

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

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 483,470 FEET, AN ANGULAR ERROR OF 1" 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 233,949 FEET OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13000, PANEL 0045, REVISED SEPTEMBER 26, 2008, THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 12 FEET).
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: A RECOMBINATION OF 2-0006-01-007, 2-0006-05-001, 2-0006-06-001, 2-0006-07-001, 2-0006-08-001, 2-0006-09-001, 2-0006-10-001, 2-0006-11-001, 2-0006-12-001, 2-0006-13-001, 2-0006-14-001, 2-0006-15-001, 2-0006-16-001, 2-0006-17-001, 2-0006-17-002, 2-0006-17-003, 2-0006-17-004, 2-0006-17-005, 2-0006-17-006, 2-0006-17-007, 2-0006-17-008, 2-0006-17-009, 2-0006-17-010, 2-0006-18-001, 2-0006-19-001, 2-0006-19-002, 2-0006-19-003, 2-0006-19-004, 2-0006-19-005, 2-0006-19-006, 2-0006-19-007, 2-0006-20-001, 2-0006-21-001, 2-0006-22-001, 2-0006-22-002, 2-0006-22-003, 2-0006-23-001, 2-0006-23-002, 2-0006-23-003, 2-0006-24-001, 2-0006-25-001, 2-0006-26-001, 2-0006-27-001, 2-0006-28-001, 2-0006-29-001 & 2-0006-30-001 PROPERTY OWNER: MMA/PSP SAVANNAH RIVER, LLC (PER TAX RECORDS) TITLE REFERENCE: DEED BOOK 3582, PAGE 182
9. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
10. THE D.N.R. JURISDICTIONAL LINE ALONG THE BANK OF SAVANNAH RIVER WAS DELINEATED BY SLIGHT ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY OF 2004 AND WAS VERIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON APRIL 7, 2004 (SEG-04-03-27). AREA BETWEEN EXISTING SEA WALL AND NORTHERN BOUNDARY LINE (D.N.R. JURISDICTIONAL LINE) HAS BEEN FILLED UNDER U.S.A.C.E. PERMIT NUMBER 200419260.
11. IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN.
12. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
13. LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME LABEL TAGS HAVE BEEN OMITTED FOR CLARITY.
14. THIS PLAT SUPERCEDES THAT PLAT RECORDED IN PLAT BOOK 40-S, PAGES 80A-80E.
15. THE CITY OF SAVANNAH WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY ON ANY PARCEL OF LAND UNTIL ALL STREETS AND UTILITIES SERVING SAID PARCEL HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH. THE CITY OF SAVANNAH RESERVES THE RIGHT TO REQUIRE PERFORMANCE BONDS FOR INFRASTRUCTURE REQUIRED TO SERVE SAID PARCELS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. DEPICTED RIGHTS-OF-WAY SHALL BE CONVEYED TO THE CITY OF SAVANNAH UNTIL THE EXECUTION, DELIVERY AND RECORDING OF A QUITCLAIM DEED FROM THE OWNER, THE ROADWAYS AND INFRASTRUCTURE WITHIN THE RIGHTS OF WAYS ARE NOT THE RESPONSIBILITY OF THE CITY OF SAVANNAH UNTIL SUCH TIME AS THEY ARE COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH.

