

LEGEND

●	BENCH MARK
○	1" IRON PIPE FOUND
○	1" IRON PIPE SET
○	1" IRON PIPE FOUND BENT
□	CONCRETE MONUMENT SET
□	PLAT BOOK
PRB	PLAT RECORD BOOK
SMB	SUBDIVISION MAP BOOK
PIN	PARCEL IDENTIFICATION NUMBER
BSL	BUILDING SETBACK LINE
PO	POINT OF REFERENCE
COS	CITY OF SAVANNAH
HOA	HOME OWNERS ASSOCIATION
FFE	FINISHED FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
COS	CITY OF SAVANNAH

- NOTES:**
- THIS SUBDIVISION CONTAINS 35 LOTS.
 - TOTAL AREA: 9.721 ACRES, 423,441 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBERS: 21016 02042 & 21016F02048
 - THIS PROPERTY IS CURRENTLY ZONED PUD-C.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, STATE PLANE, NAD 83.
 - 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 NUMBER 130510007G, EFFECTIVE DATE: JULY 7, 2014.
 - DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
 - ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS (THAT ARE NOT PART OF RESIDENTIAL LOTS) AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE SPRING LAKES HOMEOWNERS ASSOCIATION.
 - PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL LANDSCAPED AREAS WITHIN STREET RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE SPRING LAKES HOMEOWNERS ASSOCIATION.
 - BY EXECUTING THIS PLAT, THE OWNER GRANTS A NON-EXCLUSIVE EASEMENT TO THE CITY OF SAVANNAH TO PLANT TREES AND MAINTAIN TREES AND IRRIGATION SYSTEMS WITHIN THE TREE EASEMENT AREA. THE GRANT OF THIS EASEMENT SHALL NOT RESTRICT THE RIGHT OF THE OWNER OF THE PROPERTY TO CONSTRUCT DRIVEWAYS, UTILITY LINES AND SIDEWALKS WITHIN THE EASEMENT AREA, OR TO PREVENT THE MAINTENANCE OR REMOVAL OF TREES AND VEGETATION LOCATED WITHIN SUCH EASEMENT AREA, IF SUCH REMOVAL WOULD OTHERWISE BE ALLOWED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED. THE EASEMENT MAY BE AMENDED OR CANCELED BY MUTUAL AGREEMENT OF THE PROPERTY OWNER AND THE CITY OF SAVANNAH.
 - LOTS ARE TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
CORNER LOT - 15' FROM PROPERTY LINE ON SIDE
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	97.30'	70.00'	79°38'23"	58.36'	S47°06'37"W	89.65'
C2	31.32'	20.00'	89°43'33"	19.90'	S37°34'21"E	28.22'
C3	31.51'	20.00'	90°16'27"	20.10'	S52°25'39"W	28.35'
C4	109.67'	70.00'	89°46'00"	69.72'	S37°35'34"E	98.79'
C5	39.92'	130.00'	17°35'38"	20.12'	N73°40'45"W	39.76'
C6	50.31'	130.00'	22°10'30"	25.48'	N53°47'41"W	50.00'
C7	50.31'	130.00'	22°10'30"	25.48'	N31°37'11"W	50.00'
C8	50.31'	130.00'	22°10'30"	25.48'	N9°26'41"W	50.00'
C9	12.81'	130.00'	5°38'52"	6.41'	N42°08'00"E	12.81'
C10	203.67'	130.00'	89°46'00"	129.47'	N37°35'34"W	183.47'
C11	31.42'	20.00'	90°00'02"	20.00'	N37°42'35"W	28.28'
C12	31.42'	20.00'	89°59'58"	20.00'	N52°17'25"E	28.28'
C13	31.06'	130.00'	13°41'26"	15.61'	N14°08'09"E	30.99'
C14	46.35'	130.00'	20°25'38"	23.42'	N31°11'41"E	46.10'
C15	42.12'	130.00'	18°33'49"	21.25'	N50°41'25"E	41.94'
C16	42.12'	130.00'	18°33'49"	21.25'	N69°15'14"E	41.94'
C17	19.05'	130.00'	8°23'41"	9.54'	N82°43'59"E	19.03'
C18	180.70'	130.00'	79°38'23"	108.39'	N47°06'37"E	166.50'

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1	119.18'	N82°42'37"W
E2	15.00'	N71°7'23"E
E3	119.18'	S82°42'37"E
E4	15.00'	S71°7'23"W

SURVEY DATE: 1/9/2019
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A": = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/224.537
FIELD ERROR OF CLOSURE: 1/555.472

