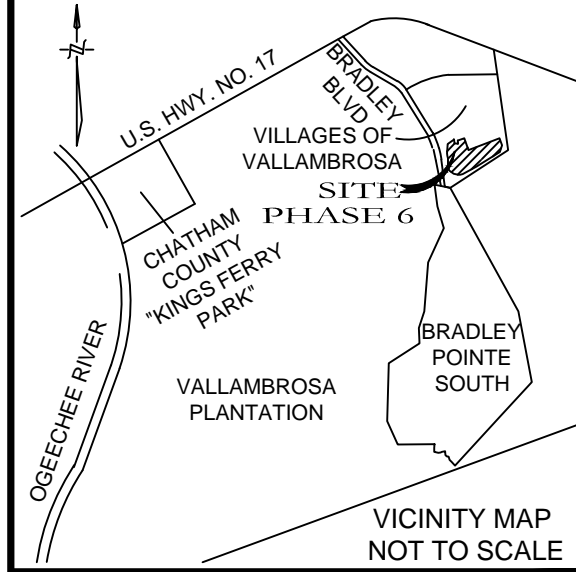


Tue, 30 May 2017 - 2:37pm nwallace
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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

MIKE PITTS, DIRECTOR DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

DYANNE C. REESE, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

INTERIM EXECUTIVE DIRECTOR DATE



JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

SURVEY DATE: 09/10/2013 & 11/18/2016 (PHASE 6)
EQUIPMENT USED: SOKKIA SET 5 30R3
CHAMPION GPS/EGPS NETWORK

ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/151,000+
FIELD ERROR OF CLOSURE: 1/46,000+

SUBDIVISION NOTES:

- 1. PHASE 6 CONTAINS 52 LOTS.
- 2. TOTAL PHASE AREA: 8.906 ACRES.
- 3. CURRENT OWNER: BEACON BUILDERS, INC. (DEED BOOK 340B, PAGE 597).
- 4. PARENT PARCEL IDENTIFICATION NUMBER: 2-1030-01-009.
- 5. THE MERIDIAN OF THIS PLAT IS ORIENTED TO GRID NORTH, GEORGIA EAST ZONE, NAD 83 OF THE PREVIOUS PHASES OF THE VILLAGES OF VALLAMBROSA.
- 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY KERN & CO., LLC. AND ARE NOT GUARANTEED AS ACCURACY OR COMPLETENESS.
- 7. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 8. ALL LINEAR DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES; UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 9. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- 10. THE COMMON AREAS, DRAINAGE EASEMENTS, PRIVATE DRAINAGE EASEMENTS, 20' PRIVATE DRAINAGE & VEHICULAR ACCESS EASEMENTS, WETLAND AREAS, AND BUFFERS ARE TO BE PRIVATELY MAINTAINED BY THE VILLAGES OF VALLAMBROSA HOMEOWNERS ASSOCIATION.
- 11. RISTONA DRIVE ENDS AT THE WESTERN PROPERTY LINES OF LOTS 170 & 295.
- 12. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONES X & X (SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0235F, EFFECTIVE DATE: SEPTEMBER 26, 2008. SEE ALSO LETTER OF MAP AMENDMENT CASE NUMBER 06-04-BJ40A, DATED SEPTEMBER 7, 2006, LOMA REVALIDATED IN FEMA LETTER, DATED JULY 30, 2013, CASE NUMBER 12-04-1829V.
- 13. WETLANDS THAT MAY EXIST 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 ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- 14. WETLANDS SHOWN HEREON ARE TAKEN FROM A PLAT ENTITLED "REVISED, RECOMBINATION VALLAMBROSA PLANTATION, DATED AUGUST 14, 2001, RECORD IN SUBDIVISION MAP BOOK 22S, PAGE 65 AND HAVE NOT BEEN VERIFIED BY KERN & COMPANY.
- 15. REAR PROPERTY CORNERS SET IN THE 20' PRIVATE DRAINAGE & ACCESS EASEMENT ARE MAGNETIC NAILS WITH SURVEY WASHER STAMPED "SURVEY MK, RLS #2886", ALL OTHERS ARE 1/2" IRON RODS WITH CAP STAMPED "SURVEY MK, RLS #2886", UNLESS NOTED OTHERWISE.
- 16. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES: FRONT SETBACK: 20', REAR SETBACK: 20', SIDE SETBACK: 1' (MIN. OF 10' BETWEEN BUILDINGS).
- 17. THE BUILDING PERMIT APPLICANT SHALL INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOT IN ACCORDANCE WITH THE SIDEWALK REQUIREMENTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
- 18. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- 19. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 20. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2106), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 21. 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: BEACON BUILDERS (CORDE WILSON) DATE

