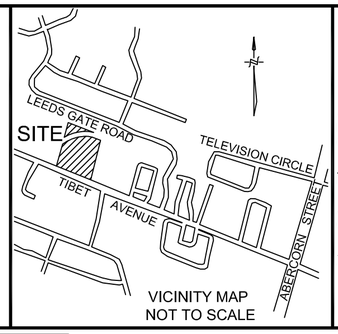
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.




VICINITY MAP
NOT TO SCALE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT 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

JULIE McLEAN, P.E., CITY ENGINEER DATE

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

DYANNE C. REESE, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

INTERIM EXECUTIVE DIRECTOR DATE

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.

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

**FOR REVIEW ONLY**

12-4-2017

GEORGIA REGISTERED No. 2886 LAND SURVEYOR JOSEPH A. HALE, JR.

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

FIELD SURVEY DATE: 6/10/2013, _____2017(LOT 3)
EQUIPMENT USED: SOKKIA SET 5 30R3
CHAMPION GPS/EGPS NETWORK
ANGULAR ERROR PER "Δ" = 06"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/ 240,000+ (LOT 3)
FIELD ERROR OF CLOSURE: 1/27,000+


Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com


## LEGEND

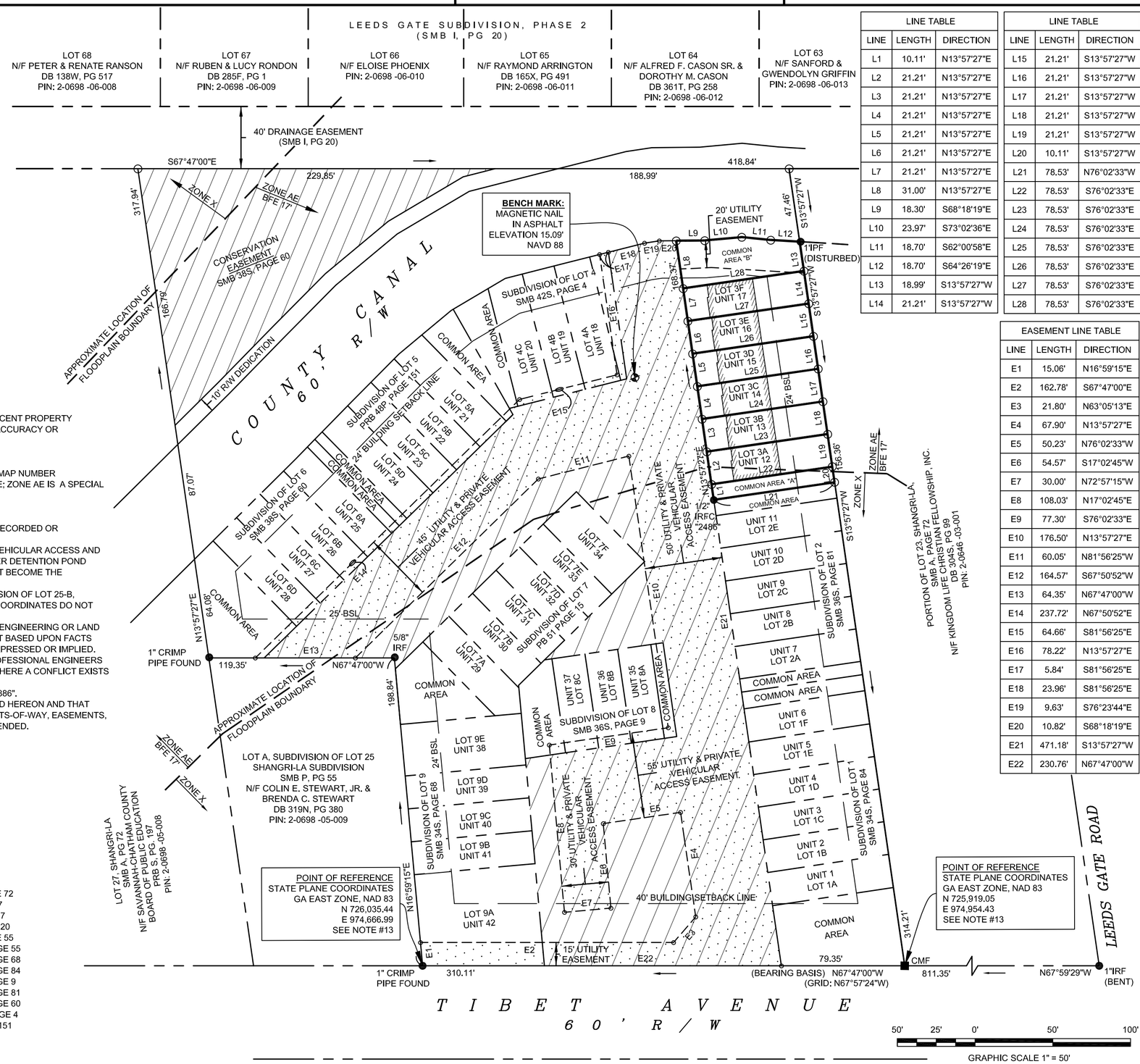
| | | |
|---|---|---|
| | | BENCH MARK |
| ● | IRF | IRON ROD FOUND |
| ● | IRFC | IRON ROD FOUND WITH CAP |
| ● | IPF | IRON PIPE FOUND |
| △ | MNS | MAGNETIC NAIL SET WITH SURVEY WASHER |
| ○ | IRS | 1/2"X24" IRON ROD SET |
| | R/W | RIGHT OF WAY |
| | DB | DEED BOOK |
| | PRB | PLAT RECORD BOOK |
| | PB | PLAT BOOK |
| | SMB | SUBDIVISION MAP BOOK |
| | PIN | PARCEL IDENTIFICATION NUMBER |
| | BFE | BASE FLOOD ELEVATION |
| | BSL | BUILDING SETBACK LINE |
| | | PARKING, PAVEMENT & ACCESS EASEMENT, AND COMMON AREA |
| | | UTILITY & PRIVATE VEHICULAR ACCESS EASEMENT |