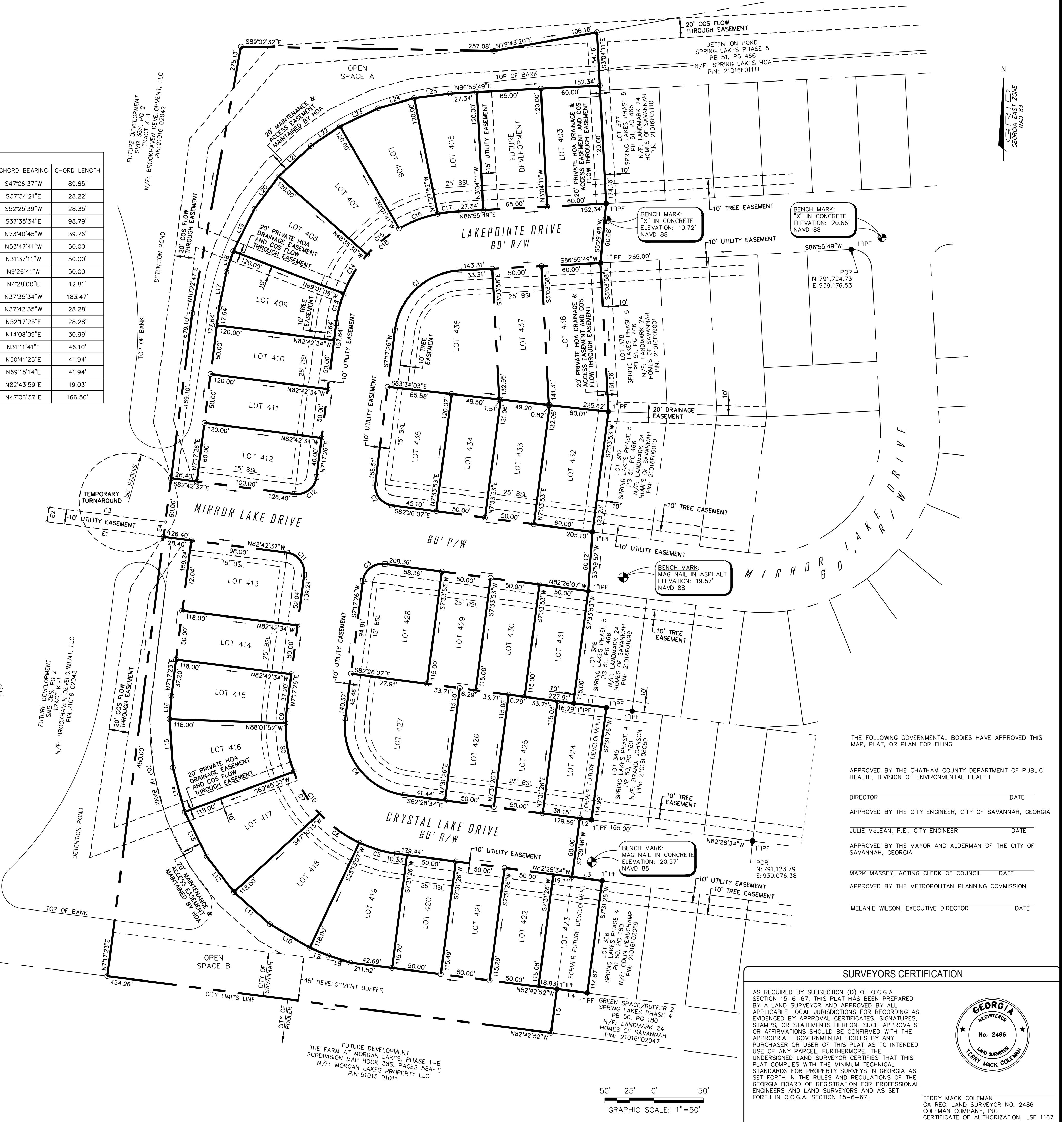
- REFERENCE:**
- SUBDIVISION MAP BOOK 40S, PAGES 104A-C.
 - SUBDIVISION MAP BOOK 42S, PAGES 167A-C.
 - PLAT RECORD BOOK 499, PAGE 11.
 - PLAT BOOK 50, PAGE 180.
 - PLAT BOOK 51, PAGE 466.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	33.71'	S82°26'07"E
L2	11.85'	N82°28'34"W
L3	30.89'	S82°28'34"E
L4	31.17'	N82°42'52"W
L5	45.00'	S73°39'46"W
L6	OMITTED	
L7	OMITTED	
L8	23.31'	N72°17'06"W
L9	20.59'	N67°12'46"W
L10	47.11'	N59°23'03"W
L11	48.95'	N48°16'13"W
L12	45.41'	N37°21'13"W
L13	50.58'	N26°14'50"W
L14	46.46'	N15°01'08"W
L15	49.44'	N35°55'23"W
L16	23.76'	N4°32'39"E
L17	37.59'	N11°36'08"E
L18	22.10'	N18°26'51"E
L19	48.09'	N26°30'02"E
L20	40.92'	N36°42'51"E
L21	45.23'	N46°35'53"E
L22	35.68'	N55°52'47"E
L23	42.76'	N64°52'39"E
L24	38.15'	N74°09'34"E
L25	36.60'	N82°43'59"E