LEGEND

Symbol	Description	Symbol	Description
Circle with cross	BENCH MARK	SF	SQUARE FEET
Circle with dot	1/2" IRON ROD FOUND WITH CAP	AC	ACRE
Circle with triangle	MNF MAGNETIC NAIL FOUND WITH SURVEY WASHER	DB	DEED BOOK
Circle with square	MNS MAGNETIC NAIL SET WITH SURVEY WASHER	PRB	PLAT RECORD BOOK
Circle with diamond	IRS IRON ROD SET	SMB	SUBDIVISION MAP BOOK
Square	CMS 4"x4"x24" CONCRETE MONUMENT SET	PIN	PARCEL IDENTIFICATION NUMBER
Circle with cross	CMF CONCRETE MONUMENT FOUND		
Line	BSL BUILDING SETBACK LINE		
Line	FF FINISHED FLOOR MINIMUM ELEVATION		

LOT	ADDRESS	MIN. FINISH FLOOR	SQUARE FEET	ACREAGE
132	125 RISTONA DRIVE	18.5'	8,425 SF	0.193 AC
133	62 FIORE DRIVE	18.4'	7,096 SF	0.163 AC
134	60 FIORE DRIVE	18.5'	4,600 SF	0.106 AC
163	120 VERDE BEND	16.2'	6,304 SF	0.145 AC
164	122 VERDE BEND	16.2'	5,792 SF	0.133 AC
165	124 VERDE BEND	16.4'	6,545 SF	0.150 AC
166	126 VERDE BEND	16.9'	7,298 SF	0.168 AC
167	128 VERDE BEND	17.3'	8,051 SF	0.185 AC
168	130 VERDE BEND	17.3'	8,787 SF	0.202 AC
169	132 VERDE BEND	16.2'	6,256 SF	0.144 AC
170	161 RISTONA DRIVE	16.4'	4,600 SF	0.106 AC
171	159 RISTONA DRIVE	16.7'	4,600 SF	0.106 AC
172	157 RISTONA DRIVE	16.9'	4,600 SF	0.106 AC
173	155 RISTONA DRIVE	17.1'	4,600 SF	0.106 AC
174	65 FIORE DRIVE	18.3'	6,955 SF	0.160 AC
175	63 FIORE DRIVE	18.4'	5,000 SF	0.115 AC
176	61 FIORE DRIVE	18.5'	4,745 SF	0.109 AC
277	126 RISTONA DRIVE	17.3'	6,151 SF	0.141 AC
278	128 RISTONA DRIVE	17.1'	7,510 SF	0.172 AC
279	130 RISTONA DRIVE	16.9'	7,848 SF	0.180 AC
280	132 RISTONA DRIVE	17.7'	7,894 SF	0.181 AC
281	134 RISTONA DRIVE	17.7'	6,629 SF	0.152 AC
282	136 RISTONA DRIVE	17.7'	5,310 SF	0.122 AC
283	138 RISTONA DRIVE	17.7'	4,800 SF	0.110 AC
284	140 RISTONA DRIVE	17.7'	4,800 SF	0.110 AC
285	142 RISTONA DRIVE	17.7'	4,800 SF	0.110 AC
286	144 RISTONA DRIVE	17.9'	4,800 SF	0.110 AC
287	146 RISTONA DRIVE	18.0'	4,800 SF	0.110 AC
288	148 RISTONA DRIVE	18.0'	4,800 SF	0.110 AC
289	150 RISTONA DRIVE	17.8'	5,185 SF	0.119 AC
290	152 RISTONA DRIVE	17.7'	5,496 SF	0.126 AC
291	154 RISTONA DRIVE	17.5'	5,503 SF	0.126 AC
292	156 RISTONA DRIVE	17.2'	5,387 SF	0.124 AC
293	158 RISTONA DRIVE	16.9'	5,599 SF	0.129 AC
294	160 RISTONA DRIVE	16.7'	5,810 SF	0.133 AC
295	162 RISTONA DRIVE	16.4'	6,022 SF	0.138 AC
296	149 VERDE BEND	16.2'	5,879 SF	0.135 AC
297	147 VERDE BEND	15.9'	4,865 SF	0.112 AC
298	145 VERDE BEND	15.4'	6,258 SF	0.144 AC
299	143 VERDE BEND	15.0'	6,591 SF	0.151 AC
300	141 VERDE BEND	15.0'	7,201 SF	0.165 AC
301	139 VERDE BEND	15.1'	5,613 SF	0.129 AC
302	137 VERDE BEND	15.2'	5,065 SF	0.116 AC
303	135 VERDE BEND	15.3'	5,331 SF	0.122 AC
304	133 VERDE BEND	15.3'	4,973 SF	0.114 AC
305	131 VERDE BEND	15.1'	5,139 SF	0.118 AC
306	129 VERDE BEND	14.9'	5,372 SF	0.123 AC
307	127 VERDE BEND	14.7'	5,002 SF	0.115 AC
308	125 VERDE BEND	14.5'	5,002 SF	0.115 AC
309	123 VERDE BEND	14.5'	5,002 SF	0.115 AC
310	121 VERDE BEND	14.5'	5,002 SF	0.115 AC
311	119 VERDE BEND	14.5'	6,598 SF	0.151 AC



