

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT.

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, GEORGIA

JULIE McLEAN, P.E. CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMEN,
CITY OF SAVANNAH, GEORGIA

LICIANA SPRACHER, ACTING CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, DIRECTOR DATE

ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITE
FOR PUBLIC USE AS NOTED ON PLAT ARE HEREBY
DEDICATED FOR THE USE INTENDED.

OWNER / AGENT DATE

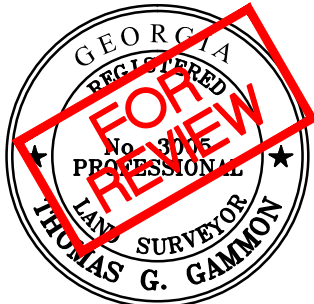
NOTES:

1. FIELD EQUIPMENT USED: GEOMAX ZOOM 80 5" TOTAL STATION AND CHAMPION TKO RECEIVER
2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,457 FEET.
5. THE PARCEL IDENTIFICATION NUMBER (PIN) OF THE PROPERTY DEPICTED HEREON IS 1-0047-2-0045-06-001 & 2-0045-06-007.
6. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
7. THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE CURRENT OWNER IS DMJV, LLC (DEED BOOK 390S, PAGE 188)
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
9. ACCORDING TO F.I.R.M. MAP NO. 13051-C, PANEL 0153F, EFFECTIVE SEPTEMBER 26, 2008, IT IS MY OPINION THAT THE SUBJECT AREA SHOWN ON THIS SURVEY, FALLS OUTSIDE OF A FLOOD HAZARD AREA, ZONE X.
10. WATER AND SEWER WILL BE PROVIDED BY THE CITY OF SAVANNAH.
11. CURRENT ZONING: RIP-A, MEDIUM DENSITY
12. THIS SUBDIVISION CONTAINS 0.19 ACRES DIVIDED INTO FIVE LOTS.
13. THE 15'/17.5-FOOT PRIVATE VEHICULAR ACCESS AND UTILITY EASEMENT SHALL BE FOR THE USE OF AND MAINTAINED BY THE OWNERS BYTHE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
14. THE SIDEWALK ON JEFFERSON STREET SHALL BE REPAIRED IN CONJUNCTION WITH THE MINIMUM STABDARDS AS REQUIRED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT FOR LOT 2 AND LOT 3.
15. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON FKNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
16. THIS SURVEY COPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA)16-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

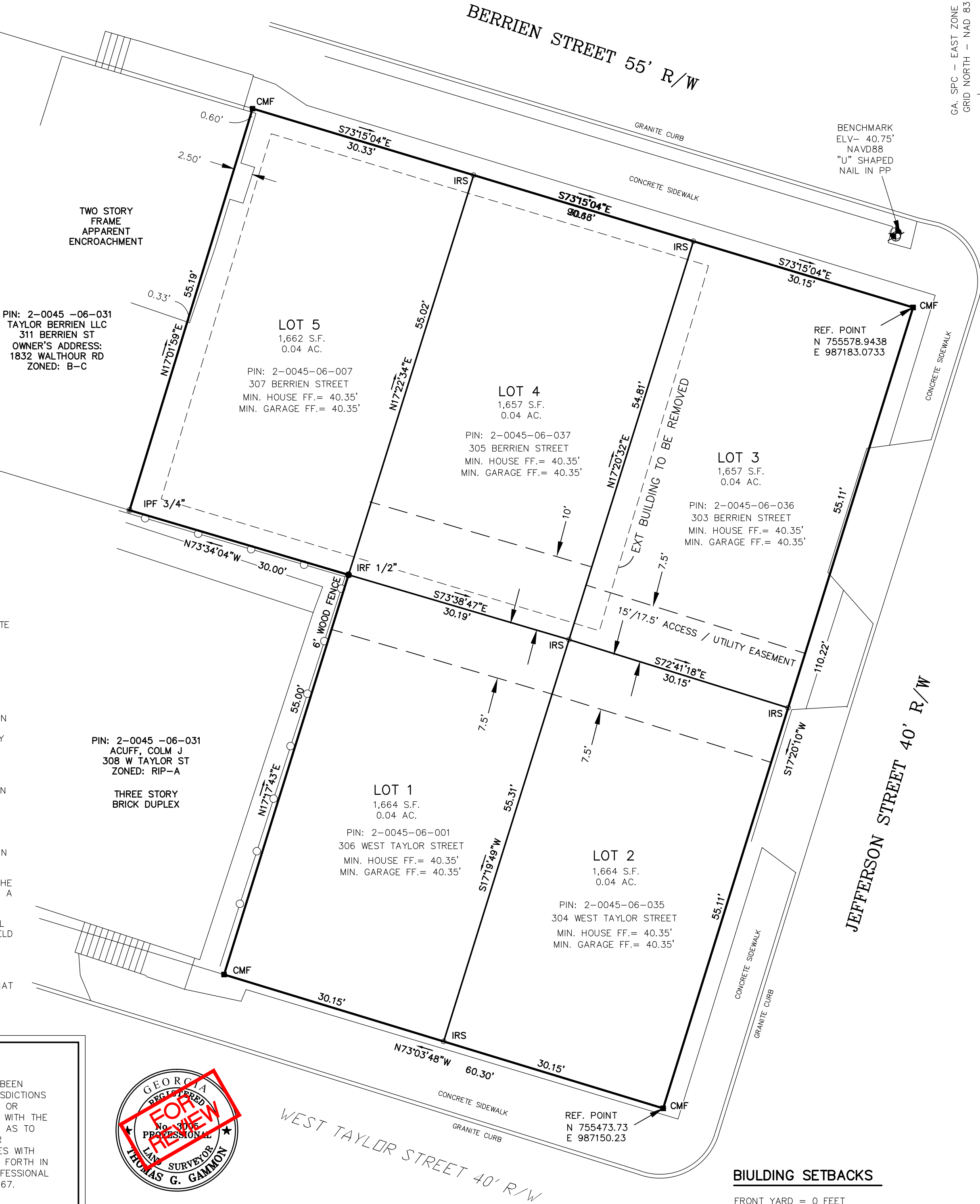
SURVEYORS CERTIFICATION

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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.

THOMAS G. GAMMON. GA RLS 3005 DATE:



THOMAS G. GAMMON
GA. REG. LAND SURVEYOR
LICENSE NO. 3005
LSF # 1280



BUILDING SETBACKS

FRONT YARD = 0 FEET
REAR YARD = 0 FEET
WEST SIDE YARD = 0 FEET
EAST SIDE YARD = 0 FEET



VICINITY MAP (NOT TO SCALE)

LEGEND

- BENCHMARK
- CONC. MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- IRS = IRON REBAR SET 1/2"x 24"
- POWER POLE

REFERENCE PLATS:

1. PLAT BOOK 47 P, PAGE 179.
2. SUBDIVISION MAP BOOK 42 S, PAGE 132.

1. MPC COMMENTS	TCG	7-16-18
NO. REVISION	BY	DATE

A MAJOR SUBDIVISION OF
LOTS 1-5
OF LOT 16 AND THE
NORTHEASTING FOURTH
OF LOT 17

BERRIEN WARD
1th. G.M. DISTRICT, CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JAK HOMES

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA. 31406 / (912) 655-4891



FIELD DATE 4/12/2018
PLAT DATE 4/18/2018
FILE NUMBER 00446