THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

BENCH MARK 1" IRON PIPE FOUND 1" IRON PIPE SET IPS R/W RIGHT-OF-WAY PRB PLAT RECORD BOOK SUBDIVISION MAP BOOK PARCEL IDENTIFICATION NUMBER BSL BUILDING SETBACK LINE COS CITY OF SAVANNAH HOME OWNER ASSOCIATION HOA

POINT OF REFERENCE

1. THIS SUBDIVISION CREATES 41 LOTS. 2. TOTAL AREA: 17.041 ACRES OR 742,294 SQUARE FEET.

3. PARENT PARCEL IDENTIFICATION NUMBERS: 2-1016-02-042 & 2-1016-02-055

4. THIS PROPERTY IS ZONED PUD-C.
5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS. 6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT ASSOCIATION LETTER OF MAP AMENDMENT CASE NO.: 04-04-8374A, DATED SEPTEMBER 13, 2004 AND REVALIDATED IN REVALIDATION NUMBER 12-04-1083V DATED

JULY 8, 2014. 7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.

8. DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS. 9. ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS
THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND

MAINTAINED BY THE BROOKHAVEN HOMEOWNERS ASSOCIATION. 10. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF

SAVANNAH SUBDIVISION REGULATIONS. 11. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE

WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS. 12. ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.

13. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BROOKHAVEN HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON. 14. 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. 15. 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: JACK WARDLAW

BUILDING SETBACKS: FRONT — 25' FROM PROPERTY LINE SIDE - 5' FROM PROPERTY LINE REAR - 25' FROM PROPERTY LINE

SURVEY DATE: 2/22/2018 EQUIPMENT USED: ELECTRONIC TOTAL STATION ANGULAR ERROR PER " \triangle " = 04" ADJUSTED BY COMPASS RULE: PLAT ERROR OF CLOSURE: 1/196,931 FIELD ERROR OF CLOSURE: 1/130,714

1. SUBDIVISION MAP BOOK 36S, PAGE 2A.
2. SUBDIVISION MAP BOOK 24S, PAGES 49A. 3. SUBDIVISION MAP BOOK 24S, PAGES 20A.

> BENCH MARK: MAG NAIL IN ASPHAL ELEVATION: 18.69'

NAVD 88

	LINE TA	BLE
LINE #	LENGTH	DIRECTION
L1	70.48'	S32°10'04"W
L2	42.91'	N0°07'35"E
L3	60.96'	S81°34'38"W
L4	9.64'	S0°00'09"W
L5	42.79'	S20°17'11"W
L6	64.76	S27°15'02"W
L7	31.99'	N79°55'42"E
L8	41.68'	S1°45'08"W
L9	52.45'	N1°45'08"E
L10	43.78'	S79°55'42"W
L11	46.49'	S5°36'57"E
L12	6.10'	N44°35'17"W
L13	43.44'	N19°45'39"W
L14	27.81'	N16°53'53"W
L15	35.59'	N36°24'29"E
L16	68.46	N43°20'47"W
L17	49.51	N70°33'30"W
L18	74.71	N72°31'26"W
L19	68.96'	N54°29'48"W
L20	60.00'	N89°08'45"W
L21	64.49'	S68°29'23"W
L22	83.37	N85°34'37"W

EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	
E1	6.19'	S0°28'32"E	
E2	28.24'	S56°00'17"W	
E3	151.54'	S7°49'00"W	
E4	15.24'	N81°34'38"E	
E5	102.27	" S1°45'08"W	
E6	15.00'	N88°14'52"W	
E7	99.58'	N1°45'08"E	

