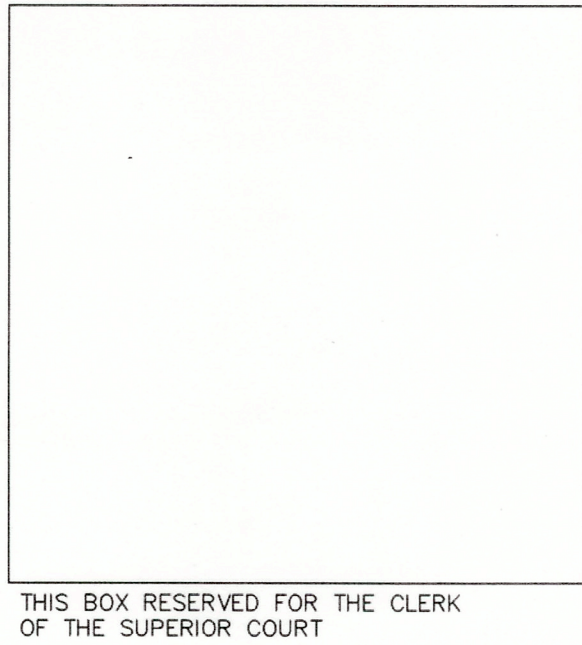


Q:\2017\SURVEY PROJECTS\17-0085 HERNADEZ TRACT - CHATHAM PARKWAY\DWG\17-0085K\_RCDI NEW PLAT 05191.DWG 9/11/2019 10:03 AM



APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION

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, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL EASEMENTS AND SITES FOR PUBLIC USE AS NOTED ON THIS PLAT FOR THE USES INTENDED.

JAY ANDREWS \_\_\_\_\_ DATE

ANDREWS COMMERCIAL REAL ESTATE, LLC

- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING TRACT 3 INTO TRACTS 3-A, 3-B, 3-C, 3-D, AND THE COMMON AREA AND TO CREATE THE PUBLIC RIGHTS-OF-WAY OF WOODSPRING DRIVE AND PRESTON DRIVE.
  2. TRACT 3 CURRENT P.I.N. IS 2-0836-02-028. TRACT 3 CURRENT STREET ADDRESS IS 4327 OGEECHEE ROAD.
  3. EQUIPMENT USED FOR SURVEY: TOPCON PS 103A TOTAL STATION. COORDINATES WERE ESTABLISHED USING A CHAMPION GPS RECEIVER AND THE EOP'S NETWORK.
  4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 98,431 FEET, AND ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
  5. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,595,259.
  6. SHOWN COORDINATES AND DIRECTIONAL VALUES ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 1983), VERTICAL DATUM IS NAVD 88.
  7. ALL PROPERTY CORNERS SHOWN AS "IRS" ARE MARKED WITH #5 REBAR WITH A CAP EMBOSSED "EMC LSF 000051 PROP CORNER" UNLESS OTHERWISE NOTED.
  8. ALL PROPERTY CORNERS MARKED "IRF" ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
  9. ACCORDING TO F.I.R.M. MAP 13051C PANEL 0145G, PANEL REVISED AUGUST 16, 2018, THIS PROPERTY LIES WITHIN ZONE X.
  10. 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 DEVELOPERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
  11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
  12. WATER AND SANITARY SEWER PROVIDED BY THE CITY OF SAVANNAH.
  13. SUBJECT PROPERTY IS ZONED P-B-CO (PLANNED BUSINESS - COUNTY).
  14. THIS SUBDIVISION CONTAINS 6 LOTS, INCLUSIVE OF THE PUBLIC RIGHTS-OF-WAY OF WOODSPRING DRIVE, PRESTON DRIVE, AND THE COMMON AREA, AND HAS A TOTAL AREA OF 8.394 ACRES.
  15. THE RIGHT OF USE AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACTS 3-A, 3-B, 3-C, AND 3-D.
  16. THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL OWN AND MAINTAIN THE COMMON AREA. THE RIGHT OF USE AND MAINTENANCE RESPONSIBILITY OF THE PRIVATE DRAINAGE EASEMENT TO PROVIDE STORM WATER DETENTION FOR TRACTS 1, 2, 3-A, 3-B, 3-C, 3-D, AND THE COMMON AREA SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS.
  17. ACCESS TO TRACTS 3-A, 3-B, 3-C, AND 3-D, AS WELL AS THE EXISTING TRACT 1 AND TRACT 2, IS PROVIDED BY WOODSPRING DRIVE AS SHOWN ON THE PLAT. ACCESS TO THE COMMON AREA IS PROVIDED BY WOODSPRING DRIVE AND PRESTON DRIVE.
  18. THE MINIMUM FINISHED FLOOR FOR ALL BUILDINGS IS 14.25' (NAVD 1988).
  19. THE BUILDING PERMIT APPLICANT FOR ALL LOTS WITHIN THIS SUBDIVISION SHALL INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THE LOTS ON WOODSPRING DRIVE AND PRESTON DRIVE AND ALONG THE ENTIRE WIDTH OF TRACTS 3-B AND 3-C ON CHATHAM PARKWAY IN ACCORDANCE WITH THE MINIMUM STANDARDS AS REQUIRED BY THE CITY ENGINEER.

