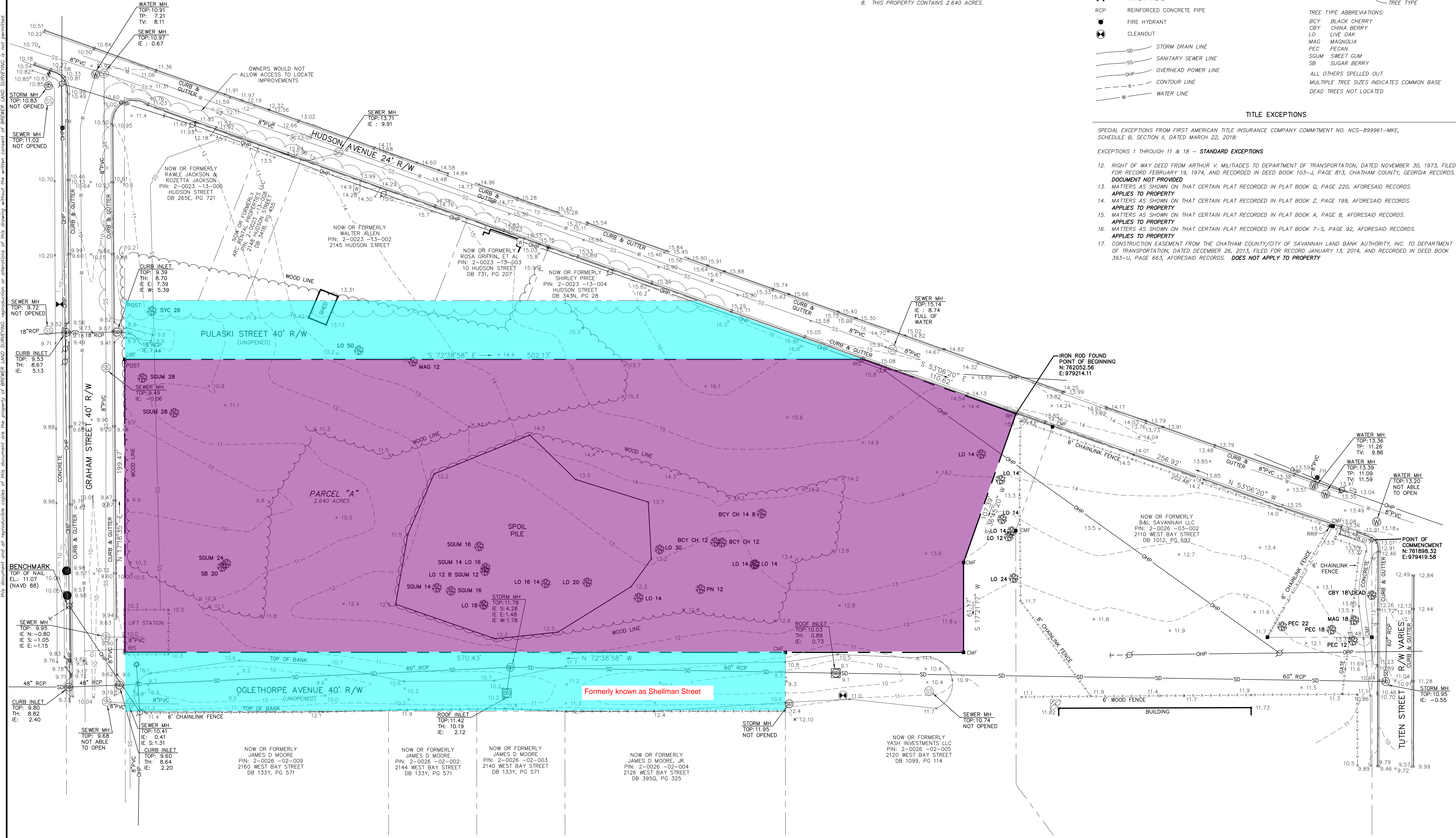




VICINITY
MAP NOT TO
SCALE



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MEASURED PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BURNIEY WARD, CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS PARCEL A, OF THE J. E. ALLBRITTON SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF TUTEN STREET WITH THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE N 53°06'20" W , A DISTANCE OF 256.92' TO AN IRON ROD, SAID IRON ROD IS ALSO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE S 36°45'20" W, A DISTANCE OF 107.39' TO AN CONCRETE MONUMENT; THENCE S 17°21'17" W A DISTANCE OF 61.17' TO A CONCRETE MONUMENT; THENCE N 72°38'58" W, A DISTANCE OF 570.43' TO A AN IRON ROD ON THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET N 17°16'35" W A DISTANCE OF 199.47' TO AN CONCRETE MONUMENT AT THE INTERSECTION OF EASTERN RIGHT OF WAY LINE OF GRAHAM STREET AND THE SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET S 72°38'58" E A DISTANCE OF 502.13' TO AN IRON ROD AT THE INTERSECTION OF SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET AND THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE S 53°06'20" E, A DISTANCE OF 110.62' TO AN IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 2.640 ACRES, MORE OR LESS.

