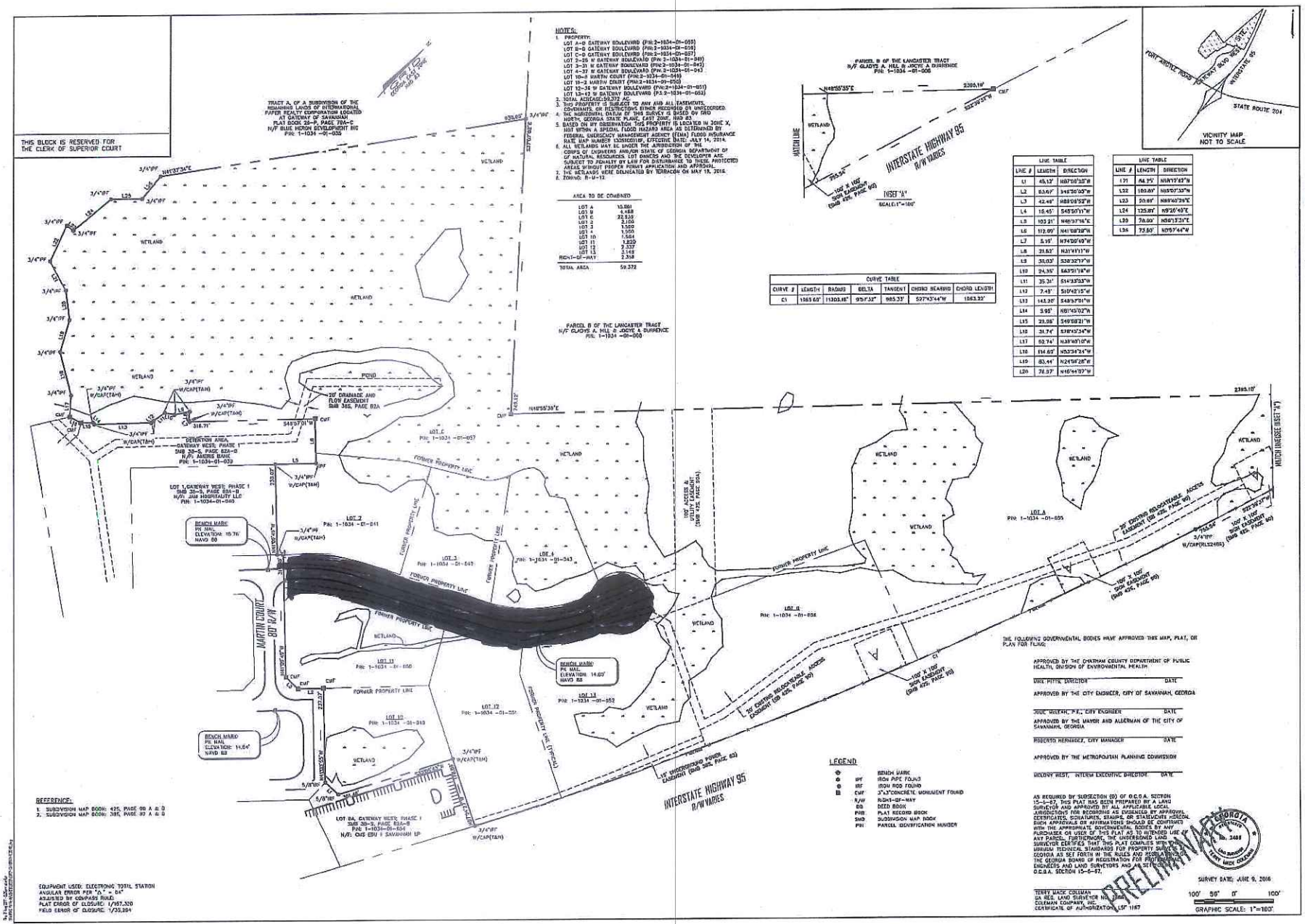
THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT
NOTES:
1. PROPERTY:
LOT A-D GATEWAY BOULEVARD (PIN:2-1034-01-055)
LOT B-D GATEWAY BOULEVARD (PIN:2-1034-01-038)
LOT C-D GATEWAY BOULEVARD (PIN:2-1034-01-037)
LOT 5-25 W GATEWAY BOULEVARD (PIN:1-1034-01-341)
LOT 3-21 W GATEWAY BOULEVARD (PIN:2-1034-01-042)
LOT 4-37 W GATEWAY BOULEVARD (PIN:2-1034-01-043
LOT 10-9 MARTIN COURT (PIN:2-1034-01-046)
LOT 19-2 MARTIN COURT (PIN:2-1034-01-050)
LOT 12-36 W GATEWAY BOULEVARD (PIN:2-1034-01-051)
LOT 13-42 W GATEWAY BOULEVARD (P.I.2-1034-01-052)
2. TOTAL ACREAGE=59.372 AC.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION, THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0015F, EFFECTIVE DATE: JULY 16, 2014.