#### REFERENCES:

1. "RECOMBINATION PLAT OF LOTS 1 AND 2 HEATHCOTE FARMS, LOT 2, PARCEL 2C, AND PARCEL 3A OF JEFFRE'S SUBDIVISION" BY EMC ENGINEERING SERVICES, INC. DATED OCTOBER 16, 2018 AND RECORDED IN BOOK 51 PAGE 630 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
2. RECOMBINATION PLAT OF PARCEL 1A, 2B, AND 3, JEFFRE'S SUBDIVISION BY COASTAL SURVEYING CO, INC. DATED JUNE 05, 2002 AND RECORDED IN SUBDIVISION MAP BOOK 26'S; PAGE 35 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
3. COMPOSITE SUBDIVISION MAP OF A PORTION OF JESSE M. COSBY TRACT, BEING A PORTION OF THE HEATHCOTE FARMS, LOCATED IN THE 7TH G.M. DISTRICT BY BARRETT LAND SURVEYING, INC. DATED JUNE 3, 1991 RECORDED IN SUBDIVISION MAP BOOK 12'S PAGE 12 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
4. JEFFRE'S SUBDIVISION, A MINOR SUBDIVISION OF LOTS 1, 2, AND 3 HEATHCOTE FARMS AND THE B.L. JERNIGAN TRACT, FORMERLY BEING A PORTION OF HEATHCOTE FARMS, 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA BY VINCENT HELMLY DATED MAY 4, 1998 AND RECORDED IN SUBDIVISION MAP BOOK 17'S; PAGE 85 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
5. RECOMBINATION OF PARCEL 1 AND 2, JEFFRE'S SUBDIVISION, 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA BY VINCENT HELMLY DATED JANUARY 27, 1999 AND RECORDED IN SUBDIVISION MAP BOOK 18'S; PAGE 96 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
6. "PLAT OF A SUBDIVISION OF A PORTION OF HEATHCOTE FARMS, LOCATED ON THE SOUTH SIDE OF OGEECHEE ROAD, ABOUT FIVE MILES FROM THE CITY OF SAVANNAH" BY M.F. SMITH, DATED MAY 03, 1940, RECORDED IN PLAT RECORD BOOK A PAGE 309 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.

