

STATE OF GEORGIA
COUNTY OF CHATHAM

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

For and in consideration of the sum on One (\$1.00) Dollar in hand paid, and other good and valuable consideration, THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter called "Grantor"), hereby grants unto JEFTE C. FLORES (hereinafter called "Grantee"), a non-exclusive easement for the purposes and uses hereinafter set forth, over, through, and across the following lands, to wit:

All that certain lot, tract, or parcel of land lying, situate, and being in Chatham County, Georgia, consisting of a twenty-foot-wide easement for ingress and egress located adjacent to the Savannah and Ogeechee Canal right-of-way more particularly described as on a plat of survey by James Craig Brewer, Brewer Land Surveying with a Plat Date of March 17, 2022, and a Last Revision of July 29, 2022.

Said Easement is granted to allow vehicular traffic to and from Telfair Road to access the tract of land owned by Grantee and is shown in **Exhibit A** attached hereto and incorporated here by reference.

Said easement may be improved only with porous materials such as gravel or sand. In the event that Grantee seeks to make any improvements or modifications in the easement area, Grantee will provide proposed plans to Grantor for approval, whose consent and approval may be withheld at its sole discretion. Any such approved modifications within the easement areas will be made at Grantee's sole expense and at no cost to Grantor, and will be maintained by the Grantee at no cost to the Grantor; and

Said easement will terminate if another route of legal access to Telfair Road is established.

Said easement shall be subject to the rights of Chatham County to develop a historic trail for public recreational use. **Grantee explicitly acknowledges and agrees to accommodate any**

future trail or other recreation use of the canal right-of-way as proposed by Chatham County, or Grantor; or S&O Master Plan of the Savannah Ogeechee Canal Society.

Grantee agrees to provide indemnities and hold the Grantor harmless from any inquires, damages, or adverse conditions which may arise from Grantee's use of the real property.

The easement herein granted shall insure to the benefit of and be binding on the undersigned and Grantee and their respective heirs, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Easement has been executed under seal by the undersigned, this ____ day of ____, 2022.

MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

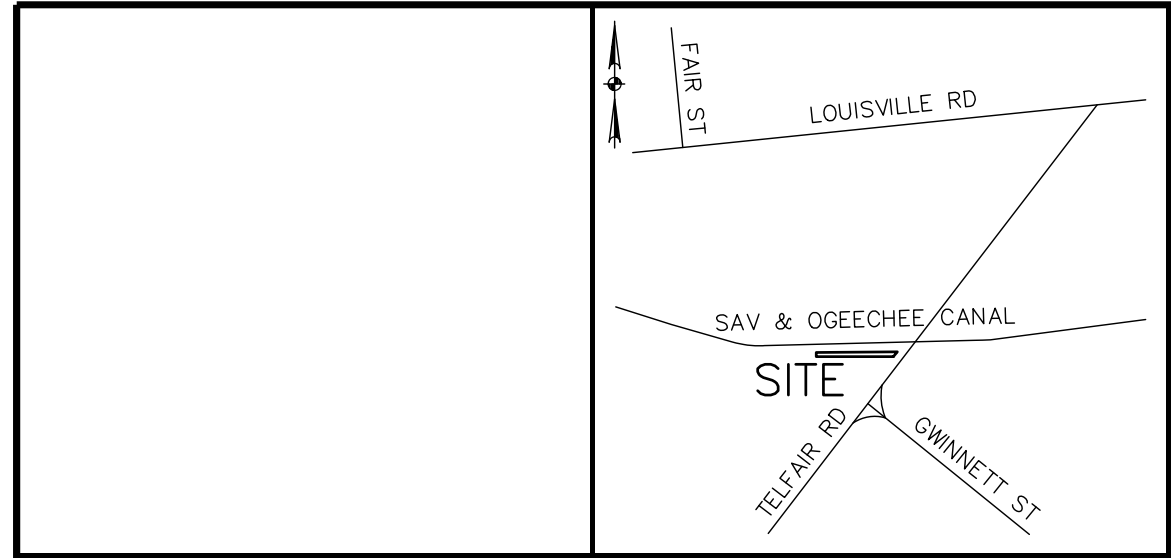
By: _____
City Manager

Attest: _____
Clerk of Council

Signed, sealed, and delivered
this ____ day of ____, 2022
in the presence of:

Witness

Notary Public



THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

VICINITY MAP
NOT TO SCALE

ANGULAR ERROR: 2"/<
ADJUSTED BY: OBS.
PLAT E.O.C.: 1/191,096
FIELD E.O.C.: 1/30,840
EQUIPMENT USED:
CARLSON CRX2 ROBOTIC TOTAL STATION
CARLSON BRX7 GPS RECEIVER
ON THE #GPS NETWORK

SURVEYOR'S NOTES

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0134G DATED 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, SETBACKS, COVENANTS, AND/OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THE PURPOSE OF THIS SURVEY IS TO CREATE A 20' INGRESS & EGRESS EASEMENT FROM THE CITY OF SAVANNAH TO SERVE TAX PARCEL 20714 06001.
5. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-6-6-6.7.

