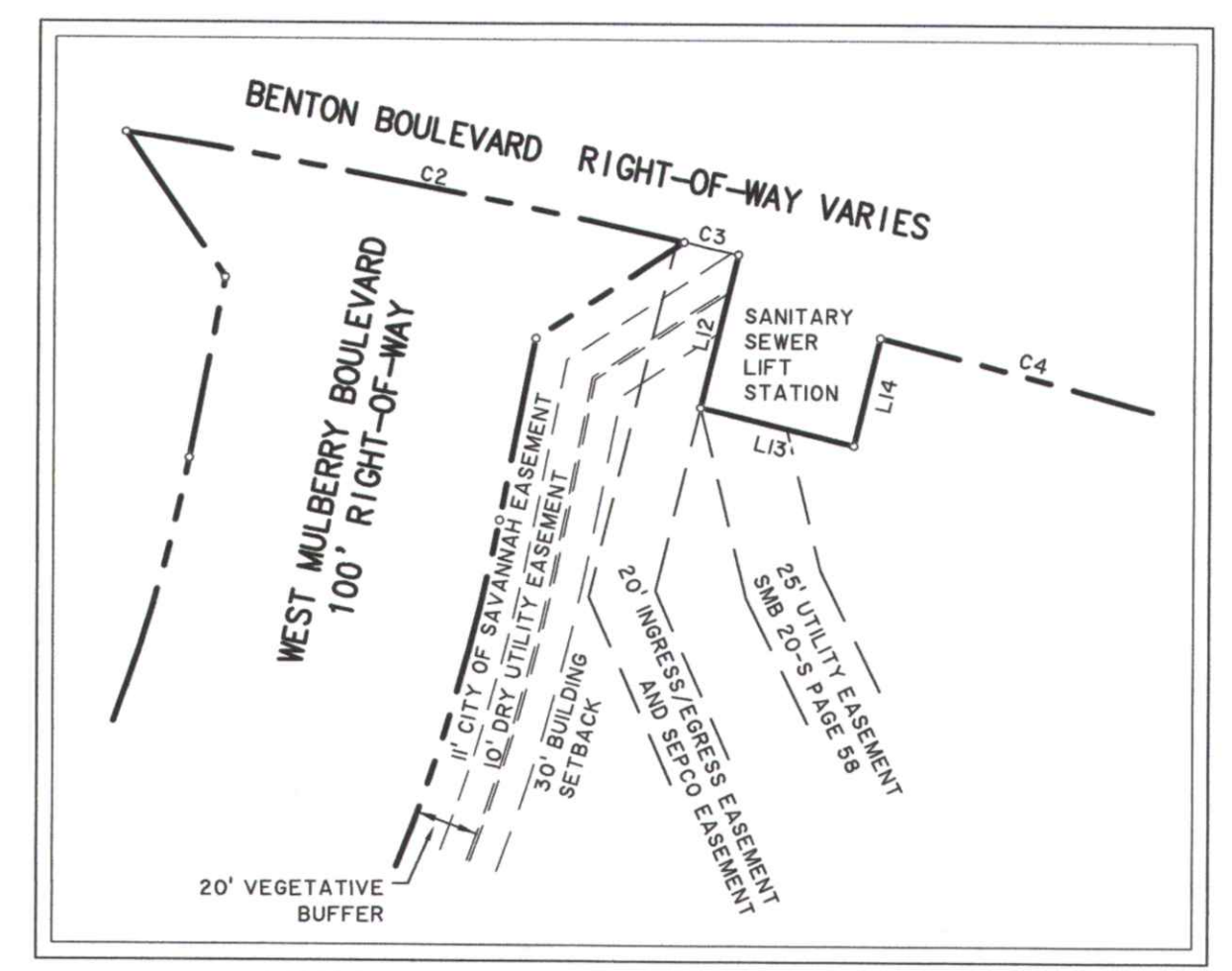
