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CITY OF SAVANNAH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

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 ALDERMEN, CITY OF SAVANNAH, GEORGIA

LUCIANA SPRACHER, ACTING CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

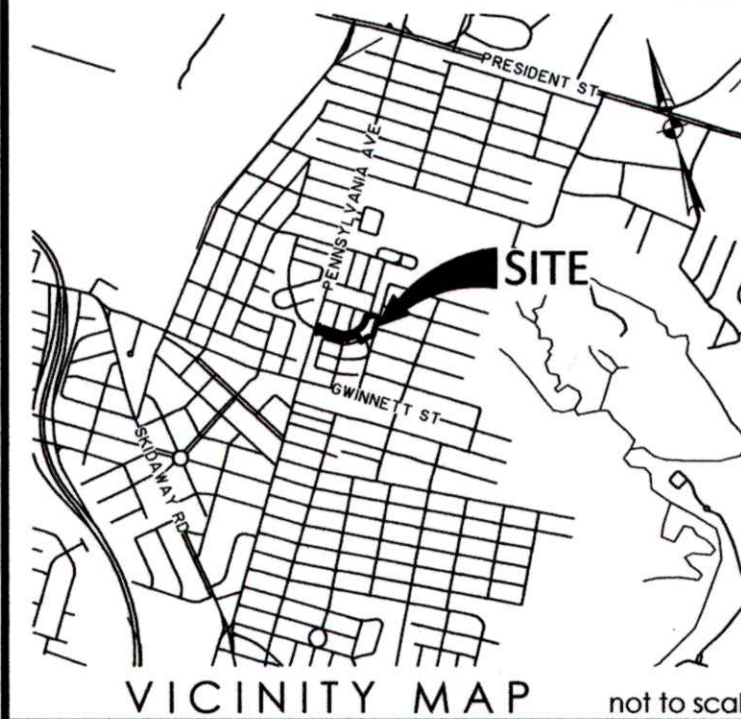
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

DARREL DAISE CHSA DIRECTOR DATE

EDGE LAWN CIRCLE (47' RIGHT OF WAY)

LEGEND

- BENCHMARK
- BOUNDARY POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)



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SURVEYOR'S 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.



MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

MAJOR SUBDIVISION SAVANNAH GARDENS PHASE 2B

CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

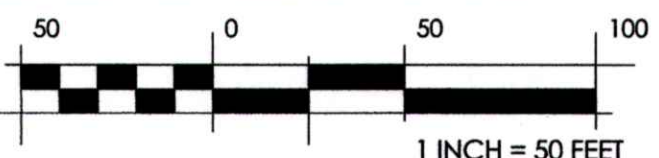
prepared for
CITY OF SAVANNAH &
CHSA DEVELOPMENT, INC.

No.	Revision	By	Date



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

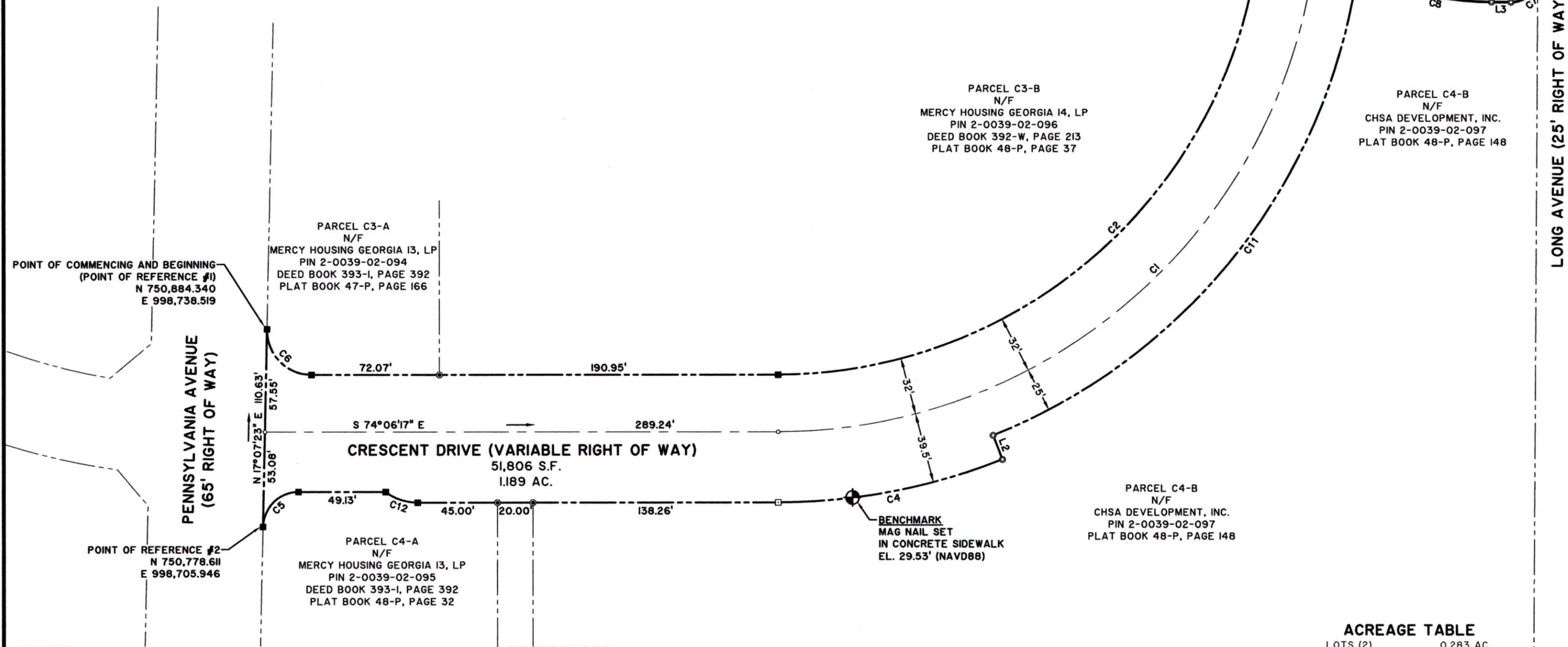
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plat drawn reviewed field crew
08/20/2018 MDJ/JMK MDJ 04/18/2017 JH

