

01/2020/20-0097 MACALJON RECOMBINATION.DWG/20-0097/1-001 MACALJON RECOMBINATION.DWG 6/7/2021 11:54 AM

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

## LEGEND

PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
ADJACENT PROPERTY LINE	---	PROPERTY ID NUMBER	PIN
METES AND BOUNDS	N 47°45'54" E - 497.06'	NOW OR FORMERLY	N/F
TAG LABEL	L# or C#	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" RBF	PLAT BOOK	PB
RIGHT-OF-WAY MONUMENT FOUND	□ RWMF	DEED BOOK	DB
CONCRETE MONUMENT FOUND	□ CMF	PAGE	PG
5/8" IRON REBAR SET WICAP	● RBS	NOT TO SCALE	N.T.S.
		MEANDER POINT	○

N/F  
PIER ROCK HWY 17, LLC  
PIN: 20937 01002  
DB 2842, PG 248

N/F  
PIER ROCK HWY 17, LLC  
PIN: 20937 01004  
PB 30P, PG 100  
DB 319D, PG 54

N/F  
PIER ROCK HWY 17, LLC  
PIN: 20937 01001  
PB 40S, PG 110  
DB 2124, PG 727

N/F  
CNC REAL ESTATE, LLC  
PIN: 20873 01023  
PB 50, PG 306  
DB 79S, PG 474

N/F  
OGEECHEE REAL ESTATE, LLC  
PIN: 20873 01025  
PB 50, PG 306

N/F  
OGEECHEE REAL ESTATE, LLC  
PIN: 20873 01026  
PB 50, PG 306

N/F  
SHEMERBE, LLC  
PIN: 20873 01001A  
DB 316X, PG 654

N/F  
SHEMERBE, LLC  
PIN: 20873 01021  
PB 19P, PG 45  
DB 316X, PG 656

N/F  
JANE W. &  
JOHN B. ADAMS  
PIN: 20873 01019  
DB 169W, PG 639

PARCEL 1  
1.70 ACRES  
(73,999 SQ. FT.)  
N/F  
OGEECHEE REAL ESTATE, LLC  
PIN: 20873 01003  
DB 2344, PG 471

U.S. HIGHWAY 17 / GA HIGHWAY 25  
PUBLIC R/W VARIES  
(ASPHALT SURFACE)  
DB 144C, PG 217  
PB 50, PG 306

P.O.B.  
PARCEL 1  
N: 745497.05  
E: 963065.68

P.O.B.  
PARCEL 2  
N: 745757.91  
E: 962786.40

## APPROVALS

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION

BRANT PHELPS - ENVIRONMENTAL HEALTH DIRECTOR DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E. - CITY ENGINEER DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON - EXECUTIVE DIRECTOR DATE

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

MARK MASSEY - CLERK OF COUNCIL DATE

## SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Basis of Bearings and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C 0145S; Effective Date: August 16, 2018. This determination is based on lines taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (8) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

### SURVEY DATA

Parcel 1:	1.70 Acres ( 73,999 Square Feet)
Parcel 2:	7.85 Acres (342,080 Square Feet)
Total Area:	9.55 Acres (416,079 Square Feet)

Plat Closure:	1 in 144,940
Field Closure:	1 in 195,272
Angular Error:	01" per angle point
Adjusted by:	Compass Rule
Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network

Field Work Completed on: May 6, 2021

### REFERENCES

PB 19P, PG 45	PB 50, PG 306	PB 45P, PG 60
PB E, PG 41	PB E, PG 125	PB H, PG 64
PB CC, PG 111-A	DB 169W, PG 639	DB 272N, PG 682
DB 1728, PG 74		

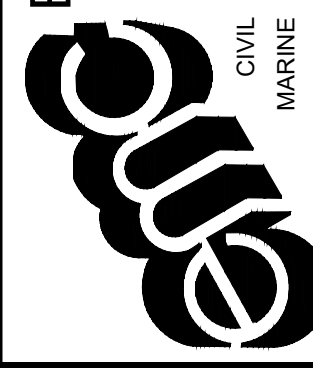
DOT R/W PLANS - Ogeechee Road Chatham County-051 - Project FR-009-2 (68) P.I. 521440 (Sheet 50)

LOCATION MAP  
N.T.S.

NO.	REVISION DESCRIPTION	DATE
1	REVISED DRAINAGE EASEMENT	08/07/2021



EMC ENGINEERING SERVICES, INC.  
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Fax: (912) 233-4580  
www.emc-eng.com



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RECOMBINATION & SUBDIVISION PLAT

MACALJON, INC. - 9.55 ACRE PARCEL

7TH G. M. DISTRICT

SAVANNAH, CHATHAM COUNTY, GEORGIA

Prepared for:

MACALJON, INC.

PROJECT NO.:	20-0097
DRAWN BY:	SAC
DESIGNED BY:	-
SURVEYED BY:	JDB
SURVEY DATE:	05/06/2021
CHECKED BY:	WPW
SCALE:	1" = 60'
DATE:	05/12/2021

SHEET

1

OF

1

## SURVEYORS CERTIFICATION



Wesley P. Weitman

06/07/2021  
DATE

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.