

GRID  
GEORGIA EAST ZONE  
NAD 83(12)

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH  
*[Signature]* 12/17/22  
 DIRECTOR OF HEALTH DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA  
*[Signature]* 12/17/22  
 JUDIE McLEAN, P.E. CITY ENGINEER DATE

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

MARK MASSEY, CLERK OF COUNCIL DATE  
 APPROVED BY THE METROPOLITAN PLANNING COMMISSION

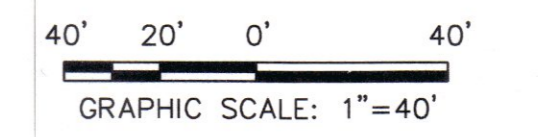
MELANIE WILSON, EXECUTIVE DIRECTOR DATE

**LEGEND**

- ⊕ BENCH MARK
- CMS 3"x3" CONCRETE MONUMENT SET
- ⊖ I.P.C. 1" IRON PIPE FOUND WITH CAP (C/C)
- ⊖ I.P.S. 1" IRON PIPE SET
- R/W RIGHT-OF-WAY
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- BSL BUILDING SETBACK LINE
- P.O.R. POINT OF REFERENCE
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
382	0.245	10,675	218 CROMER STREET	21.0'	20.5'
383	0.152	6,600	220 CROMER STREET	21.0'	20.5'
384	0.152	6,600	222 CROMER STREET	21.0'	20.5'
385	0.152	6,600	224 CROMER STREET	21.0'	20.5'
386	0.152	6,600	226 CROMER STREET	21.0'	20.5'
387	0.173	7,556	228 CROMER STREET	21.0'	20.5'
388	0.176	7,687	230 CROMER STREET	21.0'	20.5'
389	0.170	7,425	232 CROMER STREET	21.0'	20.5'
390	0.152	6,627	234 CROMER STREET	21.0'	20.5'
391	0.157	6,844	236 CROMER STREET	21.0'	20.5'
392	0.202	8,785	238 CROMER STREET	21.0'	20.5'
393	0.185	8,064	240 CROMER STREET	21.0'	20.5'
394	0.171	7,461	242 CROMER STREET	21.0'	20.5'
395	0.178	7,770	244 CROMER STREET	21.0'	20.5'
396	0.161	7,030	246 CROMER STREET	21.0'	20.5'
397	0.174	7,560	248 CROMER STREET	21.0'	20.5'
398	0.184	8,033	250 CROMER STREET	21.0'	20.5'
399	0.206	8,975	252 CROMER STREET	21.0'	20.5'
400	0.183	7,953	254 CROMER STREET	21.0'	20.5'
401	0.162	7,039	256 CROMER STREET	21.0'	20.5'
402	0.152	6,600	258 CROMER STREET	21.0'	20.5'
403	0.152	6,600	260 CROMER STREET	21.0'	20.5'
404	0.152	6,600	262 CROMER STREET	21.0'	20.5'
405	0.200	8,714	10 GRITLEY DRIVE	21.0'	20.5'
406	0.152	6,600	12 GRITLEY DRIVE	21.0'	20.5'
407	0.175	7,614	266 CROMER STREET	21.0'	20.5'
408	0.170	7,425	268 CROMER STREET	21.0'	20.5'
409	0.170	7,425	270 CROMER STREET	21.0'	20.5'
410	0.152	6,600	272 CROMER STREET	21.0'	20.5'
427	0.152	6,600	277 CROMER STREET	21.0'	20.5'
428	0.164	7,150	275 CROMER STREET	21.0'	20.5'
429	0.164	7,150	273 CROMER STREET	21.0'	20.5'
430	0.152	6,600	271 CROMER STREET	21.0'	20.5'
431	0.152	6,600	269 CROMER STREET	21.0'	20.5'
432	0.152	6,600	267 CROMER STREET	21.0'	20.5'
433	0.152	6,600	265 CROMER STREET	21.0'	20.5'
434	0.152	6,600	263 CROMER STREET	21.0'	20.5'
435	0.152	6,600	261 CROMER STREET	21.0'	20.5'
436	0.152	6,600	259 CROMER STREET	21.0'	20.5'
437	0.196	8,539	257 CROMER STREET	21.0'	20.5'
438	0.194	8,454	255 CROMER STREET	21.0'	20.5'
439	0.153	6,654	253 CROMER STREET	21.0'	20.5'
440	0.163	7,095	251 CROMER STREET	21.0'	20.5'
441	0.161	7,010	249 CROMER STREET	21.0'	20.5'
442	0.152	6,600	247 CROMER STREET	21.0'	20.5'
443	0.152	6,614	245 CROMER STREET	21.0'	20.5'
444	0.155	6,769	243 CROMER STREET	21.0'	20.5'
445	0.153	6,661	241 CROMER STREET	21.0'	20.5'
446	0.164	7,150	239 CROMER STREET	21.0'	20.5'
447	0.164	7,150	237 CROMER STREET	21.0'	20.5'
448	0.178	7,745	235 CROMER STREET	21.0'	20.5'
449	0.152	6,600	233 CROMER STREET	21.0'	20.5'
450	0.152	6,600	231 CROMER STREET	21.0'	20.5'
451	0.152	6,600	229 CROMER STREET	21.0'	20.5'
452	0.160	6,968	227 CROMER STREET	21.0'	20.5'
453	0.212	9,221	225 CROMER STREET	21.0'	20.5'
454	0.239	10,412	223 CROMER STREET	21.0'	20.5'
455	0.165	7,166	221 CROMER STREET	21.0'	20.5'
456	0.141	6,144	219 CROMER STREET	21.0'	20.5'
457	0.172	7,510	217 CROMER STREET	21.0'	20.5'