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS AND 2 COMMON AREAS OF YORKTOWN PLACE BY SUBDIVIDING LOT 3 OF THE SUBDIVISION OF LOT 25-B, SHANGRI-LA SUBDIVISION. LOTS 3A, 3B, 3C, 3D, 3E & 3F ARE TO BE SUBDIVIDED ALONG THE COMMON WALLS OF THE TOWNHOME UNIT.

NOTES:

1. THIS SUBDIVISION CONTAINS 6 LOTS AND 2 COMMON AREAS.
2. TOTAL AREA OF LOT 3: 0.295 ACRE, 12,831 SQUARE FEET.
3. CURRENT PROPERTY OWNER: TIBET INVESTORS, LLC (DEED BOOK 262B, PAGE 161).
4. PARENT PARCEL IDENTIFICATION NUMBER (PIN): 2-0698-05-034.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY KERN & CO., LLC. AND ARE NOT GUARANTEED AS ACCURACY OR COMPLETENESS.
6. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
7. LOTS ARE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0257F, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY IS LOCATED IN ZONES X AND AE; ZONE AE IS A SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATION: 17' (NAVD 88).
9. ADDITIONAL IMPROVEMENTS EXIST, BUT ARE NOT SHOWN.
10. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
12. ALL COMMON AREAS, INCLUDING THE ENTRANCE SIGN, OFF-STREET PARKING AREAS, THE PRIVATE VEHICULAR ACCESS AND UTILITY EASEMENT (YORKTOWN PLACE), RECREATION AREA, PERIMETER FENCING AND STORM WATER DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE YORKTOWN HOMEOWNERS ASSOCIATION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
13. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A PLAT ENTITLED "A MAJOR SUBDIVISION OF LOT 25-B, SHANGRI-LA SUBDIVISION," RECORDED IN SUBDIVISION MAP BOOK 34-S, PAGE 55. THE STATE PLANE COORDINATES DO NOT REFLECT THE BEARINGS WHICH ARE BASED ON SUBDIVISION MAP BOOK 34-S, PAGE 55.
14. 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(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
15. 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.
16. ALL SURVEY MONUMENTS SET ARE IDENTIFIED WITH A CAP OR DISK STAMPED "SURVEY MARK, RLS 2886".
17. I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS RECOMBINATION PLAT WITH MY(OUR) FREE CONSENT. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER:_____ DATE:_____
TIBET INVESTORS, LLC
CHRISTOPHER FRAME