job 21470.0001 SHEET 1 OF 1

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT



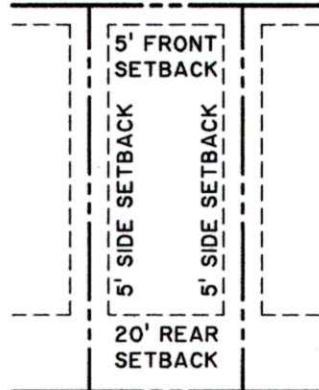
NOTES

- FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,600 FEET, AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 18,047 FEET OR BETTER.
- ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 166F, REVISED SEPTEMBER 26, 2008, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X.
- WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
- TAX MAP NUMBER: A PORTION OF PIN 2-0039-02-098
PROPERTY OWNER: CHSA DEVELOPMENT, INC. (PER TAX RECORDS)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- 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.
- ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER & SEWER.

REFERENCES

- BOUNDARY SURVEY OF PARCEL C3-B, SAVANNAH GARDENS, PREPARED FOR CHSA DEVELOPMENT, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED NOVEMBER 15, 2013, RECORDED IN PLAT BOOK 48P, PAGE 37, CHATHAM COUNTY RECORDS.
- BOUNDARY SURVEY OF SAVANNAH GARDENS, PARCEL C3-A, PREPARED FOR CHSA DEVELOPMENT, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 28, 2013, LAST REVISED APRIL 24, 2013, RECORDED IN PLAT BOOK 47P, PAGE 166, CHATHAM COUNTY RECORDS.
- BOUNDARY SURVEY OF SAVANNAH GARDENS, PARCEL C4-A, PREPARED FOR CHSA DEVELOPMENT, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 28, 2013, LAST REVISED NOVEMBER 11, 2013, RECORDED IN PLAT BOOK 48P, PAGE 32, CHATHAM COUNTY RECORDS.
- RIGHT OF WAY PLAT OF A 20' LANE, SAVANNAH GARDENS, PREPARED FOR CHSA DEVELOPMENT, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED NOVEMBER 12, 2013, RECORDED IN PLAT BOOK 48P, PAGE 148, CHATHAM COUNTY RECORDS.

ROAD (RIGHT OF WAY)



TYPICAL BUILDING SETBACKS
(NOT TO SCALE)

ACREAGE TABLE

LOTS (2)	0.283 AC.
RIGHT OF WAY (1)	1.189 AC.
TOTAL	1.472 AC.

LINE	BEARING	LENGTH
L1	N 16°05'10" E	21.75'
L2	S 05°13'37" E	14.50'
L3	N 73°43'23" W	10.92'
L4	N 16°16'37" E	13.90'
L5	N 16°16'37" E	32.19'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	305.00'	477.06'	N 61°05'10" E	429.90'	89°37'06"
C2	273.00'	427.01'	N 61°05'10" E	384.79'	89°37'06"
C3	330.00'	135.13'	S 72°38'34" W	134.19'	23°27'43"
C4	344.50'	129.30'	N 84°51'26" W	128.54'	21°30'17"
C5	20.00'	30.99'	S 61°30'33" W	27.98'	88°46'20"
C6	25.00'	39.81'	S 28°29'28" E	35.73'	91°13'39"
C7	15.00'	23.56'	S 61°16'39" W	21.21'	89°59'57"
C8	175.00'	62.34'	N 63°31'07" W	62.01'	20°24'32"
C9	20.00'	26.13'	N 15°53'32" W	24.31'	74°50'37"
C10	330.00'	30.25'	N 18°54'12" E	30.24'	5°15'10"
C11	330.00'	361.96'	S 52°57'08" W	344.09'	62°50'42"
C12	30.00'	19.31'	N 55°40'11" W	18.97'	36°52'12"