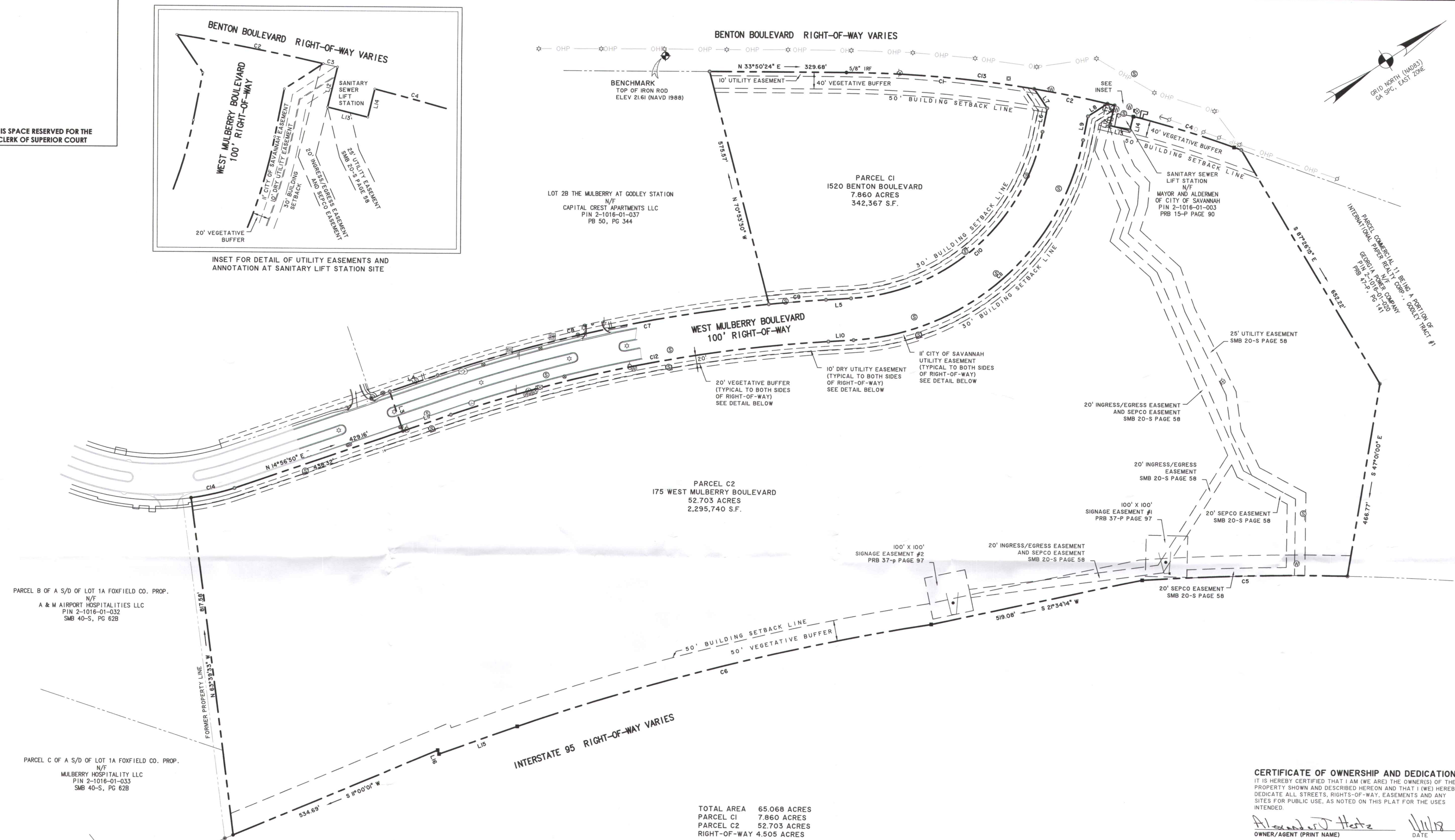