			CURV	E TABLE			
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	
C1	110.27	3065.00	2°03'41"	55.14'	S84°32'27"E	110.26'	
C2	84.13'	3065.00	1°34'22"	42.07'	S86°21'29"E	84.13'	
С3	574.29	3065.00	10°44'08"	287.99'	N87°29'16"E	573.45'	
C4	768.69'	3065.00	14°22'11"	386.37	N89°18'18"E	766.68'	
C5	38.88'	270.00'	8"15'03"	19.47'	S37°51'15"E	38.85'	
C6	156.55	300.00'	29°53'53"	80.10'	N13°11'48"W	154.78	
C7	276.84	400.00'	39°39'17"	144.22'	S47°58'23"E	271.35'	
C8	54.27	75.00'	41°27'38"	28.39'	S28*36'52"W	53.10'	
C9	37.66'	20.00'	107°53'18"	27.47'	S46°07'39"E	32.34'	
C10	63.63'	362.00'	10°04'18"	31.90'	N84°57'51"E	63.55'	
C11	63.63'	362.00'	10°04'18"	31.90'	N84°57'51"E	63.55'	
C12	63.63'	362.00'	10°04'18"	31.90'	N84°57'51"E	63.55'	
C13	59.27	130.00'	26°07'19"	30.16	S76°56'20"E	58.76'	
C14	60.17	130.00'	26°31'15"	30.64	S50°37'03"E	59.64'	
C15	60.35	130.00'	26°35'52"	30.73'	S24°03'29"E	59.81'	
C16	10.01'	130.00'	4°24'35"	5.01'	S8°33'16"E	10.00'	
C17	18.38'	130.00'	8°06'07"	9.21'	S2°17'55"E	18.37'	
C18	208.18	130.00'	91°45'08"	134.04	S44°07'26"E	186.64	
C19	112.10'	70.00'	91°45'08"	72.17'	N44°07'26"W	100.50'	
C20	53.09'	302.00'	10°04'18"	26.61	S84°57'51"W	53.02'	
C21	53.09'	302.00'	10°04'18"	26.61'	S84°57'51"W	53.02'	
C22	53.09'	302.00'	10°04'18"	26.61'	S84°57'51"W	53.02'	
C23	29.86'	20.00'	85°32'38"	18.50'	S37°09'23"W	27.16'	
C24	31.54'	180.00'	10°02'20"	15.81'	S0°35'47"E	31.50'	
C25	26.45	120.00'	12 ° 37 ' 44"	13.28'	S1°53'29"E	26.40'	
C26	24.05	120.00'	11°28'55"	12.06'	S13°56'49"E	24.01'	
C27	43.91'	120.00'	20°58'03"	22.21'	S30°10'18"E	43.67'	
C28	94.41'	120.00'	45°04'42"	49.80'	S18°06'58"E	92.00'	
C29	19.10'	180.00'	6°04'50"	9.56'	N37°36'54"W	19.09'	
C30	60.28	180.00'	19 ° 11'17"	30.43'	N24°58'51"W	60.00'	
C31	10.01'	180.00'	3°11'05"	5.00'	N13°47'39"W	10.00'	
C32	52.23	180.00'	16°37'30"	26.30'	N3°53'22"W	52.05'	
C33	141.62	180.00'	45°04'42"	74.70'	N18*06'58"W	137.99'	
C34	21.03'	120.00'	10°02'20"	10.54	N0°35'47"W	21.00'	
C35	16.60'	180.00'	5°16'58"	8.30'	N2°58'28"W	16.59'	
C37	60.01	3105.00	1°06'27"	30.01'	S88*51'35"E	60.01'	
C38	60.00'	3105.00'	1°06'26"	30.00'	S89*58'01"E	60.00'	
C39	60.14	3105.00	1°06'35"	30.07	N88*55'29"E	60.13'	
C40	134.81'	3105.00	2°29'15"	67.41'	N87°07'34"E	134.79'	
C41	124.90'	3105.00	2°18'17"	62.46'	N84°43'48"E	124.89'	
C42	439.49'	3105.00	8°06'35"	220.11	N87°38'21"E	439.12'	

