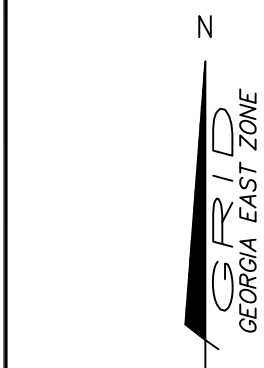


THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

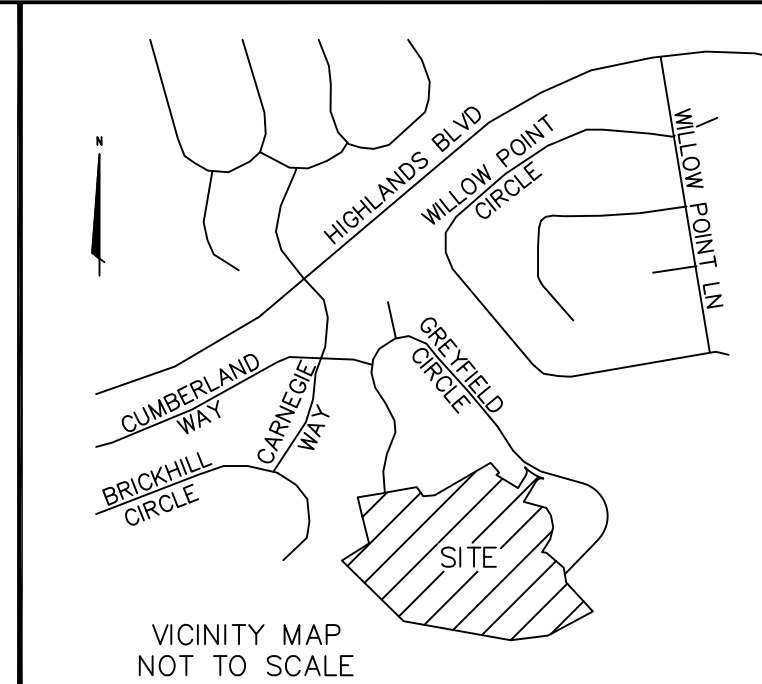


REFERENCE:  
 1. SUBDIVISION MAP BOOK 36S, PAGE 2A.  
 2. SUBDIVISION MAP BOOK 37S, PAGES 85A-C.  
 3. SUBDIVISION MAP BOOK 38S, PAGES 36A-D.  
 4. PLAT RECORD BOOK 26P, PAGES 35A-F.

FIELD SURVEY DATE: 4/5/2016  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 01"  
 ADJUSTED BY COMPASS RULE  
 PLAT ERROR OF CLOSURE: 1/577,625  
 FIELD ERROR OF CLOSURE: 1/38,384

LEGEND

- BENCH MARK
- 1" IRON PIPE FOUND
- IPF 1" IRON PIPE SET
- R/W RIGHT-OF-WAY
- FRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- BSL BUILDING SETBACK LINE
- COS CURB OF SIDEWALK
- HOA HOME OWNERS ASSOCIATION



NOTES:

1. THIS SUBDIVISION CREATES 26 LOTS.
2. TOTAL AREA: 16.168 ACRES OR 704,190 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 2-1016-02-042 & 2-1016G-06-020
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 CUMBERLAND POINT 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 CUMBERLAND POINT HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
14. 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: JERRY WARDLAW  
 OWNER: CUMBERLAND POINT HOA

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

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 \_\_\_\_\_

REVISION

CUMBERLAND POINT, PHASE 4, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 & FUTURE DEVELOPMENT, THE HIGHLANDS SUBDIVISION, BEING A PORTION OF TRACT K-1, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: COASTAL GEORGIA DEVELOPMENT GROUP, INC.

MAJOR SUBDIVISION

DATE: 5/24/2017  
 SCALE: 1"=50'  
 JOB #: 16-170  
 DRAWN BY: JPA  
 CHECKED BY:

SHEET 1/2

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 COMPLETES 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

50' 25' 0' 50'  
 GRAPHIC SCALE: 1"=50'