LOT TOTAL	10,036	436,825
COMMON AREA A	3,925	170,966
COMMON AREA B	1,626	70,836
COMMON AREA C	0,912	39,719
COMMON AREA TOTAL	6,463	281,521
R/W	2,977	130,012
TOTAL AREA	19,476	848,358



- NOTES:**
- THIS SUBDIVISION CREATES 60 LOTS.
  - TOTAL AREA: 19,476 ACRES; 848,358 SQUARE FEET.
  - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02061
  - THIS PROPERTY IS CURRENTLY ZONED PUD.
  - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83(12).
  - BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017C, EFFECTIVE DATE: JULY 7, 2014.
  - FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
  - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
  - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
  - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  - THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ON THE ABUTTING STREET PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
  - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTIES OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE SAVANNAH SUBDIVISION REGULATIONS.
  - ALL DRAINAGE EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOMEOWNERS ASSOCIATION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
  - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.

\*\*SEE SHEET TWO FOR  
LINE AND CURVE TABLES

**BUILDING SETBACKS:**  
 FRONT - 25' FROM PROPERTY LINE  
 SIDE CORNER LOT - 15' FROM PROPERTY LINE  
 SIDE - 5' FROM PROPERTY LINE  
 REAR - 25' FROM PROPERTY LINE

**SURVEY DATE:** 1/14/2021  
**EQUIPMENT USED:** ELECTRONIC TOTAL STATION  
**ANGULAR ERROR PER "Δ" = 02"**  
**ADJUSTED BY COMPASS RULE:**  
**PLAT ERROR OF CLOSURE:** 1/58,606  
**FIELD ERROR OF CLOSURE:** 1/78,843

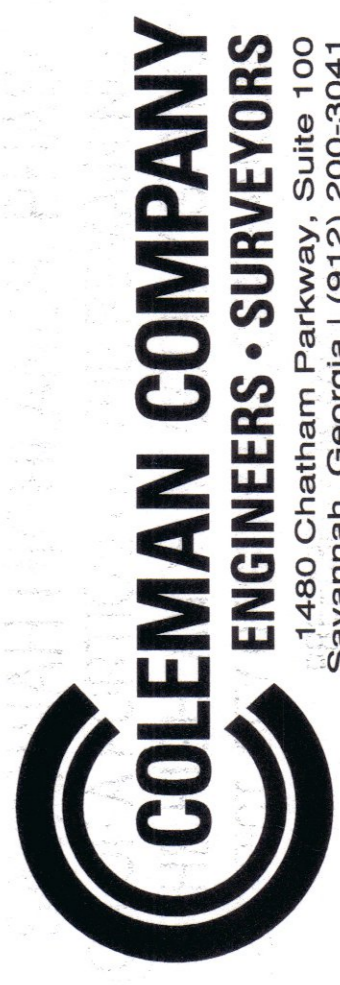
**REFERENCE:**  
 1. SUBDIVISION MAP BOOK 385, PAGES 46A-C.  
 2. PLAT BOOK 50, PAGES 99-101.  
 3. PLAT RECORD BOOK 329, PAGE 14.  
 4. PLAT BOOK 50, PAGE 726.  
 5. PLAT BOOK 51, PAGE 420.