Kern & Co., LLC
Architects • Landscape Architects • Environmental Scientists
Consulting Engineers • Land Surveyors • Land Planners
7 Mill Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernandco.com

VILLAGES OF VALLAMBROSA, PHASE 6
A MAJOR SUBDIVISION OF A PORTION OF LOT 3,
SUBDIVISION OF PARCEL 2-A, VALLAMBROSA PLANTATION,
7TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: BEACON BUILDERS, INC.

DRAWING TITLE: MAJOR SUBDIVISION

SCALE: 1" = 50'

PROJECT NO: 140056

DATE: 12/01/2016

DRAWN BY: ENW

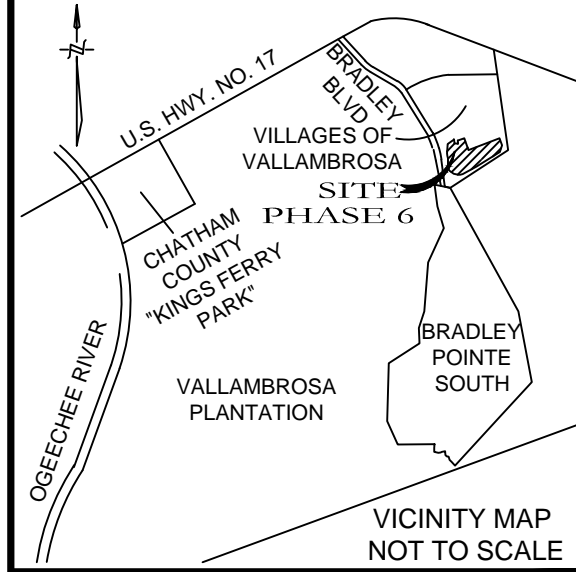
CHECKED BY: JAH

SHEET NO: 1/2

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Tue, 30 May 2017 - 2:37pm nwallace
DRAWING PATH: H:\140056.000\dwg\140056_PPHASE VI PLAT.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

MIKE PITTS, DIRECTOR DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

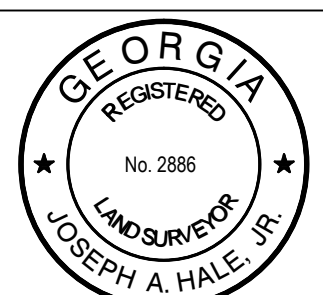
JULIE McLEAN, P.E., CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

DYANNE C. REESE, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

INTERIM EXECUTIVE DIRECTOR DATE



JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

SURVEY DATE: 09/10/2013 & 11/18/2016 (PHASE 6)
EQUIPMENT USED: SOKKIA SET 5 30R3
CHAMPION GPS/EGPS NETWORK

ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/151,000+
FIELD ERROR OF CLOSURE: 1/46,000+