6. ALL WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
7. THE WETLANDS WERE DELINEATED BY TERRACON ON MAY 19, 2016.
8. ZONING: B-A-U-S
AREA TO BE COMBINED
LOT A 15.881
LOT B 4.488
LOT C 22.935
LOT 2 2.106
LOT 3 1.560
LOT 4 1.955
LOT 10 1.564
LOT 11 1.839
LOT 12 2.337
LOT 13 2.149
RIGHT-OF-WAY 2.318
TOTAL AREA 59.372
TRACT A, OF A SUBDIVISION OF THE REMAINING LANDS OF INTERNATIONAL PAPER REALTY CORPORATION LOCATED AT GATEWAY OF SAVANNAH PLAT BOOK 28-P, PAGE 70A-C N/F BLUE HERON DEVELOPMENT INC PIN: 1-1036 -01-035
PARCEL B OF THE LANCASTER TRACT N/F GLADYS A. HILL & JOYCE A DURRENCE PIN: 1-1034 -01-008
INSET 'A'
SCALE:1"=100'
INTERSTATE HIGHWAY 95 R/W VARIES
VICINITY MAP NOT TO SCALE
FORT ARGYLE ROAD
GATEWAY BLVD WEST
INTERSTATE 95
STATE ROUTE 204
PARCEL B OF THE LANCASTER TRACT N/F GLADYS A. HILL & JOYCE A DURRENCE PIN: 1-1034 -01-008
POND
20' DRAINAGE AND FLOW EASEMENT (BK 385, PAGE 82A)
DETENTION AREA GATEWAY WEST, PHASE 1 (BK 35-S, PAGE 82A-B) N/F: ANDRES BAHS PIN: 1-1036-01-039
LOT 1, GATEWAY WEST, PHASE 1 (BK 35-S, PAGE 82A-B) N/F: JAM HIGHFALUTY LLC PIN: 1-1034-01-040
LOT 2 PIN: 1-1034 -01-041
LOT 3 PIN: 1-1034 -01-042
LOT 4 PIN: 1-1034 -01-043
LOT 11 PIN: 1-1034 -01-050
LOT 12 PIN: 1-1034 -01-051
LOT 13 PIN: 1-1034 -01-052
LOT A PIN: 1-1034 -01-055
LOT B PIN: 1-1034 -01-038
LOT C PIN: 1-1034 -01-037
LOT 84, GATEWAY WEST, PHASE 1 (BK 35-S, PAGE 82A-B) PIN: 1-1036-01-084 N/F: CMS EBU II SAVANNAH LP
BENCH MARK PK NAIL ELEVATION: 15.76' NAVD 88
BENCH MARK PK NAIL ELEVATION: 14.64' NAVD 88
BENCH MARK PK NAIL ELEVATION: 14.69' NAVD 88
MARTIN COURT
BB R/W
FORMER PROPERTY LINE
WETLAND
POND
N48°55'39"E 2385.10'
S48°57'01"E 316.71'
S22°39'24"W 2385.10'
MATCH INSIGHT INSET "A"
30' EXISTING RECIPROCABLE ACCESS EASEMENT (DB 426, PAGE 90)
100' X 100' SIGN EASEMENT (BK 426, PAGE 90)
15' UNDERGROUND POWER EASEMENT (BK 385, PAGE 82)
INTERSTATE HIGHWAY 95 R/W VARIES
LEGEND
BENCH MARK
IRON PIPE FOUND
IRON ROD FOUND
CMF 4"x4"CONCRETE MONUMENT FOUND
R/W RIGHT-OF-WAY
DB DEED BOOK
PBR PLAT RECORD BOOK
SMB SUBDIVISION MAP BOOK
PIN PARCEL IDENTIFICATION NUMBER
REFERENCE:
1. SUBDIVISION MAP BOOK: 42S, PAGE 9B A & B
2. SUBDIVISION MAP BOOK: 38S, PAGE 82 A & B