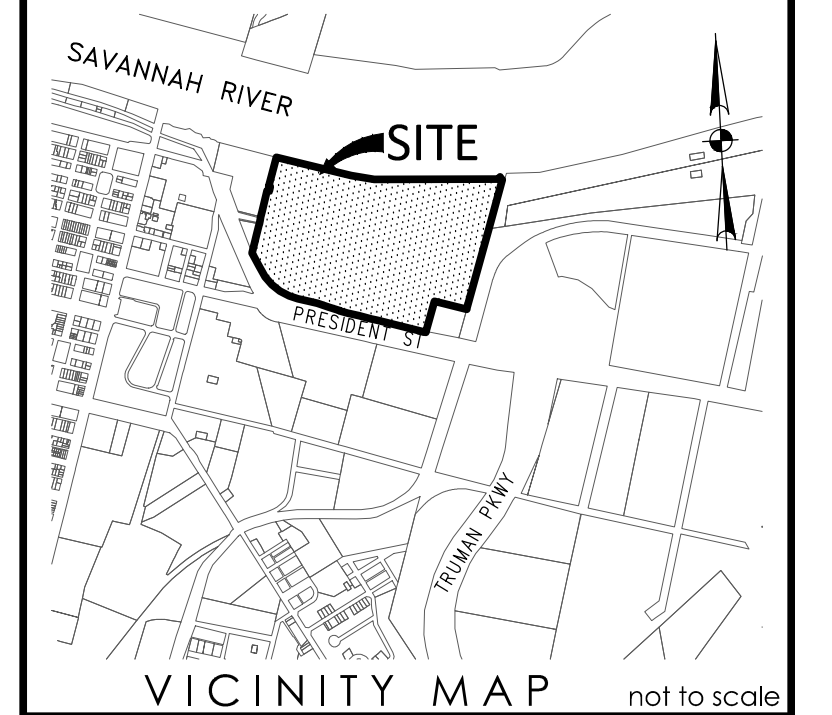
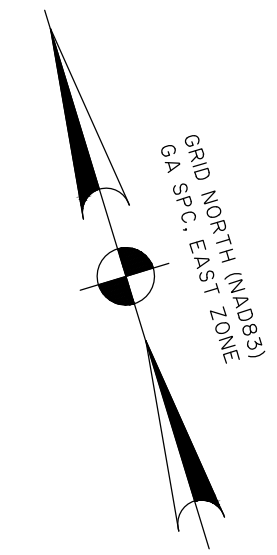
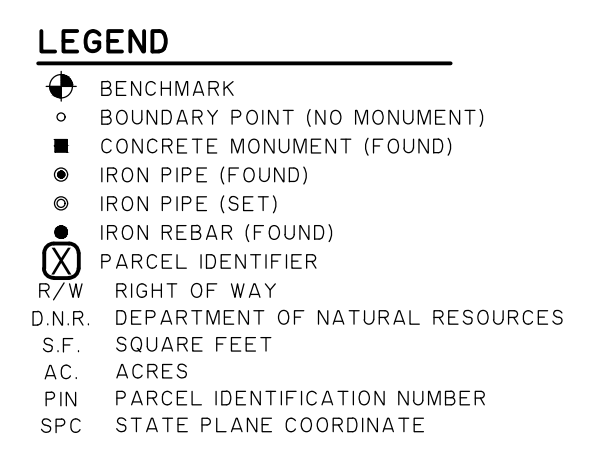
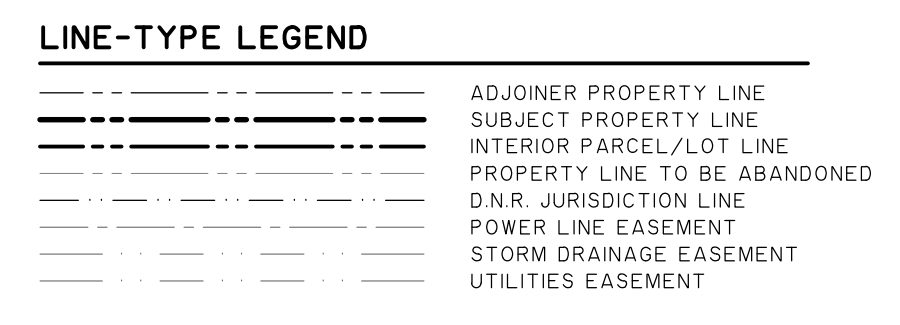
LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L120 with their respective bearings and lengths.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L120 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH, DELTA. Lists curves C1 through C7 with their respective radii, lengths, bearings, and lengths.

REFERENCES

- 1. A MAJOR SUBDIVISION PLAT OF SAVANNAH RIVER LANDING PHASE I, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 7, 2008, RECORDED IN SUBDIVISION MAP BOOK 40S, PAGES 80A-E, CHATHAM COUNTY, GEORGIA RECORDS.
2. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED JULY 12, 2010, RECORDED IN PLAT BOOK 44P, PAGE 81, AFORESAID RECORDS.
3. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED SEPTEMBER 1, 2010, RECORDED IN PLAT BOOK 45P, PAGE 91, AFORESAID RECORDS.
4. A MINOR RECOMBINATION PLAT OF 56.48 ACRES, KNOWN AS SAVANNAH RIVER LANDING, BEING THE LANDS OF ALR OGLETHORPE, LLC, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED MAY 2, 2007, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGE 83, AFORESAID RECORDS.
5. A EASEMENT PLAT OF UTILITY AND TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 19, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 6, 2014.
6. A EASEMENT PLAT OF UTILITY EASEMENT FOR FUTURE DEVELOPMENT AREA, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 8, 2014, LAST REVISED MARCH 19, 2016.
7. A DRAINAGE RIGHT OF WAY EXHIBIT OF SAVANNAH RIVER LANDING PHASE I DRAINAGE RIGHT OF WAY, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED DECEMBER 21, 2010.
8. A RIGHT OF WAY PLAT FOR BILBO CANAL DRAINAGE IMPROVEMENTS, BEING A PORTION OF PHASE I, SAVANNAH RIVER LANDING AND UNDEVELOPED LAND, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED JUNE 20, 2016, LAST REVISED NOVEMBER 15, 2016.
9. ORDER AND JUDGEMENT IN THE CHATHAM COUNTY SUPERIOR COURT CASE OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH VS. 192 ACRES OF LAND FOR RIGHT OF WAY, 0.33 ACRES OF PERMANENT UTILITY EASEMENT, 0.42 ACRES OF TEMPORARY CONSTRUCTION EASEMENT, MMA/PSP SAVANNAH RIVER, LLC AND MMA CAPITAL CORPORATION, SAID ORDER AND JUDGEMENT ENTERED ON JANUARY 15, 2017 AND RECORDED IN DEED BOOK 598, PAGE 573, CHATHAM COUNTY RECORDS.