- SUBDIVISION NOTES:**
- PHASE 6 CONTAINS 52 LOTS.
 - TOTAL PHASE AREA: 8.906 ACRES.
 - CURRENT OWNER: BEACON BUILDERS, INC. (DEED BOOK 340B, PAGE 597).
 - PARENT PARCEL IDENTIFICATION NUMBER: 2-1030-01-009.
 - THE MERIDIAN OF THIS PLAT IS ORIENTED TO GRID NORTH, GEORGIA EAST ZONE, NAD 83 OF THE PREVIOUS PHASES OF THE VILLAGES OF VALLAMBROSA.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY KERN & CO., LLC. AND ARE NOT GUARANTEED AS ACCURACY OR COMPLETENESS.
 - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
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 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - THE COMMON AREAS, DRAINAGE EASEMENTS, PRIVATE DRAINAGE EASEMENTS, 20' PRIVATE DRAINAGE & VEHICULAR ACCESS EASEMENTS, WETLAND AREAS, AND BUFFERS ARE TO BE PRIVATELY MAINTAINED BY THE VILLAGES OF VALLAMBROSA HOMEOWNERS ASSOCIATION.
 - RISTONA DRIVE ENDS AT THE WESTERN PROPERTY LINES OF LOTS 170 & 295.
 - BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONES X & X (SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0235F, EFFECTIVE DATE: SEPTEMBER 26, 2008. SEE ALSO LETTER OF MAP AMENDMENT CASE NUMBER 06-04-BJ40A, DATED SEPTEMBER 7, 2006, LOMA REVALIDATED IN FEMA LETTER, DATED JULY 30, 2013, CASE NUMBER 12-04-1829V.
 - WETLANDS THAT MAY EXIST 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 ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.

BENCH MARK TABLE

BENCH MARK	DESCRIPTION	ELEVATION
BM #4	BENCH TIE IN LIGHT POLE	17.53' NAVD 88
BM #5	BENCH TIE IN LIGHT POLE	18.77' NAVD 88
BM #6	BENCH TIE IN 16' OAK TREE	17.34' NAVD 88
BM #7	BENCH TIE IN 18' PINE TREE	19.68' NAVD 88
BM #8	BENCH TIE IN 16' OAK TREE	10.83' NAVD 88
BM #9	BENCH TIE IN 22' OAK TREE	11.99' NAVD 88

UTILITY EASEMENT LINE TABLE

LINE	LENGTH	DIRECTION
E1	10.00'	N51°52'26"E
E2	18.45'	S38°07'34"E
E3	81.56'	S49°48'45"E
E4	80.08'	N40°23'55"E
E5	10.20'	S38°07'34"E
E6	10.20'	S40°23'55"W

LINE TABLE

LINE	LENGTH	DIRECTION
L1	10.00'	N38°07'34"W
L2	5.64'	N01°25'23"E
L3	14.69'	S40°23'55"W
L4	17.56'	N38°07'34"W
L5	10.00'	S38°07'34"E
L6	17.56'	S38°07'34"E
L7	25.51'	N38°07'34"W
L8	20.00'	S31°50'45"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	70.79'	65.00'	39.36'	62°23'48"	S79°00'27"E	67.34'
C2	74.78'	170.00'	38.01'	25°12'18"	S25°31'24"E	74.18'
C3	37.09'	230.00'	18.59'	9°14'24"	S17°32'28"E	37.05'
C4	46.68'	230.00'	23.42'	11°37'42"	S27°58'31"E	46.60'
C5	17.41'	230.00'	8.71'	4°20'11"	S35°57'28"E	17.40'
C6	9.35'	13.50'	4.87'	39°42'09"	S18°16'29"E	9.17'
C7	5.04'	13.50'	2.55'	21°23'39"	S12°16'25"W	5.01'
C8	40.12'	76.50'	20.53'	30°03'03"	S07°56'43"W	39.66'
C9	35.50'	76.50'	18.07'	26°35'08"	S20°22'23"E	35.18'
C10	32.70'	76.50'	16.60'	24°29'18"	S45°54'36"E	32.45'
C11	32.54'	76.50'	16.52'	24°22'14"	S70°20'22"E	32.29'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C12	35.08'	76.50'	17.86'	26°16'36"	N84°20'13"E	34.78'
C13	35.35'	76.50'	18.00'	26°28'42"	N57°57'34"E	35.04'
C14	44.32'	76.50'	22.80'	33°11'34"	N28°07'26"E	43.70'
C15	27.71'	76.50'	14.01'	20°45'01"	N01°09'09"E	27.55'
C16	14.40'	13.50'	7.97'	61°05'48"	N21°19'32"E	13.72'
C17	26.75'	525.20'	13.38'	2°55'07"	N50°24'53"E	26.75'
C18	39.88'	525.20'	19.95'	4°21'01"	N46°46'49"E	39.87'
C19	38.56'	525.20'	19.29'	4°12'24"	N42°30'07"E	38.55'
C20	13.50'	130.00'	6.76'	5°57'00"	N37°25'25"E	13.49'
C21	34.67'	130.00'	17.44'	15°16'44"	N26°48'33"E	34.56'
C22	34.67'	130.00'	17.44'	15°16'44"	N11°31'49"E	34.56'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C23	34.67'	130.00'	17.44'	15°16'44"	N03°44'55"W	34.56'
C24	34.67'	130.00'	17.44'	15°16'44"	N19°01'39"W	34.56'
C25	26.00'	130.00'	13.04'	11°27'33"	N32°23'47"W	25.96'
C26	95.94'	70.00'	57.22'	78°31'29"	S01°08'11"W	88.60'
C27	23.91'	13.50'	16.52'	101°28'31"	N88°51'49"W	20.90'
C28	18.50'	13.50'	11.03'	78°31'29"	S01°08'11"W	17.09'
C29	93.17'	465.20'	46.74'	11°28'31"	S46°08'11"W	93.02'
C30	14.40'	13.50'	7.97'	61°05'48"	S82°25'20"W	13.72'
C31	42.98'	76.50'	22.08'	32°11'36"	N83°07'34"W	42.42'
C32	14.40'	13.50'	7.97'	61°05'48"	N68°40'28"W	13.72'
C33	49.34'	170.00'	24.85'	16°37'48"	N29°48'40"W	49.17'