RECORD PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS PARCEL A, OF THE J. E. ALLBRITTON SUBDIVISION, BEING IN BURNIEY WARD AND COMPRISED OF LOTS 1 THRU 5, AND 36 THRU 42, BLOCK "A", LOTS 1 THRU 45 OF BLOCK "F", JASPER SPRINGS, LOTS 19 THRU 30 OF HUNTER'S CROFT SUBDIVISION AND PORTIONS OF SHELLMAN AND KENWORTH STREET, 1ST G.M. DISTRICT, CHATHAM COUNTY, SAVANNAH, GEORGIA AS SHOWN UPON A MAP PREPARED BY HELMLY AND ASSOCIATES AND REVISED ON NOVEMBER 17, 1986, SAID MAP BEING RECORDED IN SUBDIVISION MAP BOOK 7-S, FOLIO 92, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA. EXPRESS REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE CONVEYED PREMISES.

SURVEYOR'S NOTES

1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO.'S 1305100134F & 0153F, EFFECTIVE DATE 9-26-2008, THIS PROPERTY LIES IN ZONE X AND ZONE X(SHADED) NOT A 100 YEAR FLOOD ZONE.
2. ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES AND UTILITIES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
3. IMPROVEMENTS EXIST IN PARCELS 2-0023-13-002, 003, 004, 005, & 006 THAT ARE NOT SHOWN. PROPERTY OWNERS WOULD NOT ALLOW ACCESS.
4. ACCORDING TO CHATHAM COUNTY TAX RECORDS THIS PROPERTY IS CURRENTLY ZONED PUO-M. THE PROPERTY IDENTIFICATION NUMBER IS 2-0023-18-001, AND THE STREET ADDRESS IS 0000 GRAHAM STREET.
5. NO EVIDENCE OF A SOLID WASTE DUMP OR SANITARY LANDFILL WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
6. NO EVIDENCE OF WETLAND AREA DELINEATIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
7. THIS PROPERTY CONTAINS 2.640 ACRES.

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- IRP IRON PIPE SET
- RRF RAILROAD IRON FOUND
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- PVC POLYVINYL CHLORIDE PIPE
- NO SLIP
- W WATER MANHOLE
- W WATER METER
- W WATER VALVE
- RCP REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- CLEANOUT
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- OHP OVERHEAD POWER LINE
- CONTOUR LINE
- W WATER LINE

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

LOCATION OF TREE

TREE TYPE ABBREVIATIONS:

- BCY BLACK CHERRY
- CBY CHINA BERRY
- LO LIVE OAK
- MAG MAGNOLIA
- PEC PECAN
- SGUM SWEET GUM
- SB SUGAR BERRY

ALL OTHERS SPELLED OUT

MULTIPLE TREE SIZES INDICATES COMMON BASE

DEAD TREES NOT LOCATED

TITLE EXCEPTIONS

SPECIAL EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-899961-MKE, SCHEDULE B, SECTION II, DATED MARCH 22, 2018:

EXCEPTIONS 1 THROUGH 11 & 18 - STANDARD EXCEPTIONS

12. RIGHT OF WAY DEED FROM ARTHUR V. MILITADES TO DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 30, 1973, FILED FOR RECORD FEBRUARY 19, 1974, AND RECORDED IN DEED BOOK 103-J, PAGE 813, CHATHAM COUNTY, GEORGIA RECORDS. DOCUMENT NOT PROVIDED
13. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK Q, PAGE 220, AFORESAID RECORDS. APPLIES TO PROPERTY
14. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK Z, PAGE 199, AFORESAID RECORDS. APPLIES TO PROPERTY
15. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK A, PAGE 8, AFORESAID RECORDS. APPLIES TO PROPERTY
16. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 7-S, PAGE 92, AFORESAID RECORDS. APPLIES TO PROPERTY
17. CONSTRUCTION EASEMENT FROM THE CHATHAM COUNTY/CITY OF SAVANNAH LAND BANK AUTHORITY, INC. TO DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 26, 2013, FILED FOR RECORD JANUARY 13, 2014, AND RECORDED IN DEED BOOK 393-U, PAGE 663, AFORESAID RECORDS. DOES NOT APPLY TO PROPERTY

TO: CHATHAM COUNTY / CITY OF SAVANNAH
FROM: BREWER LAND SURVEYING, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY
PROJECT: PARCEL "A" OF J. E. ALLBRITTON SUBDIVISION
PLAT AND SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR SURVEYING AND MAPPING FOR CHATHAM COUNTY, GEORGIA, AND INCLUDED ITEMS 1-4, 6a, 7a, 8-9, 11, AND 12. THE FIELD WORK WAS COMPLETED ON 6-20-2018.

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LSF # 1095

CHATHAM COUNTY/CITY OF SAVANNAH LAND BANK AUTHORITY, INC. CARDINAL CAPITAL
MANAGEMENT, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT #: 180122
FIELD DATE: 7/19/2018
PLAT DATE: 8/02/2018
LAST REVISED: 8/27/2018
DRAWN BY: DJP
SCALE: 1" = 30'
SHEET: 1 OF 1