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/157,320
FIELD ERROR OF CLOSURE: 1/35,284
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
MIKE PITTS, DIRECTOR DATE
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JOSE MELEAN, P.E., CITY ENGINEER DATE
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA
ROBERTO HERNANDEZ, CITY MANAGER DATE
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
BECKNY REST, INTERIM EXECUTIVE DIRECTOR 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 CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFINED 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.
TERRY MACK COLLMAN GA REG. LAND SURVEYOR NO. 3488 COLEMAN COMPANY, INC. CERTIFICATE OF AUTHORIZATION LSF 1167
SURVEY DATE: JUNE 9, 2016
PRELIMINARY
100' 50' 0' 100'
GRAPHIC SCALE: 1"=100'
LINE TABLE
LINE # | LENGTH | DIRECTION
L1 | 45.13' | N87°09'38"W
L2 | 83.61' | S15°26'05"W
L3 | 42.46' | N89°08'52"W
L4 | 16.45' | S45°50'51"W
L5 | 103.21' | N46°37'16"E
L6 | 112.09' | N41°08'28"N
L7 | 5.19' | N74°09'40"W
L8 | 21.63' | N31°49'11"W
L9 | 30.03' | S30°32'17"W
L10 | 24.35' | S63°51'18"W
L11 | 35.31' | S14°33'33"W
L12 | 7.49' | S10°42'15"W
L13 | 143.20' | S48°57'01"W
L14 | 3.95' | N01°45'02"W
L15 | 23.08' | S49°58'21"W
L16 | 21.74' | S78°43'34"W
L17 | 92.74' | N38°48'10"W
L18 | 514.69' | N53°34'24"W
L19 | 83.44' | N24°19'28"W
L20 | 76.57' | N16°44'07"W
LINE TABLE
LINE # | LENGTH | DIRECTION
L21 | 44.39' | N58°19'43"W
L22 | 183.89' | N15°07'33"W
L23 | 20.89' | N89°40'39"E
L24 | 125.89' | N9°26'49"E
L25 | 76.00' | N50°13'31"E
L26 | 73.50' | N75°44'W
CURVE TABLE
CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH
C1 | 1365.60' | 11303.16' | 6°55'33" | 985.33' | S27°43'44"W | 1363.77'
COLEMAN COMPANY, INC.
17 PACE BLVD. | SUITE 220
SAVANNAH, GA 31405
PH 912.200.1804 | FX 912.200.1805
A RECOMBINATION PLAT OF LOTS A, B, & G GATEWAY SAVANNAH, LOTS 2, 3, 4, 10, 11, 12 & 13 GATEWAY WEST PHASE 1, & GATEWAY BOULEVARD WEST RIGHT-OF-WAY, 7TH E.M.D., CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA PREPARED FOR: ARMADA DEVELOPMENT
RECOMBINATION PLAT
DATE: 8/18/2017
SCALE: 1"=100'
JOB #: 16-299
DRAWN BY: DET
CHECKED BY:
SHEET 1/1