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L1 | 10.11' | N13°57'27"E |
| L2 | 21.21' | N13°57'27"E |
| L3 | 21.21' | N13°57'27"E |
| L4 | 21.21' | N13°57'27"E |
| L5 | 21.21' | N13°57'27"E |
| L6 | 21.21' | N13°57'27"E |
| L7 | 21.21' | N13°57'27"E |
| L8 | 31.00' | N13°57'27"E |
| L9 | 18.30' | S68°18'19"E |
| L10 | 23.97' | S73°02'36"E |
| L11 | 18.70' | S62°00'58"E |
| L12 | 18.70' | S64°26'19"E |
| L13 | 18.99' | S13°57'27"W |
| L14 | 21.21' | S13°57'27"W |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L15 | 21.21' | S13°57'27"W |
| L16 | 21.21' | S13°57'27"W |
| L17 | 21.21' | S13°57'27"W |
| L18 | 21.21' | S13°57'27"W |
| L19 | 21.21' | S13°57'27"W |
| L20 | 10.11' | S13°57'27"W |
| L21 | 78.53' | N76°02'33"W |
| L22 | 78.53' | S76°02'33"E |
| L23 | 78.53' | S76°02'33"E |
| L24 | 78.53' | S76°02'33"E |
| L25 | 78.53' | S76°02'33"E |
| L26 | 78.53' | S76°02'33"E |
| L27 | 78.53' | S76°02'33"E |
| L28 | 78.53' | S76°02'33"E |

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| E1 | 15.06' | N16°59'15"E |
| E2 | 162.78' | S67°47'00"E |
| E3 | 21.80' | N63°05'13"E |
| E4 | 67.90' | N13°57'27"E |
| E5 | 50.23' | N76°02'33"W |
| E6 | 54.57' | S17°02'45"W |
| E7 | 30.00' | N72°57'15"W |
| E8 | 108.03' | N17°02'45"E |
| E9 | 77.30' | S76°02'33"E |
| E10 | 176.50' | N13°57'27"E |
| E11 | 60.05' | N81°56'25"W |
| E12 | 164.57' | S67°50'52"W |
| E13 | 64.35' | N67°47'00"W |
| E14 | 237.72' | N67°50'52"E |
| E15 | 64.66' | S81°56'25"E |
| E16 | 78.22' | N13°57'27"E |
| E17 | 5.84' | S81°56'25"E |
| E18 | 23.96' | S81°56'25"E |
| E19 | 9.63' | S76°23'44"E |
| E20 | 10.82' | S68°18'19"E |
| E21 | 471.18' | S13°57'27"W |
| E22 | 230.76' | N67°47'00"W |

| LOT TABLE | | | | |
|---|---|---|---|---|
| LOT # | ACRE | SQUARE FEET | FFE | STREET ADDRESS |
| COMMON AREA "A" | 0.018 | 794 | | |
| 3A | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 12 |
| 3B | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 13 |
| 3C | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 14 |
| 3D | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 15 |
| 3E | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 16 |
| 3F | 0.038 | 1,665 | 18.1' | 400 TIBET AVE. UNIT 17 |
| COMMON AREA"B" | 0.047 | 2,044 | | |
| TOTAL | 0.295 | 12,831 | | |

REFERENCE:

1. SUBDIVISION MAP BOOK A, PAGE 72
2. PLAT RECORD BOOK S, PAGE 197
3. SUBDIVISION MAP BOOK I, PAGE 7
4. SUBDIVISION MAP BOOK I, PAGE 20
5. SUBDIVISION MAP BOOK P, PAGE 55
6. SUBDIVISION MAP BOOK 34S PAGE 55
7. SUBDIVISION MAP BOOK 34S PAGE 68
8. SUBDIVISION MAP BOOK 34S PAGE 84
9. SUBDIVISION MAP BOOK 36S PAGE 9
10. SUBDIVISION MAP BOOK 36S PAGE 81
11. SUBDIVISION MAP BOOK 38S PAGE 60
12. SUBDIVISION MAP BOOK 42S, PAGE 4
13. PLAT RECORD BOOK 48P, PAGE 151
14. PLAT BOOK 51, PAGE 15
15. DEED BOOK 262B, PAGE 161
16. DEED BOOK 301K, PAGE 732

# YORKTOWN PLACE

## A SUBDIVISION OF LOT 3, OF A MAJOR SUBDIVISION OF LOT 25-B, SHANGRI-LA SUBDIVISION, 6TH GM DISTRICT, CITY OF SAVANNAH CHATHAM COUNTY GEORGIA

PREPARED FOR: TIBET INVESTORS, LLC

DRAWING TITLE:

MAJOR SUBDIVISION

| | |
|---|---|
| SCALE: | 1"= 50' |
| PROJECT NO: | 130296.03 |
| DATE: | 12/04/2017 |
| DRAWN BY: | ENW |
| CHECKED BY: | JAH |
| SHEET NO: | 1/1 |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Mon, 04 Dec 2017 - 10:37am nwallace
DRAWING PATH: I:\130296.030\dwg\130296.03_PLAT.dwg