

S:\1710_1026_Sav_Gardens_Phd_Survey\DWG\1710_1026SavGardens.dwg - Nov 14, 2019 - 3:39:54 PM

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.

ACREAGE TABLE

PARCEL C4-C1	18,406 S.F.	0.423 AC.
PARCEL C4-C2	61,351 S.F.	1.408 AC.
PARCEL C4-C3	29,858 S.F.	0.685 AC.
COMMON AREA	5,046 S.F.	0.116 AC.
RIGHT OF WAY	30,645 S.F.	0.704 AC.
TOTAL	145,306 S.F.	3.336 AC.

DARREL DAISE CHSA DIRECTOR _____ DATE _____

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

- NOTES**
- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TCRP I203
 - THE FIELD DATA UPON WHICH THIS EXHIBIT 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.
 - THIS PLAT HAS A PRECISION OF ONE FOOT IN 81,142 OR BETTER.
 - ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" 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. I3051C, PANEL 0166G, REVISED EFFECTIVE AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS EXHIBIT 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.
 - 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.

- REFERENCES**
- A MAJOR SUBDIVISION PLAT OF SAVANNAH GARDENS, PHASE 6, PREPARED FOR CHSA DEVELOPMENT, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 17, 2019, RECORDED IN PLAT BOOK 52, PAGE 82, CHATHAM COUNTY RECORDS.

- LEGEND**
- IRON PIPE (FOUND)
 - IRON PIPE (SET)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 07°18'33" E	15.08'
L2	N 05°15'00" W	14.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	2025.00'	322.82'	N 11°52'34" E	322.48'	9°08'03"
C2	344.50'	44.72'	N 88°06'32" E	44.68'	7°26'13"
C3	330.00'	179.15'	N 68°49'21" E	176.96'	31°06'15"
C4	330.00'	21.41'	N 82°30'59" E	21.40'	3°43'00"
C5	330.00'	40.05'	N 77°10'51" E	40.03'	6°57'15"
C6	330.00'	117.69'	N 63°29'13" E	117.06'	20°26'00"
C7	231.00'	108.48'	S 02°49'26" W	107.48'	26°54'21"
C8	191.00'	89.69'	N 02°49'26" E	88.87'	26°54'21"