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THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

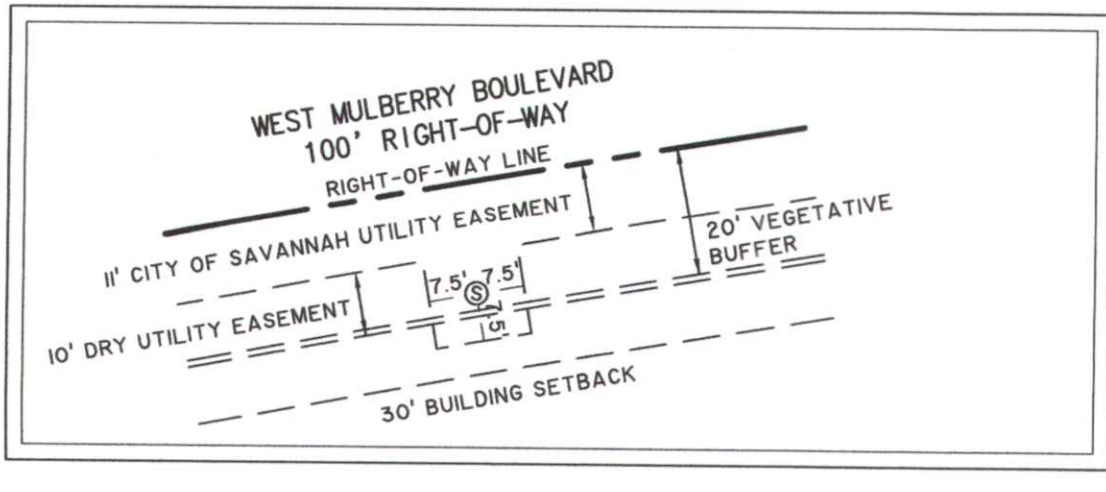


INSET FOR DETAIL OF UTILITY EASEMENTS AND ANNOTATION AT SANITARY LIFT STATION SITE



- LEGEND
○ CLEAN OUT
○ CURB MANHOLE
□ ELECTRIC BOX
— GUY WIRE
☆ LIGHT POLE
✉ MAIL BOX
● POST
● POWER POLE
⊗ SANITARY SEWER MANHOLE
⊕ SIGN
⊖ STORM DRAIN MANHOLE
☎ TELEPHONE BOX
⊗ WATER METER
—OHP— OVERHEAD POWER
-X- FENCE
PKF PK NAIL FOUND
PKS PK NAIL SET
S-S SANITARY SEWER LINE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE

INSET FOR TYPICAL DETAIL OF UTILITY EASEMENTS ALONG WEST MULBERRY BOULEVARD



PROPERTY LINE TABLE
LINE BEARING LENGTH
L3 N 75°03'10" W 100.00'

PROPERTY LINE CURVE TABLE
CURVE RADIUS LENGTH CH BEARING CH LENGTH DELTA
C1 2894.16' 454.53' N 38°20'21" E 454.06' 8°59'54"

TOTAL AREA 65.068 ACRES
PARCEL C1 7.860 ACRES
PARCEL C2 52.703 ACRES
RIGHT-OF-WAY 4.505 ACRES

NOTES

- 1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 96,457 FEET, AN ANGULAR ERROR OF 8" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 536,978.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0038H, REVISED JULY 7, 2014, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X.
7. 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.
8. TAX MAP NUMBER: 2-1016-01-013 (PARCELS C1, PORTION OF C2, PLATTED PORTION OF WEST MULBERRY BOULEVARD RIGHT-OF-WAY)
2-1016-01-036 (PORTION OF PARCEL C2)
PROPERTY OWNER: ROI FUND INC. (PER TAX RECORDS)
TITLE REFERENCE: DEED BOOK 981, PAGE 205 (PARCELS C1, PORTION OF C2, AND PLATTED PORTION OF WEST MULBERRY BLVD RIGHT-OF-WAY)
DEED BOOK 981, PAGE 211 (PORTION OF PARCEL C2)
PARCEL ADDRESS: 1565 BENTON BOULEVARD (PARCELS C1, PORTION OF C2, AND PLATTED PORTION OF WEST MULBERRY BLVD RIGHT-OF-WAY)
THIS PLAT IS SUBJECT TO FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. ALL LOTS WITHIN THE PROPOSED SUBDIVISION TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER.
10. THE BUILDING APPLICANT OF EACH LOT WITHIN THIS SUBDIVISION SHALL PROVIDE A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ALONG BENTON BOULEVARD AND/OR WEST MULBERRY BOULEVARD IN ACCORDANCE WITH THE MINIMUM STANDARDS AS REQUIRED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