CURVE TABLE

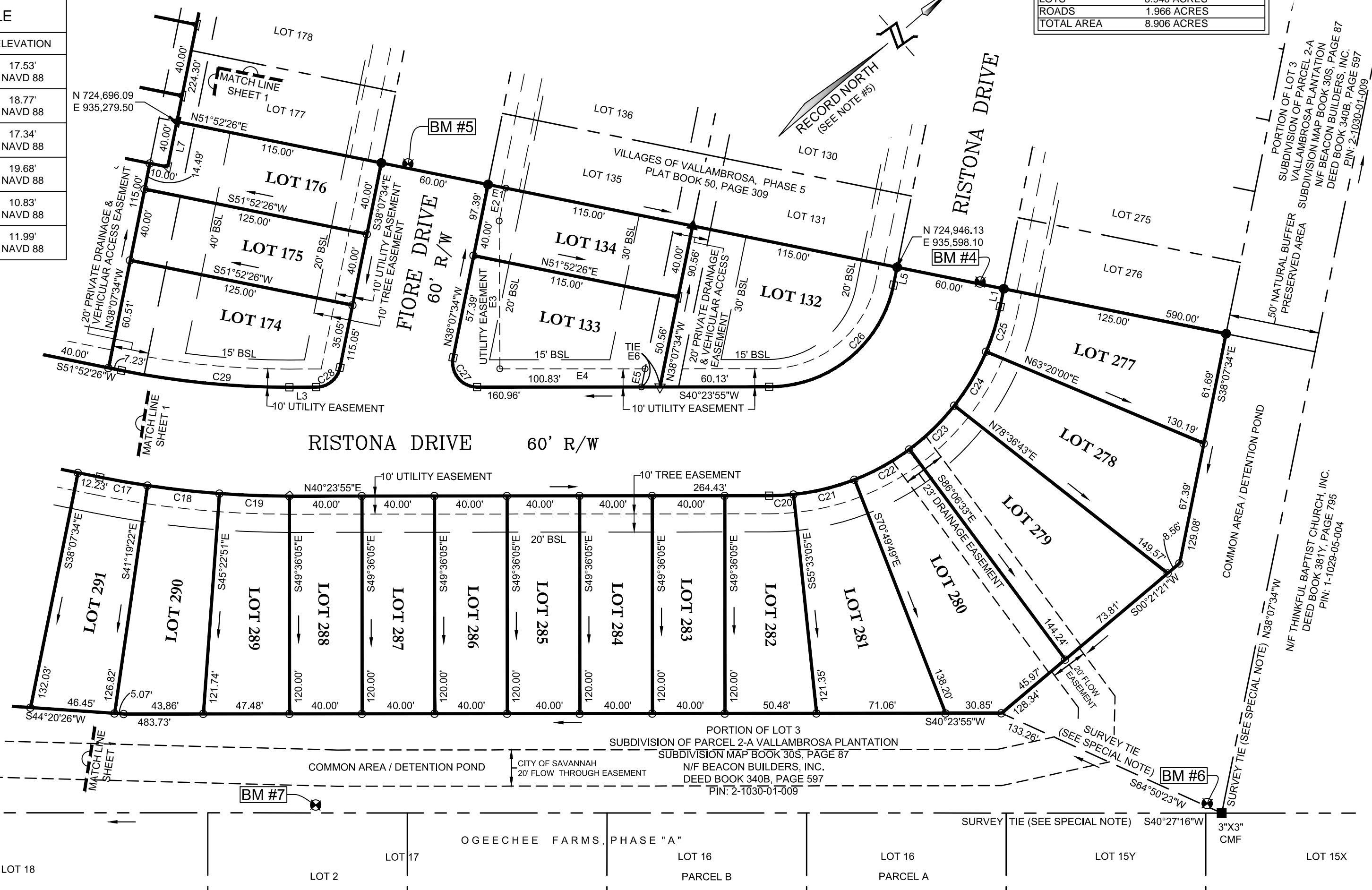
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C34	25.44'	170.00'	12.74'	8°34'30"	N17°12'31"W	25.42'
C35	56.12'	230.00'	28.20'	13°58'50"	N19°54'40"W	55.98'
C36	3.55'	230.00'	1.77'	0°53'00"	N13°21'46"W	3.55'
C37	52.58'	230.00'	26.40'	13°05'50"	N20°21'11"W	52.46'

