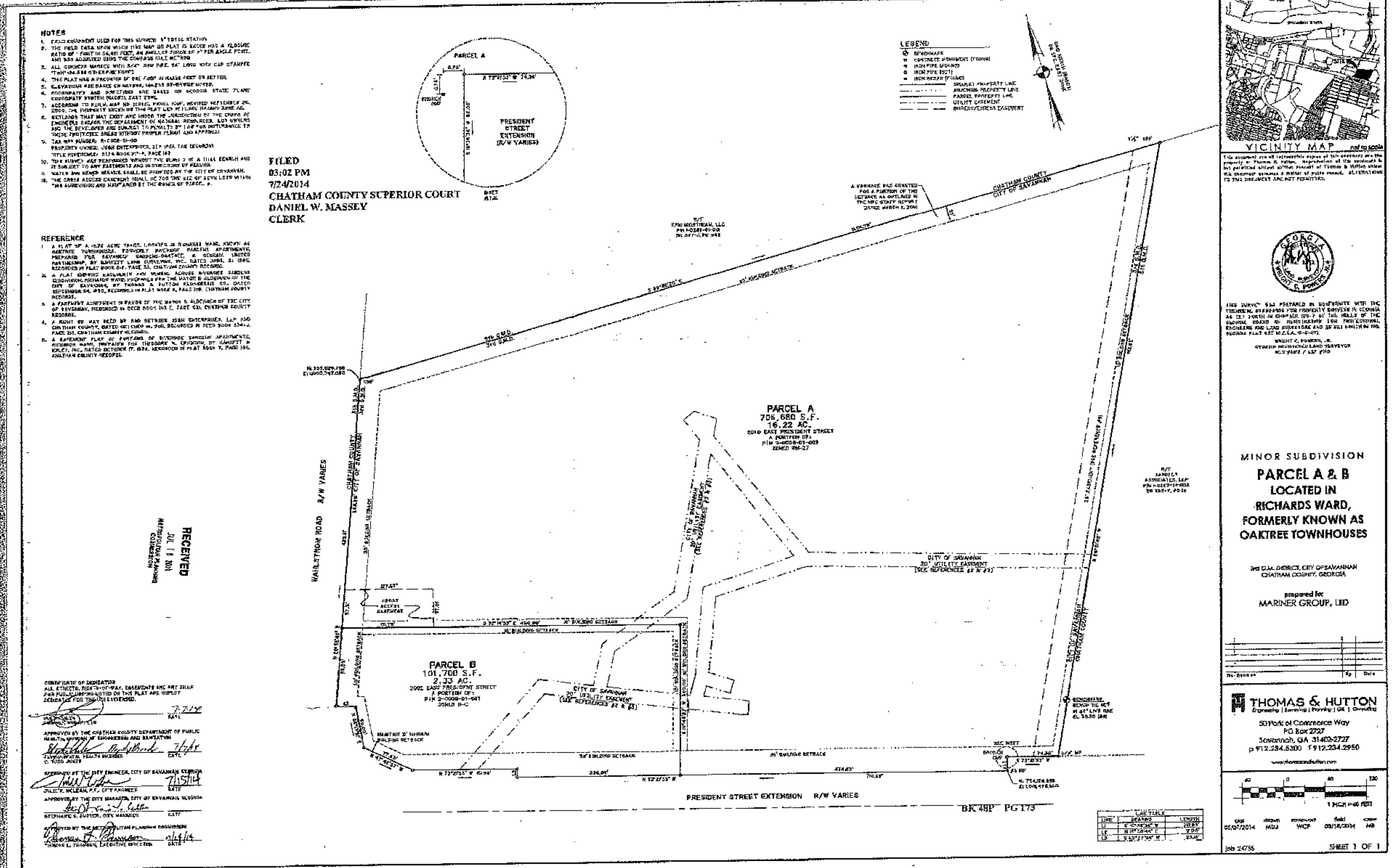
Old Easement to be Abandoned



Book: 48P Page: 173 Seq: 1

New Easement

Type: PLAT
Recorded: 4/18/2017 10:14:08 AM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Motley Clerk Superior Court

Participant ID:

BK 51 PG 18

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, ROADS OR WAYS, EASEMENTS AND ANY SIMILAR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USE INTENDED.