LOT TABLE

LOT #	ACRE	SF	ADDRESS	PIN	FFE	GFE
403	0.165	7,200	244 LAKEPOINTE DRIVE	21016F01112	22.3'	21.8'
405	0.152	6,605	248 LAKEPOINTE DRIVE	21016F01114	22.7'	22.2'
406	0.169	7,342	250 LAKEPOINTE DRIVE	21016F01115	22.3'	21.8'
407	0.169	7,341	252 LAKEPOINTE DRIVE	21016F01116	22.2'	21.7'
408	0.185	8,069	254 LAKEPOINTE DRIVE	21016F01117	21.9'	21.4'
409	0.173	7,544	256 LAKEPOINTE DRIVE	21016F01118	22.0'	21.5'
410	0.138	6,000	258 LAKEPOINTE DRIVE	21016F01119	22.3'	21.8'
411	0.138	6,000	260 LAKEPOINTE DRIVE	21016F01120	22.5'	22.0'
412	0.163	7,114	262 LAKEPOINTE DRIVE	21016F01121	22.5'	22.0'
413	0.193	8,414	141 CRYSTAL LAKE DRIVE	21016F02070	22.5'	22.0'
414	0.135	5,900	139 CRYSTAL LAKE DRIVE	21016F02071	22.5'	22.0'
415	0.150	6,544	137 CRYSTAL LAKE DRIVE	21016F02072	22.1'	21.6'
416	0.197	8,561	135 CRYSTAL LAKE DRIVE	21016F02073	21.9'	21.4'
417	0.197	8,566	133 CRYSTAL LAKE DRIVE	21016F02074	22.2'	21.7'
418	0.197	8,570	131 CRYSTAL LAKE DRIVE	21016F02075	22.9'	22.4'
419	0.184	8,001	129 CRYSTAL LAKE DRIVE	21016F02076	22.9'	22.4'
420	0.133	5,780	127 CRYSTAL LAKE DRIVE	21016F02077	22.7'	22.2'
421	0.132	5,770	125 CRYSTAL LAKE DRIVE	21016F02078	23.3'	22.8'
422	0.132	5,759	123 CRYSTAL LAKE DRIVE	21016F02079	23.3'	22.8'
423	0.132	5,749	121 CRYSTAL LAKE DRIVE	21016F02080	23.3'	22.8'
424	0.132	5,750	120 CRYSTAL LAKE DRIVE	21016F08051	23.3'	22.8'
425	0.132	5,752	122 CRYSTAL LAKE DRIVE	21016F08052	23.0'	22.5'
426	0.132	5,754	124 CRYSTAL LAKE DRIVE	21016F08053	22.5'	22.0'
427	0.211	11,783	126 CRYSTAL LAKE DRIVE	21016F08054	22.7'	22.2'
428	0.204	8,904	30 MIRROR LAKE DRIVE	21016F01122	23.5'	23.0'
429	0.132	5,750	28 MIRROR LAKE DRIVE	21016F01123	23.5'	23.0'
430	0.132	5,750	26 MIRROR LAKE DRIVE	21016F01124	23.4'	22.9'
431	0.132	5,750	24 MIRROR LAKE DRIVE	21016F01125	22.8'	22.3'
432	0.169	7,358	11 MIRROR LAKE DRIVE	21016F09011	23.1	22.6'
433	0.140	6,078	13 MIRROR LAKE DRIVE	21016F09012	23.6'	23.1'
434	0.138	6,028	15 MIRROR LAKE DRIVE	21016F09013	23.7'	23.2'
435	0.177	7,712	17 MIRROR LAKE DRIVE	21016F09014	23.7'	23.2'
436	0.276	12,030	245 LAKEPOINTE DRIVE	21016F09015	23.4'	22.9'
437	0.157	6,856	243 LAKEPOINTE DRIVE	21016F09016	23.0'	22.5'
438	0.202	8,780	241 LAKEPOINTE DRIVE	21016F09017	23.0'	22.5'
TOTAL LOT AREA	5.760	250,864				
OPEN SPACE A	0.826	35,971				
OPEN SPACE B	1.030	44,879				
TOTAL OPEN SPACE	1.856	80,850				
RIGHT-OF-WAY	1.926	83,927				
FUTURE DEVELOPMENT	0.179	7,800		21016F01113		
TOTAL AREA	9.721	423,441				



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.

TERRY MACK COLEMAN
 GA REG. LAND SURVEYOR NO. 2486
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
 ENGINEERS • SURVEYORS

1480 Chatham Parkway, Suite 100
 Savannah, Georgia | (912) 200-3041

SPRING LAKES SUBDIVISION, PHASE 6
 A MAJOR SUBDIVISION OF TRACT K-1 AND FUTURE DEVELOPMENT,
 THE HIGHLANDS SUBDIVISION AT GODLEY STATION,
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: BROOKHAVEN DEVELOPMENT, LLC

JOB NUMBER: 18-480
 DATE: 10/15/2019
 DRAWN BY: JPA
 CHECKED BY: JPA
 SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1