

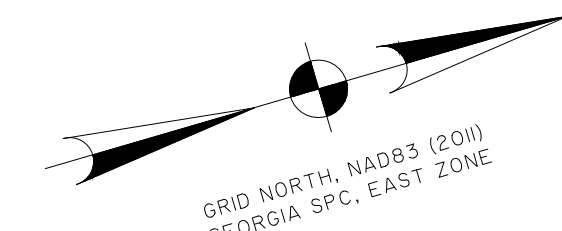
LINE	BEARING	LENGTH
L1	N 05°15'00" W	14.50'
L2	S 73°43'23" E	10.92'
L3	S 07°18'33" W	13.93'
L4	S 07°18'33" W	15.08'
L5	S 15°40'30" W	9.67'
L6	S 74°19'19" E	0.35'
L7	N 74°55'37" W	12.86'
L8	S 60°52'41" E	20.25'
L9	S 73°43'23" E	10.92'
L10	S 74°06'17" E	49.13'
L11	S 74°06'17" E	45.00'
L12	S 74°06'17" E	20.00'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	344.50'	129.30'	S 84°51'26" E	128.54'	21°30'17"
C2	344.50'	34.53'	S 76°58'34" E	34.57'	5°44'33"
C3	344.50'	50.06'	S 84°00'35" E	50.01'	8°19'31"
C4	344.50'	44.72'	N 88°06'32" E	44.68'	7°26'13"
C5	330.00'	361.89'	N 52°57'29" E	344.03'	62°49'58"
C6	330.00'	179.15'	N 68°49'21" E	176.96'	31°06'15"
C7	330.00'	96.44'	N 44°53'54" E	96.10'	16°44'38"
C8	330.00'	86.30'	N 28°43'23" E	86.05'	14°59'01"
C9	20.00'	26.06'	S 15°53'25" E	24.25'	74°38'51"
C10	175.00'	62.34'	S 63°31'07" E	62.07'	20°24'32"

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C11	15.00'	23.56'	N 61°16'39" E	21.21'	90°00'03"
C12	90.00'	66.29'	S 04°00'00" E	64.80'	42°12'02"
C13	190.00'	68.54'	S 27°26'07" W	68.17'	20°40'01"
C14	1975.00'	314.65'	N 11°52'34" E	314.52'	9°08'03"
C15	2025.00'	322.82'	N 11°52'34" E	322.48'	9°08'03"
C16	20.00'	28.82'	N 77°50'04" W	26.39'	82°34'30"
C17	225.00'	50.44'	S 67°18'02" E	50.34'	12°50'42"
C18	15.00'	23.56'	N 28°43'23" E	21.21'	90°00'03"
C19	20.00'	30.99'	S 61°30'33" W	27.98'	88°46'20"
C20	30.00'	19.31'	S 55°40'10" E	19.97'	36°52'12"

LEGEND

- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- INTERIOR PARCEL/LOT LINE
- RIGHT OF WAY LINE



VICINITY MAP not to scale

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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

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

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.

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

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.



MAJOR SUBDIVISION SAVANNAH GARDENS PHASE 6

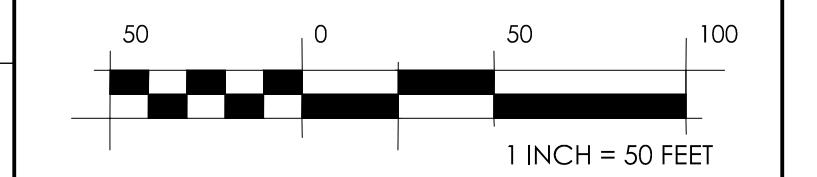
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
prepared for
CHSA DEVELOPMENT, INC.

No.	Revision	By	Date



50 Park of Commerce Way
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plot drawn reviewed field crew
03/22/19 JBL MDJ 03/18/19 JH