MICHAEL HOATH — DATE 3-31-17
MANAGER
BRANCH GROVE APARTMENTS, LP

MICHAEL HOATH — DATE 3-31-17
MANAGER
G/S BRAND MARINER GROVE MANAGER, LLC

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR METROPOLITAN COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

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

CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER — DATE 3/30/17

CITY MANAGER, CITY OF SAVANNAH, GEORGIA

ROBERTO FERNANDEZ, CITY MANAGER — DATE 3/30/17

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT UNIFORM CLERKS' COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE HAVE NOT TAKEN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

WRIGHT C. POWERS, JR — DATE 1-13-17
GEORGIA REGISTERED LAND SURVEYOR
LICENSE NO. 2457

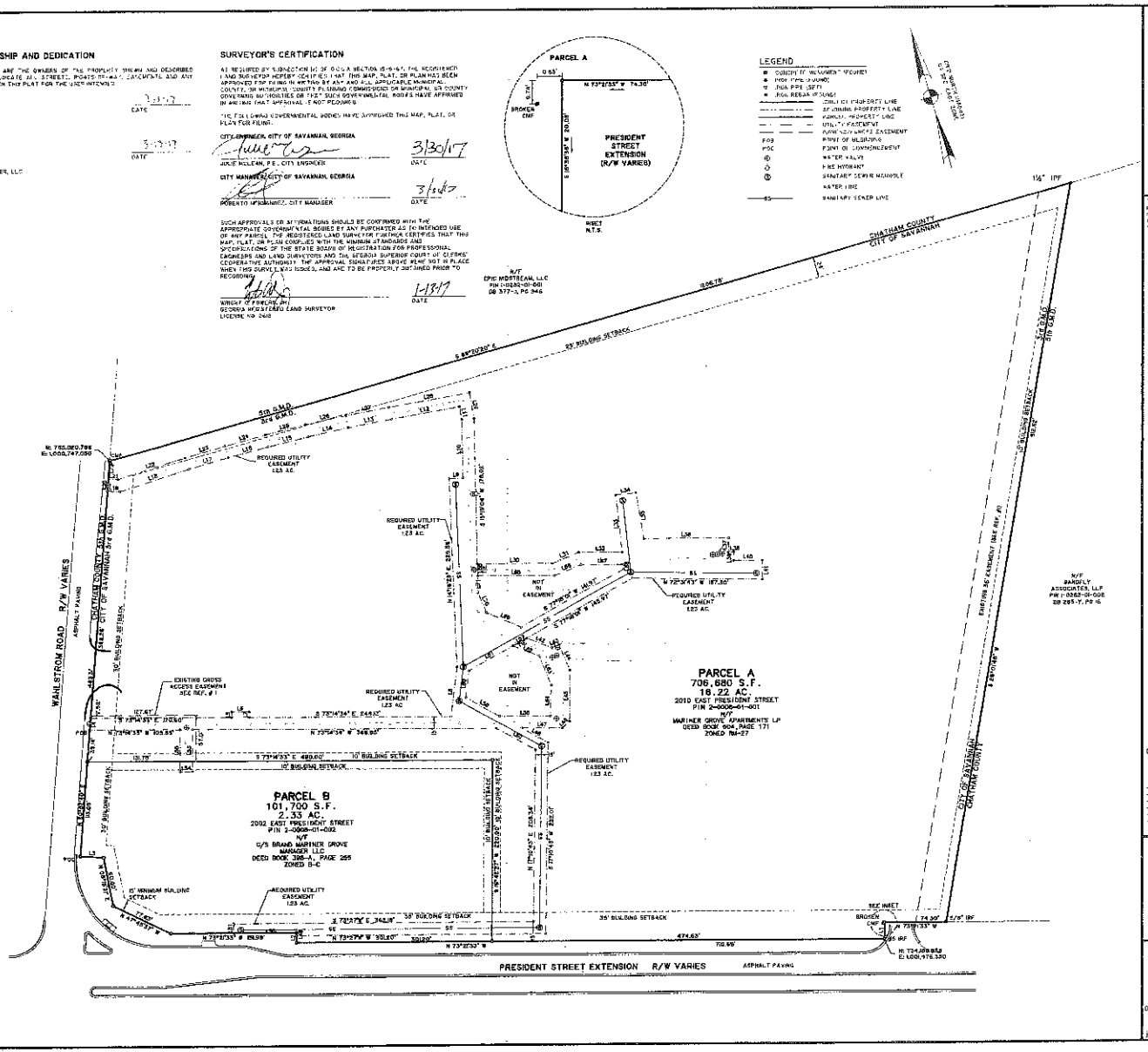
NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA 1203 ROBOTIC TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 94,498 FEET, AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. THIS PLAT HAS A PRECISION OF ONE FOOT IN 195,087 FEET OR BETTER.
4. COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
5. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL NUMBER, REVISED SEPTEMBER 26, 2008, THE PROPERTY SHOWN ON THIS PLAT LIES OUTSIDE OF FLOOD HAZARD IN ZONE X.
6. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLAND PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
8. WATER AND SEWER SERVICE PROVIDED BY THE CITY OF SAVANNAH.
9. THE CROSS ACCESS EASEMENT SHALL BE FOR THE USE OF BOTH LOTS WITHIN THIS SUBDIVISION AND MAINTAINED BY THE OWNER OF PARCEL A.
10. OTHER IMPROVEMENTS EXIST ON THE PROPERTY BUT ARE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.