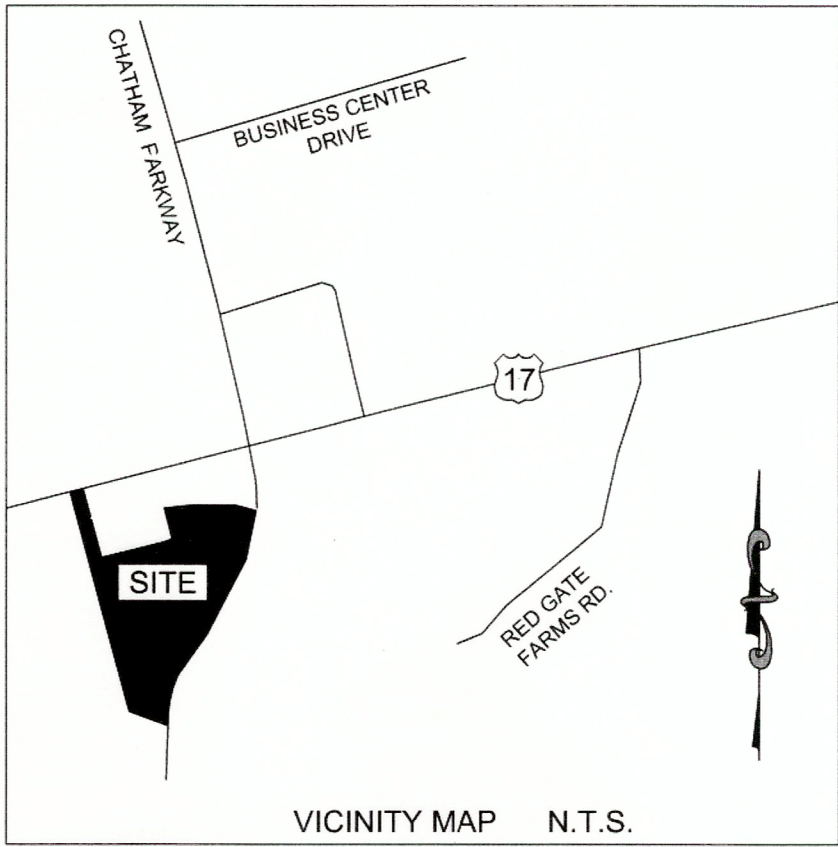
### SURVEYORS CERTIFICATION



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.

Wesley P. Weitman  
GA REG. L. S. LIC. NO. 3343

9/20/17  
DATE



#### PROJECT AREA SUMMARY

TOTAL PROJECT AREA	8.394 ACRES (365,668 SF)
TRACT 3-A	0.552 ACRE (24,061 SF)
TRACT 3-B	0.544 ACRE (23,676 SF)
TRACT 3-C	2.174 ACRES (94,682 SF)
TRACT 3-D	1.349 ACRES (58,758 SF)
COMMON AREA	1.509 ACRES (65,744 SF)
WOODSPRING DRIVE R/W	1.303 ACRES (56,777 SF)
PRESTON DRIVE R/W	0.963 ACRE (41,970 SF)