- REFERENCE:**
- SUBDIVISION MAP BOOK 22S, PAGE 65
 - SUBDIVISION MAP BOOK 27S, PAGE 56
 - SUBDIVISION MAP BOOK 30S, PAGE 87
 - SUBDIVISION MAP BOOK 37S, PAGE 23
 - SUBDIVISION MAP BOOK 38S, PAGES 26A-D
 - PLAT RECORD BOOK 37P, PAGE 19
 - SUBDIVISION MAP BOOK 41S, PAGE 98
 - SUBDIVISION MAP BOOK 42S, PAGE 39
 - SUBDIVISION MAP BOOK 42S, PAGE 121
 - SUBDIVISION MAP BOOK 42S, PAGE 171
 - PLAT BOOK 50, PAGE 309

SURVEY TIE SPECIAL NOTE:
BEARING AND DISTANCE PER SUBDIVISION MAP BOOK 30S, PAGE 87 RECONCILED TO GRID NORTH OF PREVIOUS PHASES OF VILLAGES OF VALLAMBROSA.



OWNER: BEACON BUILDERS (CORDE WILSON) DATE



AREA CHART

LOTS	6.940 ACRES
ROADS	1.966 ACRES
TOTAL AREA	8.906 ACRES

LEGEND

●	BENCH MARK
○	IRF 1/2" IRON ROD FOUND WITH CAP
△	MNF MAGNETIC NAIL FOUND WITH SURVEY WASHER
▲	MNS MAGNETIC NAIL SET WITH SURVEY WASHER
○	IRS IRON ROD SET
■	CMS 4"x4"x24" CONCRETE MONUMENT SET
□	CMF CONCRETE MONUMENT FOUND
—	BSL BUILDING SETBACK LINE
FF	FINISHED FLOOR MINIMUM ELEVATION
SF	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PRB	PLAT RECORD BOOK
SMB	SUBDIVISION MAP BOOK
PIN	PARCEL IDENTIFICATION NUMBER

1" IRON PIPE FOUND
CITY OF SAVANNAH
CHATHAM COUNTY 2546.05'

Kern & Co., LLC
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VILLAGES OF VALLAMBROSA, PHASE 6
A MAJOR SUBDIVISION OF A PORTION OF LOT 3,
SUBDIVISION OF PARCEL 2-A, VALLAMBROSA PLANTATION,
7TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: BEACON BUILDERS, INC.

DRAWING TITLE:
MAJOR SUBDIVISION

SCALE: 1" = 50'

PROJECT NO: 140056

DATE: 12/01/2016

DRAWN BY: ENW

CHECKED BY: JAH

SHEET NO: 2/2

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