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-57, 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.

*[Signature]* 11/29/22  
 DON EDWARD TAYLOR, JR.  
 LAND SURVEYOR  
 No. 3417  
 STATE OF GEORGIA

DON EDWARD TAYLOR, JR.  
 REG. LAND SURVEYOR NO. 3417  
 COLEMAN COMPANY, INC.  
 CERTIFICATE OF AUTHORIZATION: LSF 1167

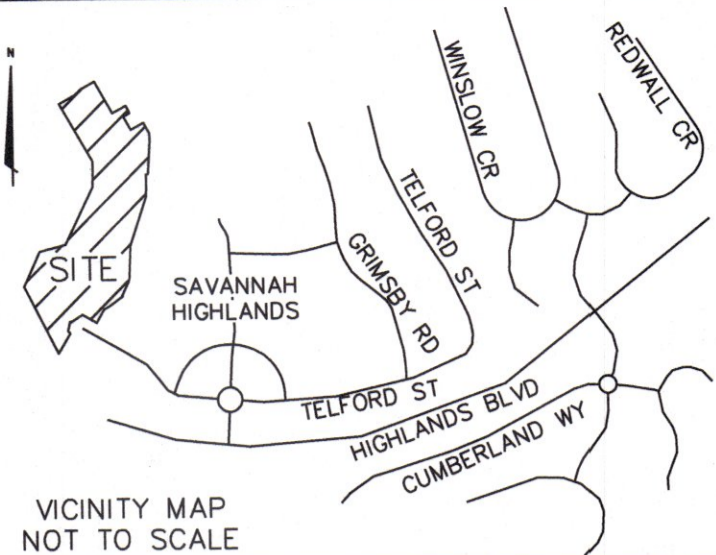


SAVANNAH HIGHLANDS, PHASE 8  
 A MAJOR SUBDIVISION OF A PORTION OF THE REMAINING PORTIONS OF TRACT L,  
 THE HIGHLANDS AT GODLEY STATION,  
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: SHDC, LLC

JOB NUMBER: 20-862  
 DATE: 6/8/2022  
 DRAWN BY: JPA  
 CHECKED BY:  
 SCALE: 1" = 40'