#### PROPERTY LINE TABLE

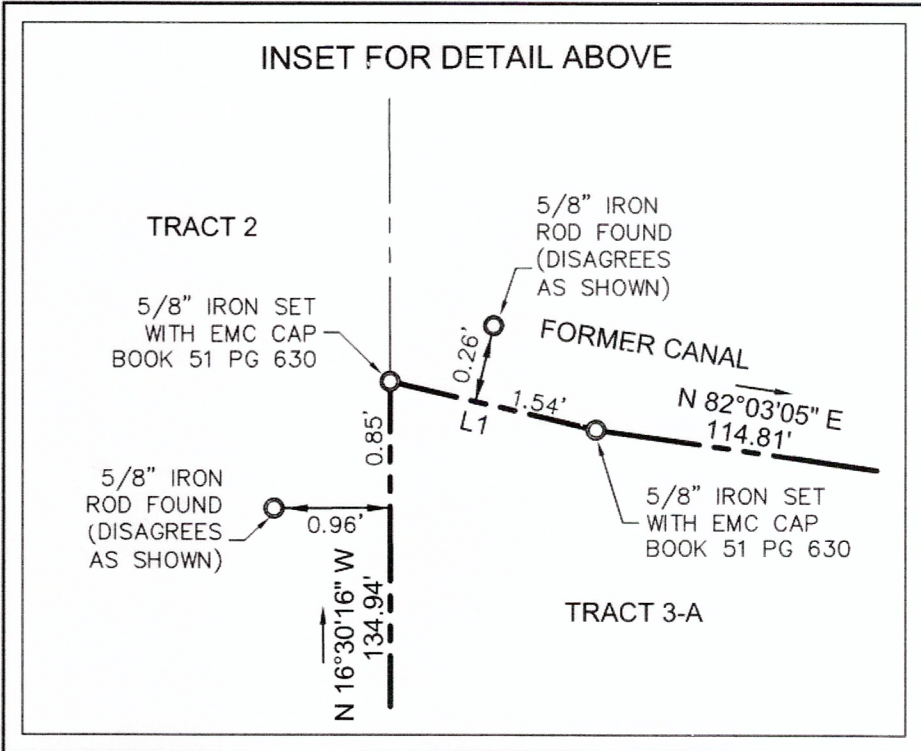
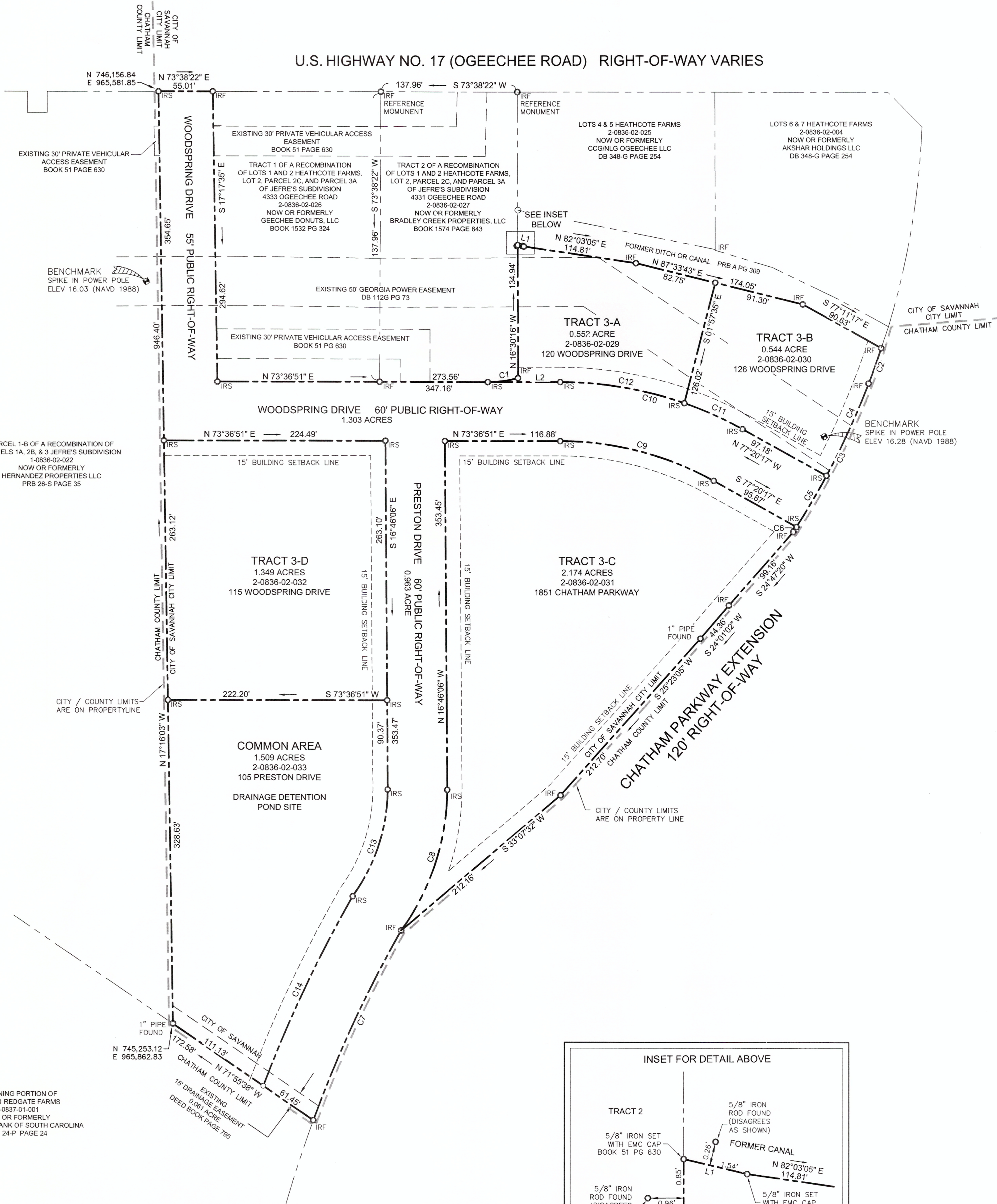
LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N86° 53' 27"E	6.37
L2	S73° 36' 51"W	73.59