job 21470.1026 SHEET 1 OF 1

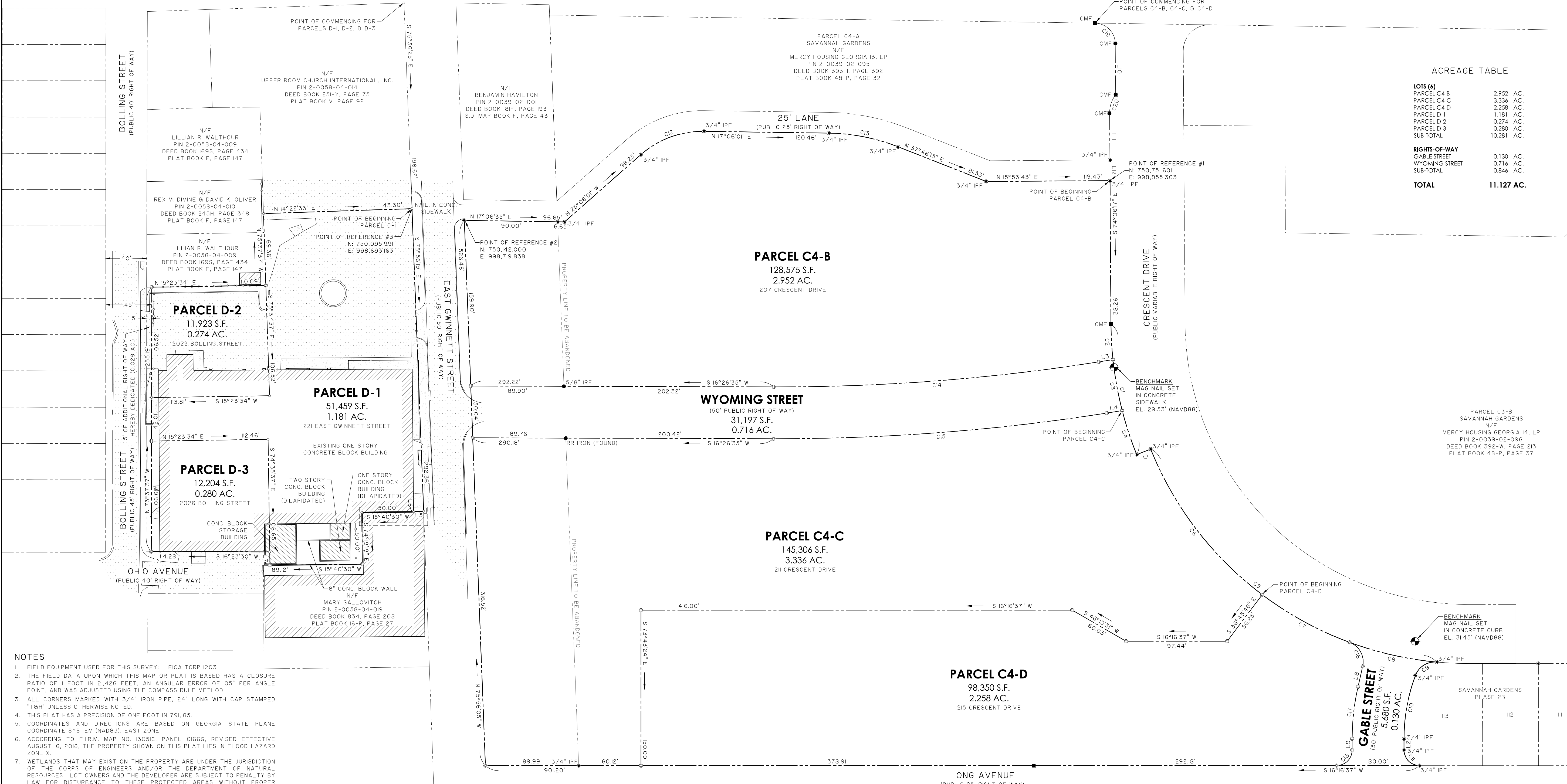
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

PENNSYLVANIA AVENUE
(PUBLIC VARIABLE RIGHT OF WAY)

PENNSYLVANIA AVENUE
(PUBLIC VARIABLE RIGHT OF WAY)

ACREAGE TABLE

LOTS (A)	ACREAGE
PARCEL C4-B	2,952 AC.
PARCEL C4-C	3,336 AC.
PARCEL C4-D	2,258 AC.
PARCEL D-1	1,181 AC.
PARCEL D-2	0,274 AC.
PARCEL D-3	0,280 AC.
SUB-TOTAL	10,281 AC.
RIGHTS-OF-WAY	0,130 AC.
CABLE STREET	0,716 AC.
WYOMING STREET	0,846 AC.
TOTAL	11,127 AC.



NOTES

- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TC1P I203
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 21,426 FEET, AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD
- ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "TH" UNLESS OTHERWISE NOTED
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 791,065
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE
- ACCORDING TO FIRM MAP NO. 1031C, PANEL 0166G, REVISED EFFECTIVE AUGUST 16, 2016, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE X.
- WETLANDS THAT MAY EXIST ON THE PROPERTY 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
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
- TAX MAP NUMBER: 2-0039-02-002, 2-0039-02-003, 2-0039-02-097, 2-0058-04-018

PROPERTY OWNER: CHSA DEVELOPMENT, INC.

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD
- ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER
- 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 WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
- THE SUBDIVISION OF PARCELS ON THIS PLAT IS CONDITIONED ON THE DEMOLITION OF EXISTING BUILDING IMPROVEMENTS OVER BOUNDARY LINES, AND THE FAILURE OF THE OWNER TO DEMOLISH SUCH BUILDING IMPROVEMENTS SHALL RESULT IN THE RECOMBINATION OF ALL SUCH PARCELS AND THE FILING OF A RECOMBINATION PLAT, WHETHER BY THE CITY OF SAVANNAH OR THE OWNER.

REFERENCES

- A BOUNDARY SURVEY OF SAVANNAH GARDENS PARCEL C4-A, PREPARED FOR CHSA DEVELOPMENT, INC. BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 28, 2015, LAST REVISED NOVEMBER 11, 2015, RECORDED IN PLAT BOOK 48-P, PAGE 32, CHATHAM COUNTY RECORDS.
- A PLAT OF A PORTION OF PARCEL 'B' OF A SUBDIVISION OF THE SOUTHWEST CORNER OF A COMMERCIAL AREA BEING A PORTION OF LANDS OF SAVANNAH GARDENS, INC. AND THE EASTERN 0.65 ACRES OF A COMMERCIAL AREA ALSO BEING A PORTION OF LANDS OF SAVANNAH GARDENS INC., PREPARED FOR SAVANNAH GARDENS INC. BY THOMAS & HUTTON ENGINEERING CO., DATED DECEMBER 9, 1971, BEARING FILE NO. 57-11/2.
- A PLAT OF MM GROCERY STORE, PREPARED FOR NORTON MELAVER & MILICENT MELAVER, BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 2, 1972, LAST REVISED MAY 3, 1973, BEARING FILE NO. 51-11/4.
- A RIGHT OF WAY PLAT OF SAVANNAH GARDENS, A 20' LANE, BEING A PORTION OF PARCEL C4-A & LANDS OF CHSA DEVELOPMENT, INC., PREPARED FOR CHSA DEVELOPMENT, INC. BY THOMAS & HUTTON ENGINEERING CO., DATED NOVEMBER 12, 2013, RECORDED IN PLAT BOOK 48-P, PAGE 148, CHATHAM COUNTY RECORDS.