**MAJOR SUBDIVISION**

SHEET: 1/2

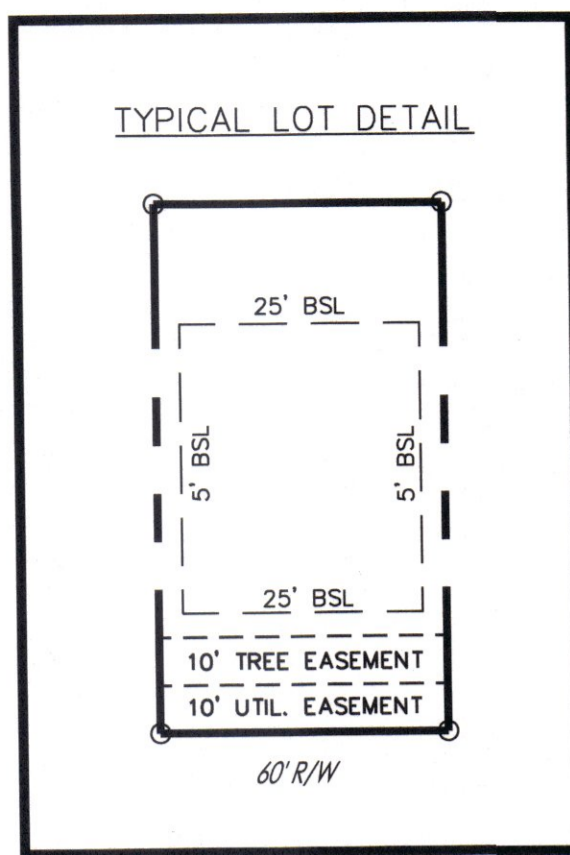


CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.01'	160.00'	S52°02'52"E	20.00'
C2	10.75'	100.00'	N29°45'35"W	10.74'
C3	52.12'	160.00'	N39°07'56"W	51.89'
C4	9.62'	160.00'	N28°04'38"W	9.62'
C5	61.74'	160.00'	N37°24'35"W	61.36'
C6	42.59'	130.00'	N16°58'07"W	42.40'
C7	50.64'	130.00'	N3°34'38"E	50.32'
C8	50.64'	130.00'	N25°53'50"E	50.32'
C9	13.93'	130.00'	N40°07'40"E	13.93'
C10	157.81'	130.00'	N8°25'19"E	148.30'
C11	45.07'	140.00'	N33°58'35"E	44.87'
C12	20.78'	1030.00'	N25°19'55"E	20.78'
C13	58.59'	1030.00'	N27°32'21"E	58.58'
C14	4.39'	1030.00'	N29°17'27"E	4.39'
C15	83.75'	1030.00'	N27°05'00"E	83.73'
C16	15.74'	140.00'	N26°11'30"E	15.73'
C17	21.83'	140.00'	N18°30'15"E	21.80'
C18	37.57'	140.00'	N21°43'31"E	37.46'
C19	5.10'	270.00'	N13°29'47"E	5.10'
C20	95.36'	270.00'	N2°50'14"E	94.86'
C21	97.66'	270.00'	N17°38'33"W	97.13'
C22	4.69'	270.00'	N28°30'06"W	4.69'

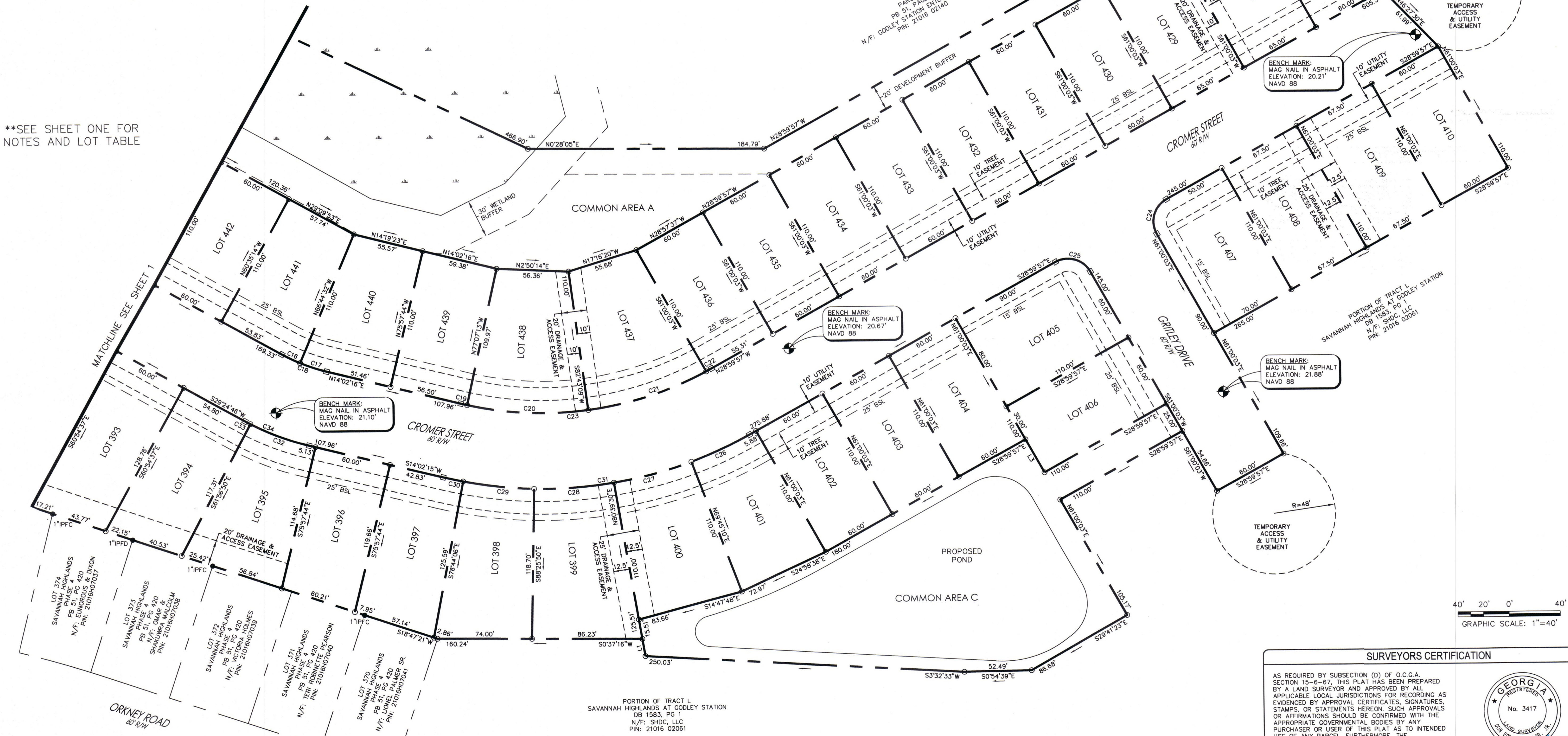
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C23	202.81'	270.00'	N7°28'51"W	198.07'
C24	31.42'	20.00'	S73°59'57"E	28.28'
C25	31.42'	20.00'	S16°00'03"W	28.28'
C26	50.37'	330.00'	S24°37'34"E	50.33'
C27	62.85'	330.00'	S14°47'50"E	62.75'
C28	62.84'	330.01'	S3°53'10"E	62.75'
C29	55.84'	330.02'	S6°25'02"W	55.78'
C30	15.97'	330.15'	S12°39'05"W	15.97'
C31	247.87'	330.00'	S7°28'51"E	242.09'
C32	48.92'	200.00'	S21°02'43"W	48.80'
C33	4.75'	200.00'	S28°43'58"W	4.75'
C34	53.67'	200.00'	S21°43'31"W	53.51'
C35	5.47'	970.00'	S21°02'43"W	5.47'
C36	65.78'	970.00'	S27°08'50"W	65.76'
C37	7.63'	970.00'	S24°58'46"W	7.63'
C38	78.87'	970.00'	S27°05'00"W	78.85'
C39	15.32'	200.00'	S26°56'56"W	15.32'
C40	49.06'	200.00'	S36°10'16"W	48.94'
C41	64.38'	200.00'	S33°58'35"W	64.11'
C42	84.98'	70.00'	S8°25'19"W	79.85'
C43	39.27'	25.00'	N15°17'11"W	35.36'
C44	13.00'	160.00'	N57°57'32"W	13.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.84'	S80°39'30"W
L2	4.71'	S61°50'32"E
L3	30.00'	S61°00'03"W
L4	27.62'	S22°46'59"E