#### PROPERTY CURVE TABLE

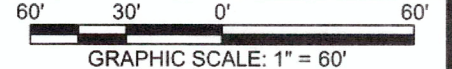
CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N66° 11' 22"E	31.01	120.00	31.10
C2	N03° 05' 24"E	38.04	465.90	38.05
C3	N10° 25' 26"E	168.49	796.44	168.80
C4	N08° 03' 09"E	102.81	796.44	102.88
C5	N13° 54' 44"E	60.01	796.44	60.03
C6	N16° 17' 01"E	5.89	796.44	5.89
C7	S08° 22' 14"W	212.26	1280.92	212.50
C8	N01° 38' 05"E	150.52	247.25	152.95
C9	S88° 08' 17"W	160.50	320.00	162.23
C10	S88° 08' 17"W	190.60	380.00	192.65
C11	N82° 12' 52"W	64.61	380.00	64.68
C12	S83° 15' 42"W	127.36	380.00	127.97
C13	S01° 46' 44"W	114.26	187.25	116.11
C14	S08° 47' 22"W	212.74	1340.92	212.96

REMAINING PORTION OF  
TRACT 1 REDGATE FARMS  
1-0837-01-001  
NOW OR FORMERLY  
ENTERPRISE BANK OF SOUTH CAROLINA  
PRB 24-P PAGE 24

### U.S. HIGHWAY NO. 17 (OGEECHEE ROAD) RIGHT-OF-WAY VARIES



NO.	REVISION DESCRIPTION	BY	DATE



EMC ENGINEERING  
SERVICES, INC.

10 Chatham Center South, Suite 100  
Savannah, GA 31405  
Ph: (912) 232-6533  
Fax: (912) 233-4580  
savannah@emc-eng.com  
www.emc-eng.com



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#### MAJOR SUBDIVISION

MAJOR SUBDIVISION OF TRACT 3 OF A MINOR SUBDIVISION OF LOTS 1 AND 2  
HEATHCOTE FARMS, LOT 2, PARCEL 2C, AND PARCEL 3A OF JEFFRE'S  
SUBDIVISION, 7TH G.M. DISTRICT, SAVANNAH, CHATHAM COUNTY, GEORGIA  
Prepared for:  
ANDREWS COMMERCIAL REAL ESTATE, LLC

PROJECT NO.:	17-0085
DRAWN BY:	MDM
DESIGNED BY:	-
SURVEYED BY:	EMC
SURVEY DATE:	05/21/2019
CHECKED BY:	WPW
SCALE:	1" = 60'
DATE:	09/11/2019

#### SHEET

1

OF 1