REFERENCE

1. MINOR REVISION TO A RECORDED PLAT OF PARCEL A & B LOCATED IN RICHARDS WARD, FORMERLY KNOWN AS OAKTREE TOWNHOUSES PREPARED BY THOMAS AND HUTTON DATED MAY 7, 2014, REVISED MARCH 9, 2016, RECORDED IN BOOK 50, PAGE 172.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 84°19'54" W	20.06'
L2	N 05°34'44" E	12.00'
L3	N 05°27'04" W	28.15'
L4	N 00°59'40" E	15.00'
L5	N 41°43'31" E	7.00'
L6	S 73°16'15" E	21.06'
L7	S 16°42'27" W	7.00'
L8	N 73°17'33" E	60.64'
L9	S 73°17'33" E	6.70'
L10	N 07°07'34" E	7.99'
L11	N 06°13'56" E	10.27'
L12	N 83°30'04" W	83.27'
L13	N 84°30'06" W	52.15'
L14	N 85°48'31" W	49.80'
L15	N 87°15'01" W	49.80'
L16	N 88°42'28" W	49.80'
L17	S 89°32'55" W	49.85'
L18	S 88°47'55" W	88.37'
L19	N 64°56'04" W	15.52'
L20	N 00°06'43" E	10.00'
L21	S 60°35'16" E	1.50'
L22	N 00°42'00" E	45.00'
L23	N 00°50'19" E	20.71'
L24	S 00°46'57" E	50.15'
L25	S 07°53'06" E	50.19'
L26	S 03°49'31" E	50.19'
L27	S 84°20'53" E	53.04'
L28	S 83°36'06" E	98.47'
L29	S 06°53'54" W	52.44'
L30	S 73°07'47" E	90.21'
L31	N 84°02'21" E	54.44'
L32	S 73°16'35" E	32.80'
L33	N 85°22'39" E	49.93'
L34	S 79°13'01" E	24.23'
L35	S 06°46'37" E	57.09'
L36	S 73°21'33" E	10.00'
L37	N 16°45'27" W	16.90'
L38	S 73°16'33" E	6.30'
L39	S 16°45'27" W	10.00'
L40	S 73°16'33" E	36.00'
L41	S 16°45'27" W	15.57'
L42	S 89°39'01" E	37.42'
L43	N 84°02'21" E	9.60'
L44	S 05°46'52" E	33.44'
L45	S 16°45'27" W	88.71'
L46	S 06°46'38" W	10.95'
L47	N 73°16'35" W	119.64'
L48	S 05°46'37" E	56.78'
L49	N 16°37'05" E	3.61'
L50	S 73°16'33" W	73.84'
L51	N 16°46'04" E	10.24'
L52	N 83°48'07" W	30.55'
L53	S 16°45'27" W	31.93'
L54	N 73°16'33" W	15.00'
L55	N 16°45'27" E	31.93'
L56	S 16°16'04" W	15.00'
L57	S 77°18'01" W	19.25'
L58	N 73°16'33" W	40.57'
L59	N 83°48'07" W	45.92'
L60	N 53°20'26" E	32.25'
L61	N 17°18'01" E	60.85'
L62	S 37°33'11" E	74.48'
L63	S 05°44'33" E	34.16'
L64	S 05°05'03" W	57.86'
L65	S 73°17'31" E	90.08'
L66	S 84°52'31" E	34.64'
L67	S 73°16'33" E	31.00'
L68	S 16°37'16" W	5.67'
L69	N 59°44'23" W	48.34'
L70	N 88°23'31" W	28.18'
L71	N 87°06'04" E	20.77'
L72	N 20°52'40" E	23.84'



UTILITY EASEMENT PLAT

PARCEL A & B
LOCATED IN RICHARDS WARD, FORMERLY KNOWN AS OAKTREE TOWNHOUSES

3rd G.M. DISTRICT, CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

prepared for
MARINER GROVE APARTMENTS LP
G/S BRAND MARINER GROVE MANAGER LLC
CITY OF SAVANNAH

Ed.	Revision	By	Date

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1 INCH = 60 FEET

date	drawn	reviewed	field	crew
01/13/2017	MDJ	WCP	01/12/2017	JH

job 34755 SHEET 1 OF 1