REFERENCES

- 1. A MINOR SUBDIVISION PLAT OF A 123.62 ACRE PORTION OF THE LANDS OF U.C. REALTY, PREPARED BY HUSSEY, GAY, BELL, AND DEYOUNG, DATED NOVEMBER 13, 2000, RECORDED IN SUBDIVISION MAP BOOK 20-S, PAGE 58.
2. AN EASEMENT PLAT OF A 2.042 ACRE CITY OF SAVANNAH DRAINAGE EASEMENT, PREPARED FOR TWO CAPITAL PARTNERS, BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 12, 2015, RECORDED IN PLAT BOOK 50, PAGE 93, CHATHAM COUNTY RECORDS.
3. A MINOR SUBDIVISION PLAT OF LOT 2B, THE MULBERRY AT GODLEY STATION, PREPARED FOR TWO CAPITAL PARTNERS, BY THOMAS & HUTTON ENGINEERING CO., RECORDED IN PLAT BOOK 50, PAGE 344, CHATHAM COUNTY RECORDS.
4. RIGHT OF WAY AND EASEMENT PLAT OF THE MULBERRY AT GODLEY STATION, PREPARED BY THOMAS AND HUTTON ENGINEERING, CO. DATED JUNE 25, 2004.
5. PLAT OF "INGRESS AND EGRESS & SIGNAGE EASEMENTS OF THE NW QUADRANT OF 1-95 / ROOLER PARKWAY EXIT 18A / 104" PREPARED BY THOMAS AND HUTTON ENGINEERING, CO. DATED J MARCH 23, 2000, RECORDED IN PLAT RECORD BOOK 37-P PAGE 97.
6. PLAT OF "PARCEL COMMERCIAL 11 BEING A PORTION OF INTERNATIONAL PAPER REALTY CORP., GODLEY TRACT #1" PREPARED BY HUSSEY, GAY, BELL, AND DEYOUNG DATED APRIL 04, 2213 RECORDED IN PLAT RECORD BOOK 47-P PAGE 141.
7. A MINOR SUBDIVISION OF PARCELS B, C, AND THE REMAINING PORTION OF LOT 1, THE FOXFIELD COMPANY PROPERTY BY WILLIAMS AND ASSOCIATES, INC., DATED FEBRUARY 13, 2007, RECORDED IN SUBDIVISION MAP BOOK 40-S PAGE 62-B.

CERTIFICATE OF OWNERSHIP AND DEDICATION

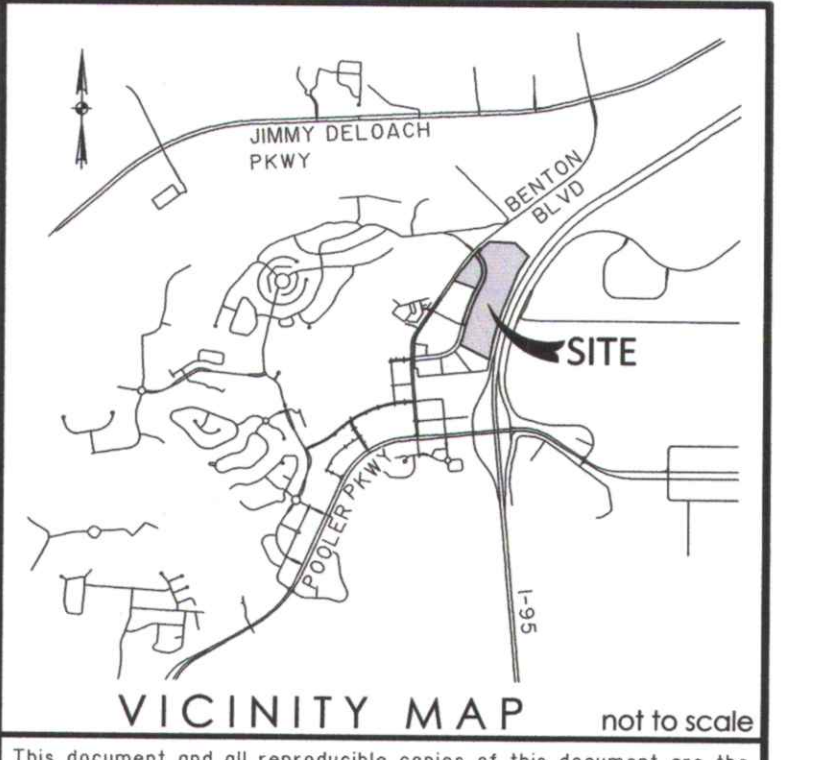
IT IS HEREBY CERTIFIED THAT I (AM I/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

Alexander Hutz OWNER/AGENT (PRINT NAME)
DATE
OWNER/AGENT (SIGNATURE)

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
JULIE MCLEAN, P.E. CITY ENGINEER DATE
APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH
DYANNE C. REESE CLERK OF COUNCIL DATE
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELONY WEST EXECUTIVE DIRECTOR DATE



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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 COMPLES 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.

ROBERT K. MORGAN, III
LAND SURVEYOR
No. 3087
DATE: 4/8/16

MAJOR SUBDIVISION OF PORTIONS OF LOTS 1 AND 2 OF A SUBDIVISION OF A 133.62 ACRE PORTION OF THE FORMER LANDS OF U.C. REALTY

8th GEORGIA MILITIA DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

prepared for ROI FUND, INC.

Table with columns: No. Revision, By, Date

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