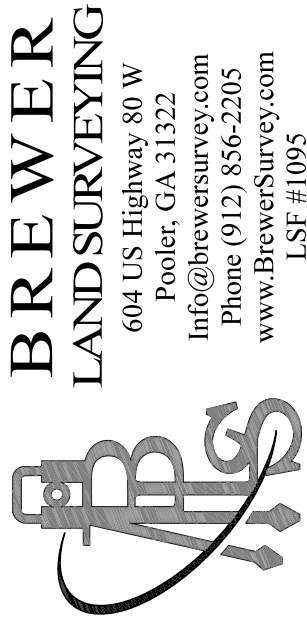
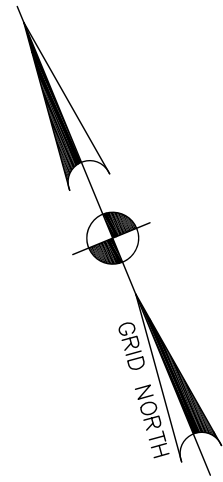
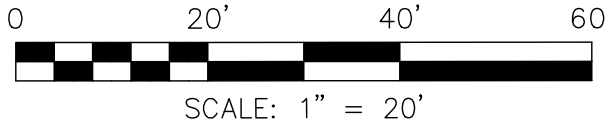
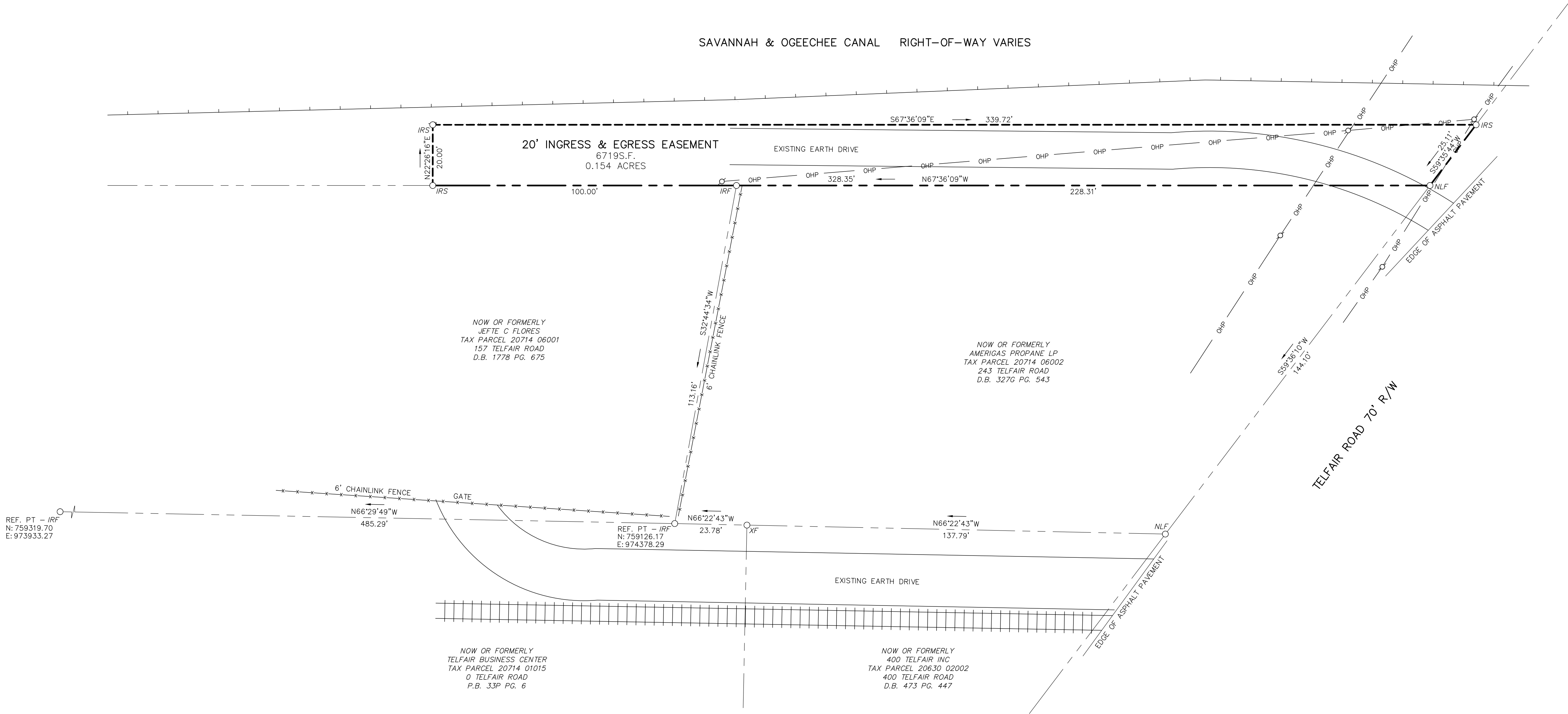


LEGEND

- IRF 1/2" IRON ROD FOUND
○NLF NAIL FOUND
○XF X MARK FOUND
○IRS 5/8" IRON ROD SET
○ UTILITY POLE
OHP OVERHEAD UTILITY LINE

REFERENCES

1. D.B. 1778 PG. 675
2. D.B. 611 PG. 293
3. D.B. 327G PG. 543
4. P.B. 50 PG. 201
5. P.B. 46P PG. 33B
6. P.B. 33P PG. 6
7. P.B. 0 PG. 111



A 20' INGRESS & EGRESS EASEMENT WITHIN THE SAVANNAH & OGEECHEE CANAL RIGHT OF WAY
7TH G.M.D., CITY OF SAVANNAH, CHATHAM COUNTY, GA

PREPARED FOR:
FIDELITY NATIONAL LAW GROUP

PROJECT #:	220157
FIELD DATE:	2/10/2022
PLAT DATE:	3/17/2022
LAST REVISED:	7/29/2022
DRAWN BY:	JCB
SCALE:	1"=20'

SHEET: 1 OF 1