CURVE TABLE

				LOT TABLE		
	LOT #	ACRE	SF	ADDRESS	FFE	GFE
	1	0.198	8,626	2 BROOKHAVEN DRIVE	22.7'	22.2'
	2	0.165	7,178	4 BROOKHAVEN DRIVE	22.0'	21.5'
	3	0.165	7,200	6 BROOKHAVEN DRIVE	21.5'	21.0'
	4	0.165	7,200	8 BROOKHAVEN DRIVE	21.8'	21.3'
	5	0.165	7,200	10 BROOKHAVEN DRIVE	22.1'	21.6'
	6	0.165	7,200	12 BROOKHAVEN DRIVE	22.4'	21.9'
	7	0.165	7,200	14 BROOKHAVEN DRIVE	22.7'	22.2'
	8	0.165	7,200	16 BROOKHAVEN DRIVE	22.8'	22.3'
	9	0.165	7,200	18 BROOKHAVEN DRIVE	22.8'	22.3'
	10	0.165	7,200	20 BROOKHAVEN DRIVE	22.3'	21.8'
	11	0.234	10,203	22 BROOKHAVEN DRIVE	21.7'	21.2'
	12	0.340	14,803	24 BROOKHAVEN DRIVE	21.7'	21.2'
	13	0.312	13,605	26 BROOKHAVEN DRIVE	22.5'	22.0'
	14	0.220	9,571	28 BROOKHAVEN DRIVE	23.3'	22.8'
	15	0.176	7,660	30 BROOKHAVEN DRIVE	24.0'	23.5'
	16	0.180	7,829	32 BROOKHAVEN DRIVE	24.8'	24.3'
	17	0.237	10,322	34 BROOKHAVEN DRIVE	24.5'	24.0'
	18	0.165	7,200	23 BROOKHAVEN DRIVE	24.6'	24.1'
	19	0.165	7,200	21 BROOKHAVEN DRIVE	24.4'	23.9'
	20	0.165	7,200	19 BROOKHAVEN DRIVE	23.7'	23.2'
	21	0.259	11,265	17 BROOKHAVEN DRIVE	23.0'	22.5'
	22	0.200	8,723	15 BROOKHAVEN DRIVE	22.3'	21.8'
	23	0.165	7,200	13 BROOKHAVEN DRIVE	22.8'	22.3'
	24	0.165	7,200	11 BROOKHAVEN DRIVE	22.8'	22.3'
	25	0.165	7,200	9 BROOKHAVEN DRIVE	22.7'	22.2'
	26	0.165	7,200	7 BROOKHAVEN DRIVE	22.4'	21.9'
	27	0.165	7,200	5 BROOKHAVEN DRIVE	22.1'	21.6'
	28	0.165	7,200	3 BROOKHAVEN DRIVE	21.8'	21.3'
	29	0.165	7,200	1 BROOKHAVEN DRIVE	21.5'	21.0'
	30	0.252	10,986	2 SHOEFSTALL STREET	22.9'	22.4'
	31	0.181	7,899	4 SHOEFSTALL STREET	22.9'	22.4'
	32	0.166	7,226	6 SHOEFSTALL STREET	22.5'	22.0'
	33	0.274	11,915	8 SHOEFSTALL STREET	23.7'	23.2'
	34	0.192	8,368	13 SHOEFSTALL STREET	22.2'	21.7'
	35	0.327	14,233	11 SHOEFSTALL STREET	21.9'	21.4'
	36	0.500	21,782	9 SHOEFSTALL STREET	21.6'	21.1'
	37	0.288	12,545	7 SHOEFSTALL STREET	21.3'	20.8'
	38	0.166	7,243	5 SHOEFSTALL STREET	21.0'	20.5'
	39	0.165	7,195	3 SHOEFSTALL STREET	22.1'	21.6'
	40	0.167	7,254	1 SHOEFSTALL STREET	22.9'	22.4'
	21A	0.650	28,313	142 CUMBERLAND WAY		
TOTAL LOT	AREA	8.169	356,031			
OPEN SPA	CE A	0.841	36,616			

2.102 91,544

2.846 | 123,952 |

2.433 | 105,838 |

OPEN SPACE B

OPEN SPACE C

RIGHT-OF-WAY

TOTAL OPEN SPACE | 5.789 | 252,112

TOTAL SUBDIVISION | 17.041 | 742,294 |

LOT TABLE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS

MAP, PLAT, OR PLAN FOR FILING:

SAVANNAH, GEORGIA

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

DIRECTOR

JULIE McLEAN, P.E., CITY ENGINEER APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

LUCIANA SPRACHER, ACTING CLERK OF COUNCIL DATE APPROVED BY THE METROPOLITAN PLANNING COMMISSION

INTERIM EXECUTIVE DIRECTOR

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.

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

No. 2486

GRAPHIC SCALE: 1"=50'

SUBDIVISION

DRAWN BY:

CHECKED BY:

A MAJOR SUBDIVISION OF FUTURE DEVELOPMENT AND PORTION OF PHASE 2, TRACT K-1, THE HIGHLANDS SUBDIVISION AT GODLEY STATION, BTH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA PREPARED FOR: COASTAL GEORGIA DEVELOPMENT GROUP, LLC

C. 201 405 050

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