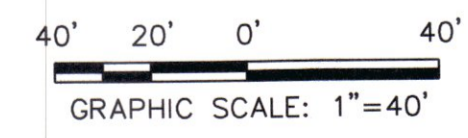
- LEGEND**
- ◻ BENCH MARK
  - ◻ 3"X3" CONCRETE MONUMENT SET
  - ◻ 1" IRON PIPE FOUND WITH CAP (CCI)
  - ◻ RIGHT-OF-WAY
  - ◻ PLAT RECORD BOOK
  - ◻ SUBDIVISION MAP BOOK
  - ◻ PARCEL IDENTIFICATION NUMBER
  - ◻ BUILDING SETBACK LINE
  - ◻ POINT OF REFERENCE



**BUILDING SETBACKS:**  
FRONT - 25' FROM PROPERTY LINE  
SIDE CORNER LOT - 15' FROM PROPERTY LINE  
SIDE - 5' FROM PROPERTY LINE  
REAR - 25' FROM PROPERTY LINE



\*\*SEE SHEET ONE FOR NOTES AND LOT TABLE



**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 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.

**GEORGIA**  
REGISTERED  
LAND SURVEYOR  
No. 3417  
DON EDWARD TAYLOR, JR.  
2024 EDWARD TAYLOR, JR.

11/29/22

DON EDWARD TAYLOR, JR.  
GA REG. LAND SURVEYOR NO. 3417  
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PORTION OF TRACT L  
SAVANNAH HIGHLANDS AT GODLEY STATION  
DB 1583, PG 1  
N/F: SHDC, LLC  
PIN: 21016 02061