

NOTES:

1. THIS SUBDIVISION CREATES FOUR LOTS.
2. TOTAL AREA: 178,689 AC; 7,783,693 SF
3. THIS PROPERTY IS CURRENTLY ZONED I-L.
4. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C0017G & 13051C0016G, EFFECTIVE DATE: JULY 7, 2017, BASE FLOOD ELEVATION: 19', NAVD 88.
7. ALL WETLANDS ARE 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 AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. ALL PROPERTY LINES ARE LABELED CONSECUTIVELY, SOME LABELS ARE NOT SHOWN FOR CLARITY PURPOSES.
10. WETLANDS DELINEATED BY SIMKINS ENVIRONMENTAL CONSULTING, LLC ON OCTOBER 17, 2017 PER DEPARTMENT OF THE ARMY LETTER DATED NOVEMBER 3, 2017, PROJECT NUMBER SAS-2017-00305.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
12. THE RIGHT OF USE AND MAINTENANCE RESPONSIBILITY OF ALL PRIVATE VEHICULAR ACCESS AND UTILITY EASEMENTS SHALL BE PROVIDED BY MORGAN LAKES INDUSTRIAL PARK PHASE THREE PROPERTY OWNERS ASSOCIATION, INC.
13. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

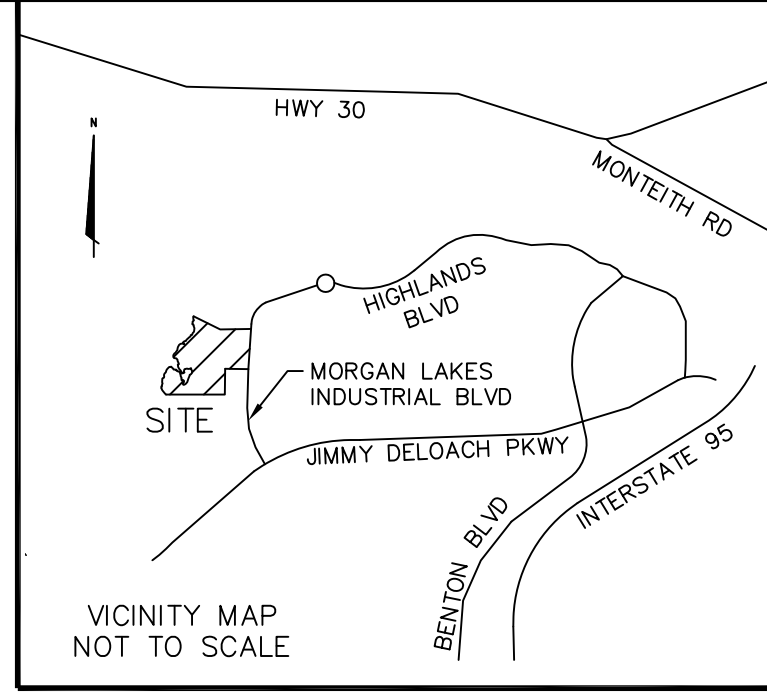
FIELD SURVEY DATE: 11/8/2017
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 04"
 ADJUSTED BY COMPASS RULE:
 PLAT ERROR OF CLOSURE: 1/1,297,014
 FIELD ERROR OF CLOSURE: 1/130,714

REFERENCE:

