

NOTES:

1. THIS SUBDIVISION CREATES 39 LOTS.
2. TOTAL AREA: 15.970 ACRES OR 695,665 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 21016 02042 & 21016 02055
4. THIS PROPERTY IS ZONED PD.
5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
6. AS OF THE DATE OF THIS SURVEY, 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 13051C0017G, EFFECTIVE DATE: 7/7/2014. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
9. 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 BROOKHAVEN HOMEOWNERS ASSOCIATION.
10. 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.
11. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ADJUTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
12. ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
13. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BROOKHAVEN HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.

BUILDING SETBACKS:

FRONT - 25' FROM PROPERTY LINE
 SIDE - 5' FROM PROPERTY LINE
 SIDE (STREET) - 20' FROM PROPERTY LINE
 REAR - 25' FROM PROPERTY LINE

SURVEY DATE: 4/19/2021
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "A" = 04"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/457,356
 FIELD ERROR OF CLOSURE: 1/130,714

REFERENCE:

1. PLAT BOOK 52, PAGE 642.
2. PLAT BOOK 51, PAGES 765 & 766.
3. SUBDIVISION MAP BOOK 365, PAGE 2A.
4. SUBDIVISION MAP BOOK 355, PAGES 5A-C.

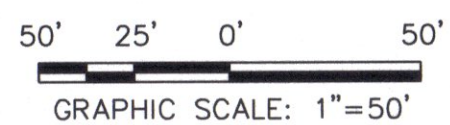
| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 40.33' | S16°02'21"W |
| L2 | 44.18' | S19°47'18"W |
| L3 | 44.18' | S28°13'59"W |
| L4 | 44.18' | S36°40'40"W |
| L5 | 44.18' | S45°07'21"W |
| L6 | 33.38' | S40°39'19"E |
| L7 | 56.34' | S73°30'22"E |
| L8 | 56.34' | S81°34'40"E |
| L9 | 69.34' | N71°7'23"E |
| L10 | 39.34' | S71°7'23"W |
| L11 | 64.35' | N84°18'02"W |
| L12 | 39.34' | S71°7'23"W |
| L13 | 42.95' | S11°36'40"W |
| L14 | 50.93' | S21°03'32"W |
| L15 | 50.93' | S31°18'43"W |
| L16 | 50.93' | S41°33'53"W |
| L17 | 50.93' | S51°49'04"W |
| L18 | 50.93' | S62°04'14"W |
| L19 | 50.93' | S72°19'25"W |

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L20 | 45.34' | S82°00'45"W |
| L21 | 52.80' | N88°13'01"W |
| L22 | 30.12' | N37°41'19"W |
| L23 | 39.99' | N29°47'41"W |
| L24 | 49.36' | N52°12'11"W |
| L25 | 54.78' | N45°54'37"W |
| L26 | 26.82' | N77°06'49"W |
| L27 | 37.11' | N39°47'57"W |
| L28 | 39.34' | N31°55'58"W |
| L29 | 41.99' | N38°01'32"W |
| L30 | 46.23' | N47°02'23"W |
| L31 | 23.60' | N15°22'40"W |
| L32 | 38.38' | N61°58'12"W |
| L33 | 29.39' | N45°39'16"W |
| L34 | 53.54' | N36°04'14"W |
| L35 | 49.54' | N76°50'23"W |
| L36 | 24.42' | N46°45'22"W |
| L37 | 48.43' | N37°13'15"W |
| L38 | 34.21' | N44°34'34"W |

| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---------|---------|--------|---------------|--------------|
| C1 | 54.27' | 75.00 | N28°36'52"E | 53.10' |
| C2 | 11.62' | 400.00 | S68°37'58"E | 11.62' |
| C3 | 83.64' | 171.75 | S15°05'09"W | 82.81' |
| C4 | 52.85' | 171.75 | S37°51'09"W | 52.64' |
| C5 | 8.02' | 171.75 | S48°00'24"W | 8.02' |
| C6 | 144.51' | 171.75 | S25°14'24"W | 140.29' |
| C7 | 31.42' | 20.00 | S4°20'41"W | 28.28' |
| C8 | 72.37' | 95.00 | S62°28'40"E | 70.63' |
| C9 | 108.60' | 105.00 | N66°04'08"E | 103.83' |
| C10 | 53.42' | 105.00 | N21°51'51"E | 52.84' |
| C11 | 162.02' | 105.00 | N51°29'41"E | 146.42' |
| C12 | 24.89' | 165.00 | S11°36'40"W | 24.87' |
| C13 | 59.05' | 165.00 | S26°11'07"W | 58.74' |

| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---------|---------|--------|---------------|--------------|
| C14 | 59.05' | 165.00 | S46°41'29"W | 58.74' |
| C15 | 59.05' | 165.00 | S67°11'50"W | 58.74' |
| C16 | 52.55' | 165.00 | S86°34'29"W | 52.33' |
| C17 | 254.60' | 165.00 | S51°29'41"W | 230.08' |
| C18 | 31.42' | 20.00 | S50°41'58"W | 28.28' |
| C19 | 31.42' | 20.00 | N39°18'02"W | 28.28' |
| C20 | 39.31' | 155.00 | N77°02'05"W | 39.21' |
| C21 | 51.67' | 155.00 | N60°13'11"W | 51.43' |
| C22 | 27.09' | 155.00 | N45°39'46"W | 27.06' |
| C23 | 118.07' | 155.00 | N62°28'40"W | 115.24' |
| C24 | 31.42' | 20.00 | S85°39'19"E | 28.28' |
| C25 | 95.83' | 111.75 | N24°46'43"E | 92.92' |
| C26 | 36.94' | 20.00 | S53°07'50"W | 31.91' |

| LOT TABLE | | | | | |
|----------------|--------|---------|----------------------|----------|----------|
| LOT # | ACRE | SF | ADDRESS | FFE(MIN) | GFE(MIN) |
| 301 | 0.247 | 10,778 | 36 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 302 | 0.247 | 10,747 | 38 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 303 | 0.213 | 9,287 | 40 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 304 | 0.210 | 9,135 | 42 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 305 | 0.198 | 8,604 | 44 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 306 | 0.198 | 8,620 | 46 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 307 | 0.202 | 8,811 | 83 SHOEFSTALL STREET | 21.9' | 21.4' |
| 308 | 0.201 | 8,740 | 81 SHOEFSTALL STREET | 21.9' | 21.4' |
| 309 | 0.211 | 9,192 | 79 SHOEFSTALL STREET | 21.9' | 21.4' |
| 310 | 0.247 | 10,770 | 77 SHOEFSTALL STREET | 21.9' | 21.4' |
| 311 | 0.225 | 9,780 | 75 SHOEFSTALL STREET | 21.9' | 21.4' |
| 312 | 0.202 | 8,798 | 73 SHOEFSTALL STREET | 21.9' | 21.4' |
| 313 | 0.191 | 8,314 | 69 SHOEFSTALL STREET | 21.9' | 21.4' |
| 314 | 0.165 | 7,200 | 67 SHOEFSTALL STREET | 21.9' | 21.4' |
| 315 | 0.216 | 9,430 | 65 SHOEFSTALL STREET | 21.9' | 21.4' |
| 316 | 0.220 | 9,586 | 63 SHOEFSTALL STREET | 21.9' | 21.4' |
| 317 | 0.220 | 9,586 | 61 SHOEFSTALL STREET | 21.9' | 21.4' |
| 318 | 0.220 | 9,586 | 59 SHOEFSTALL STREET | 21.9' | 21.4' |
| 319 | 0.201 | 8,770 | 57 SHOEFSTALL STREET | 21.9' | 21.4' |
| 320 | 0.215 | 9,382 | 25 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 321 | 0.216 | 9,390 | 27 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 322 | 0.216 | 9,390 | 29 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 323 | 0.214 | 9,304 | 31 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 324 | 0.165 | 7,200 | 33 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 325 | 0.165 | 7,200 | 35 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 326 | 0.295 | 12,871 | 37 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 327 | 0.265 | 11,543 | 56 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 328 | 0.192 | 8,352 | 54 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 329 | 0.171 | 7,464 | 52 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 330 | 0.165 | 7,200 | 50 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 331 | 0.165 | 7,200 | 48 BROOKHAVEN DRIVE | 21.9' | 21.4' |
| 332 | 0.205 | 8,914 | 66 SHOEFSTALL STREET | 21.9' | 21.4' |
| 333 | 0.216 | 9,406 | 64 SHOEFSTALL STREET | 21.9' | 21.4' |
| 334 | 0.259 | 11,287 | 62 SHOEFSTALL STREET | 21.9' | 21.4' |
| 335 | 0.165 | 7,200 | 60 SHOEFSTALL STREET | 21.9' | 21.4' |
| 336 | 0.165 | 7,200 | 58 SHOEFSTALL STREET | 21.9' | 21.4' |
| 337 | 0.165 | 7,200 | 56 SHOEFSTALL STREET | 21.9' | 21.4' |
| 338 | 0.257 | 11,199 | 54 SHOEFSTALL STREET | 21.9' | 21.4' |
| 339 | 0.246 | 10,730 | 52 SHOEFSTALL STREET | 21.9' | 21.4' |
| TOTAL LOT AREA | 8.156 | 355,366 | | | |
| FUTURE DEV. | 0.233 | 10,138 | | | |
| COMMON AREA | 3.919 | 170,690 | | | |
| R/W | 2.173 | 94,637 | | | |
| OPEN SPACE | 1.489 | 64,834 | | | |
| TOTAL AREA | 15.970 | 695,665 | | | |



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.



DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167

JOB NUMBER: 21-281
 DATE: 9/22/2021
 DRAWN BY: JPA
 CHECKED BY: JET
 SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET:

2/2

BROOKHAVEN SUBDIVISION, PHASE 3
 A MAJOR SUBDIVISION OF FUTURE DEVELOPMENT AND PORTION OF
 PHASE 2, TRACT K-1, THE HIGHLANDS SUBDIVISION AT GODLEY STATION,
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: BROOKHAVEN DEVELOPMENT, LLC