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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
MKE PITTS DIRECTOR DATE

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH
JULIE MCLEAN, P.E. CITY ENGINEER DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
DYANNE C. REESE CLERK OF COUNCIL DATE

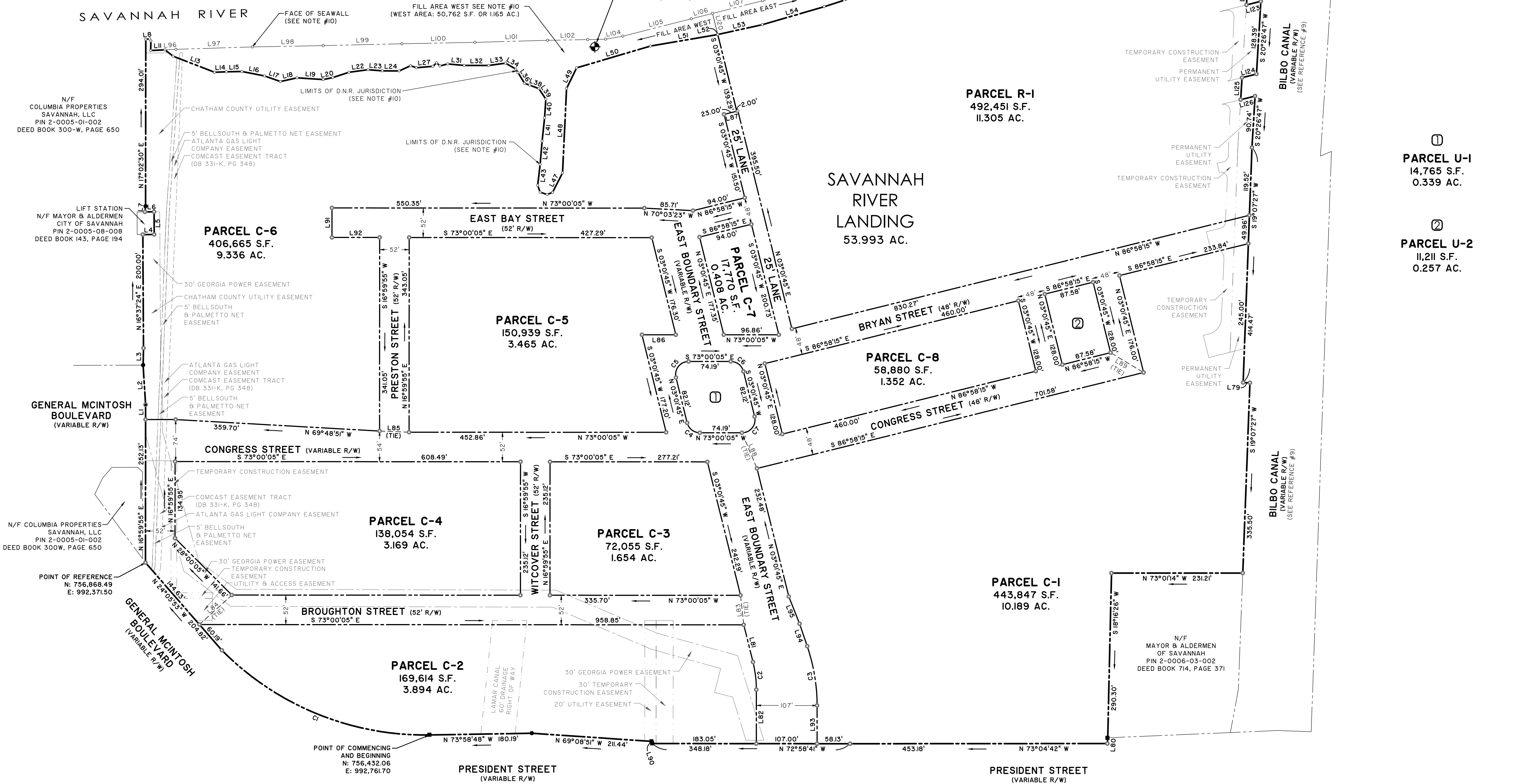
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELONY WEST EXECUTIVE DIRECTOR DATE

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.

RECOMBINATION & MAJOR SUBDIVISION OF SAVANNAH RIVER LANDING
2nd G.M. DISTRICT, LAMAR WARD, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
prepared for SAVANNAH RIVER LANDING LAND JV, LLC
THOMAS & HUTTON Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300 www.thomasandhutton.com

Table with columns: No. Revision, By, Date. Contains revision history information.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND IN ACCORDANCE WITH NOTE #16 HEREON, I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.
OWNER / SIGNATURE DATE
OWNER / PRINT NAME DATE
plot drawn reviewed field crew
08/08/2017 MDJ RKM 11/30/2016 BL
job 26193.0000 SHEET 1 OF 1



ACREAGE TABLE
PARCELS (11) 45,368 AC.
RIGHTS-OF-WAY 8,625 AC.
TOTAL 53,993 AC.