1. PLAT BOOK 51, PAGE 321.
2. PLAT BOOK 51, PAGE 344.
3. PLAT BOOK 51, PAGE 302.
4. SUBDIVISION MAP BOOK 34S, PAGE 13.

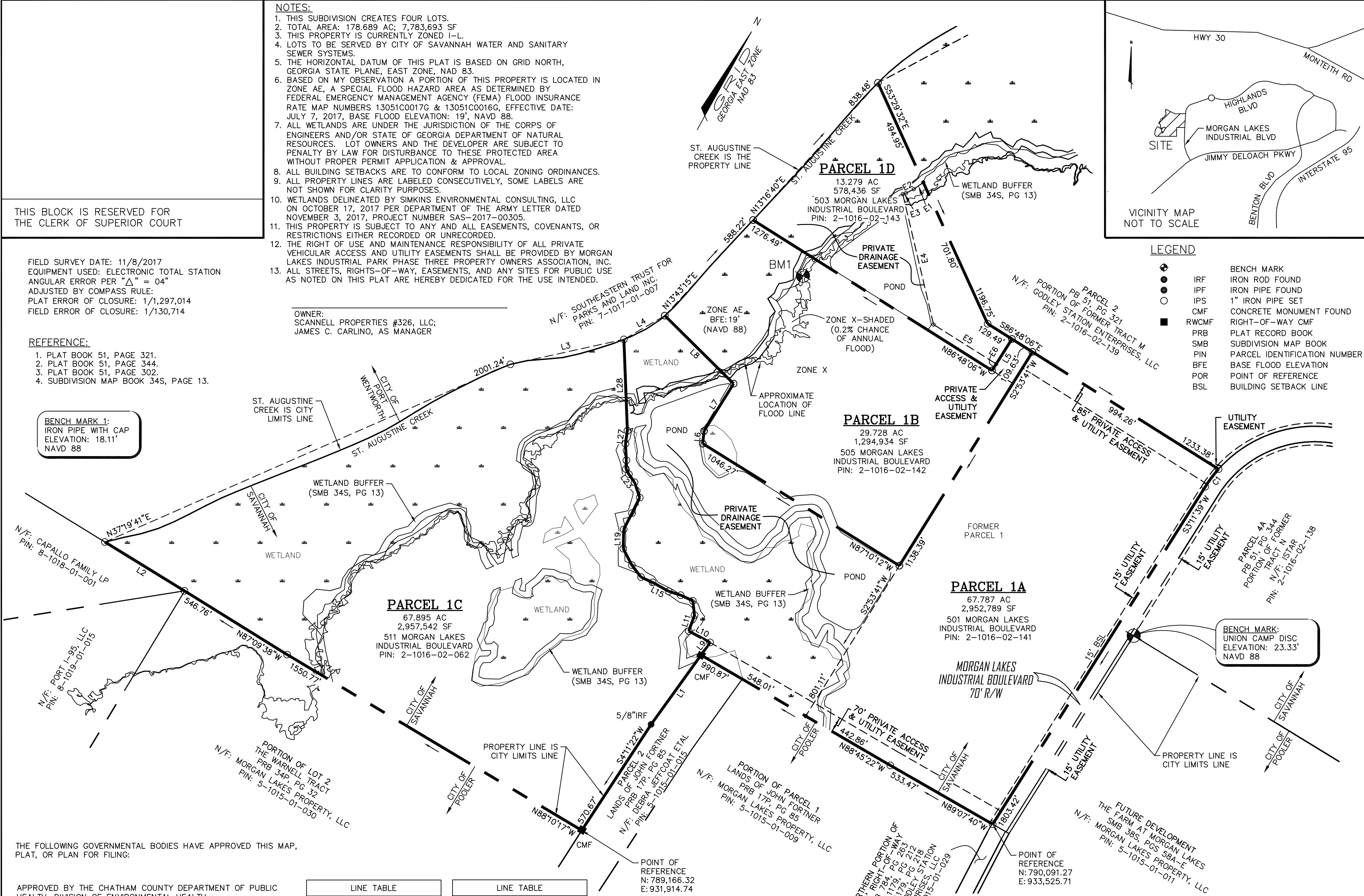
BENCH MARK 1:
 IRON PIPE WITH CAP
 ELEVATION: 18.11'
 NAVD 88

OWNER:
 SCANNELL PROPERTIES #326, LLC;
 JAMES C. CARLINO, AS MANAGER



LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPS 1" IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- RWCMF RIGHT-OF-WAY CMF
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- BFE BASE FLOOD ELEVATION
- POR POINT OF REFERENCE
- BSL BUILDING SETBACK LINE



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
- 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
- LUCIANA SPRACHER, ACTING CLERK OF COUNCIL _____ DATE _____
- APPROVED BY THE METROPOLITAN PLANNING COMMISSION
- MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____

LINE #	LENGTH	DIRECTION
L1	388.08'	S6°41'36"W
L2	421.75'	N87°27'26"W
L3	525.01'	N48°36'40"E
L4	214.20'	N30°54'02"E
L5	168.43'	S3°09'27"W
L6	57.17'	N2°30'23"W
L7	252.43'	N2°58'56"E
L8	437.36'	N7°41'33"W
L9	70.32'	N6°41'36"E
L10	108.98'	S89°03'34"W
L11	76.77'	N9°18'41"W
L12	65.24'	N35°50'29"W

LINE #	LENGTH	DIRECTION
L13	60.75'	S85°50'48"W
L14	56.53'	S78°52'13"W
L15	83.72'	S89°55'04"W
L16	57.16'	S85°29'44"W
L17	68.03'	N66°29'57"W
L18	84.36'	N56°22'39"W
L19	86.88'	N27°43'13"W
L20	82.94'	N1°53'23"W
L21	78.27'	N2°34'53"W
L22	73.40'	N47°58'48"W
L23	44.29'	N63°55'18"W
L24	26.98'	N58°23'47"W

LINE #	LENGTH	DIRECTION
L25	39.28'	N25°59'28"W
L26	75.25'	N32°08'33"W
L27	59.26'	N20°34'08"W
L28	413.12'	N31°13'01"W

LINE #	LENGTH	DIRECTION
E1	52.57'	S25°46'17"W
E2	39.80'	S34°17'02"W
E3	14.99'	S43°40'10"W
E4	605.86'	S42°17'43"E
E5	334.49'	S86°48'06"E
E6	35.00'	S3°11'54"W

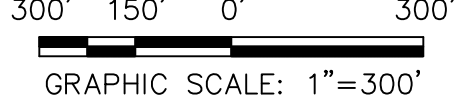
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	99.78'	585.00'	9°46'21"	50.01'	S8°04'49"W	99.66'

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 SURVEYING 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 COLEMAN
 GA REG. LAND SURVEYOR NO. 2486
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION; LSF 1167



REVISION

A MAJOR SUBDIVISION OF PARCEL 1,
 BEING A PORTION OF THE FORMER TRACT M,
 THE HIGHLANDS AT GODLEY STATION, 8TH G.M. DISTRICT,
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: SCANNELL PROPERTIES #326, LLC

DATE: 4/18/2018
 SCALE: 1"=300'
 JOB #: 17-577
 DRAWN BY: JPA
 CHECKED BY:

SHEET 1/1

Tue: 27 May 2018 - 5:38am jpkhs
 DRAWING PATH: \\P:\577\JOB\016\SCANNELL SUBDIVISION PLAT_#3_152-2018.DWG