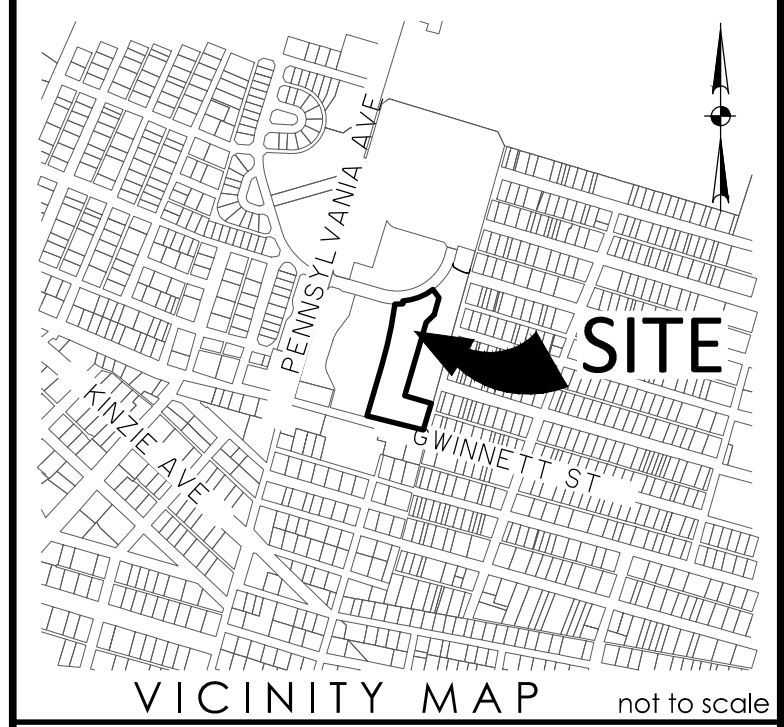
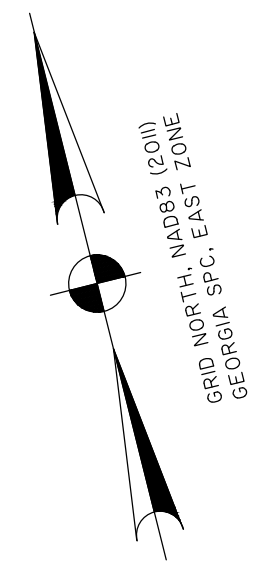
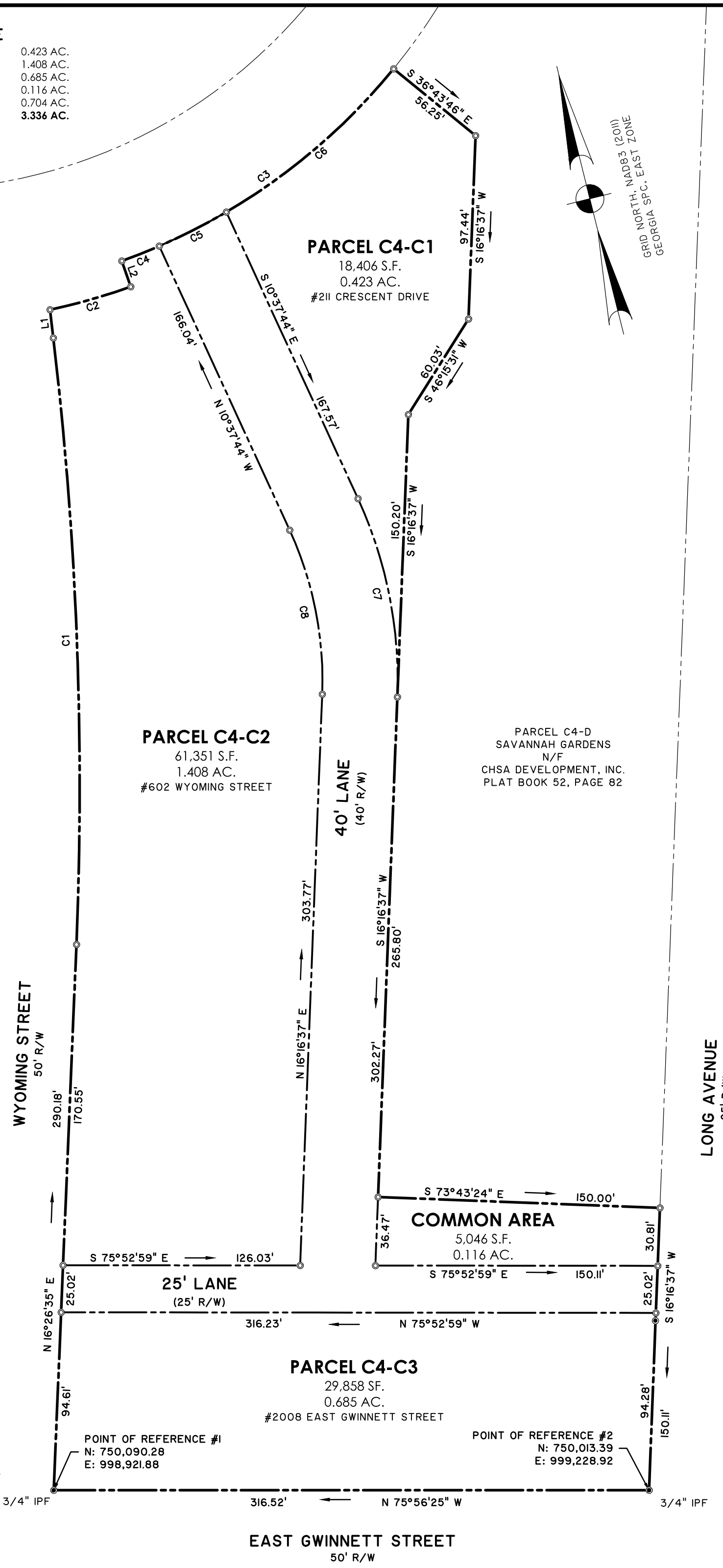
CITY OF SAVANNAH APPROVAL
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

- 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**
- _____
 MARK MASSEY CLERK OF COUNCIL DATE _____
- APPROVED BY THE METROPOLITAN PLANNING COMMISSION**
- _____
 MELANIE WILSON EXECUTIVE DIRECTOR DATE _____

CRESCENT DRIVE
 VARIABLE R/W

BENCHMARK
 MAG NAIL SET
 IN CONCRETE SIDEWALK
 EL. 29.53' (NAVD88)

PARCEL C4-B
 SAVANNAH GARDENS
 N/F
 CHSA DEVELOPMENT, INC.
 PLAT BOOK 52, PAGE 82



VICINITY MAP not to scale

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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.



MAJOR SUBDIVISION
PARCEL C4-C
 SAVANNAH GARDENS

CITY OF SAVANNAH,
 CHATHAM COUNTY, GEORGIA

prepared for
 CHSA DEVELOPMENT, INC.

No.	Revision	By	Date

THOMAS & HUTTON

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 Savannah, GA 31405 • 912.234.5300

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Scale: 1 INCH = 50 FEET

plot drawn reviewed field crew
 11/14/2019 JBL MDJ 03/29/2019 JH

job 21470.1026 SHEET 1 OF 1