

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	107.12'	230.00'	26°41'05"	54.55'	S58°43'00"E	106.15'
C2	40.14'	30.00'	76°39'27"	23.72'	S69°36'44"W	37.21'
C3	0.63'	170.00'	0°12'50"	0.32'	S31°10'35"W	0.63'
C4	40.14'	30.00'	76°39'27"	23.72'	N7°02'44"W	37.21'
C5	57.78'	170.00'	19°28'26"	29.17'	S21°20'26"W	57.50'
C6	31.01'	28.00'	63°27'39"	17.31'	N20°30'53"W	29.45'
C7	179.46'	65.00'	158°11'21"	337.37'	S26°50'58"W	127.65'
C8	42.74'	65.00'	37°40'12"	22.17'	S3°29'18"W	41.97'
C9	47.43'	65.00'	41°48'37"	24.83'	S43°13'43"W	46.39'
C10	47.43'	65.00'	41°48'37"	24.83'	N85°02'20"E	46.39'
C11	179.46'	65.00'	158°11'21"	337.37'	S26°50'58"W	127.65'
C12	47.43'	65.00'	41°48'37"	24.83'	N53°09'03"W	46.39'
C13	47.44'	65.38'	41°34'32"	24.82'	N11°23'59"W	46.41'
C14	45.02'	65.37'	39°27'34"	23.44'	N29°27'56"E	44.13'
C15	139.88'	65.00'	123°17'49"	120.46'	N12°24'27"W	114.41'
C16	21.27'	28.00'	43°32'03"	11.18'	S27°28'26"W	20.77'
C17	9.41'	231.09'	2°20'01"	4.71'	N6°52'40"E	9.41'
C18	54.63'	230.17'	13°35'55"	27.44'	N14°51'22"E	54.50'
C19	38.63'	218.88'	10°06'41"	19.36'	N26°28'31"E	38.58'
C20	102.66'	230.00'	25°34'29"	52.20'	N18°29'45"E	101.81'
C21	8.50'	370.00'	1°18'57"	4.25'	S14°43'50"E	8.50'
C22	42.20'	370.00'	6°32'03"	21.12'	S25°01'19"E	42.17'
C23	53.73'	370.00'	8°19'13"	26.91'	S32°26'57"E	53.68'
C24	66.17'	370.00'	10°14'47"	33.17'	S46°20'26"E	66.08'
C25	360.70'	370.00'	55°51'20"	196.13'	S42°00'01"E	346.59'
C26	18.85'	370.00'	2°55'08"	9.43'	S68°28'07"E	18.85'
C27	360.70'	370.00'	55°51'20"	196.13'	S42°00'01"E	346.59'
C28	17.40'	430.00'	2°19'07"	8.70'	N68°46'08"W	17.40'
C29	56.87'	430.00'	7°34'39"	28.48'	N63°49'14"W	56.83'
C30	56.87'	430.00'	7°34'39"	28.48'	N56°14'35"W	56.83'
C31	61.87'	430.00'	8°14'38"	30.99'	N48°19'57"W	61.82'
C32	61.88'	430.00'	8°14'45"	31.00'	N40°05'15"W	61.83'
C33	56.62'	430.00'	7°32'40"	28.35'	N32°11'33"W	56.58'
C34	56.87'	430.02'	7°34'38"	28.48'	N24°37'54"W	56.83'
C35	50.81'	430.00'	6°46'13"	25.43'	N17°27'28"W	50.78'
C36	419.19'	430.00'	55°51'20"	227.94'	N42°00'01"W	402.79'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.10'	S31°28'58"E
L2	58.91'	S10°45'09"E
L3	62.87'	S14°17'49"W
L4	76.53'	S31°54'20"W
L5	22.02'	S82°50'40"E
L6	74.48'	S9°26'31"E
L7	6.02'	N15°42'33"E
L8	49.69'	N16°32'43"W
L9	60.03'	N15°47'35"W
L10	60.00'	N14°33'01"W
L11	68.17'	N9°35'34"W
L12	60.08'	N78°57'41"E
L13	56.14'	S36°15'20"E
L14	57.22'	N85°43'51"E
L15	65.26'	S40°27'17"E
L16	18.14'	S49°32'43"W
L17	77.71'	N31°17'00"E
L18	43.00'	N31°17'00"E
L19	76.77'	S54°02'56"W
L20	40.02'	S66°14'28"W
L21	52.63'	S87°19'44"W
L22	55.42'	N79°08'19"W
L23	75.32'	N81°26'41"W
L24	45.02'	N79°10'45"W
L25	58.75'	S18°57'18"E
L26	60.00'	S14°04'21"E
L27	59.41'	S15°20'40"E
L28	54.69'	S22°33'31"E
L29	54.76'	S34°26'20"E
L30	54.79'	S47°03'31"E
L31	54.90'	S59°09'38"E
L32	43.44'	S73°48'49"E
L33	46.88'	N88°08'46"E
L34	31.03'	S57°33'51"E
L35	77.86'	N74°43'37"W
L36	77.28'	N57°12'43"W
L37	82.11'	N45°04'38"W
L38	81.77'	N32°03'00"W
L39	75.02'	N23°52'39"W
L40	43.85'	N22°12'06"W
L41	29.94'	N16°25'30"W
L42	22.04'	N16°32'43"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	4.33'	S57°33'51"E
E2	42.92'	S79°10'45"E
E3	75.32'	S81°26'41"E
E4	54.22'	S79°08'19"E
E5	60.08'	N87°22'50"E
E6	104.08'	N60°46'21"E

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE	GFE
125	0.176	7,657	184 GREYFIELD CIRCLE	21.4'	20.9'
126	0.171	7,433	182 GREYFIELD CIRCLE	21.7'	21.2'
127	0.169	7,364	180 GREYFIELD CIRCLE	21.7'	21.2'
128	0.180	7,824	178 GREYFIELD CIRCLE	21.7'	21.2'
129	0.188	8,197	176 GREYFIELD CIRCLE	21.4'	20.9'
130	0.200	8,720	174 GREYFIELD CIRCLE	21.3'	20.8'
131	0.237	10,308	172 GREYFIELD CIRCLE	21.4'	20.9'
132	0.251	10,943	170 GREYFIELD CIRCLE	21.4'	20.9'
133	0.236	10,288	168 GREYFIELD CIRCLE	21.6'	21.1'
134	0.221	9,633	166 GREYFIELD CIRCLE	21.7'	21.2'
166	0.203	8,848	1 CHIMNEY COURT	21.5'	21.0'
167	0.205	8,928	3 CHIMNEY COURT	21.8'	21.3'
168	0.201	8,768	5 CHIMNEY COURT	21.9'	21.4'
169	0.266	11,604	7 CHIMNEY COURT	22.2'	21.7'
170	0.326	14,183	9 CHIMNEY COURT	22.3'	21.8'
171	0.247	10,755	8 CHIMNEY COURT	22.3'	21.8'
172	0.246	10,720	6 CHIMNEY COURT	22.3'	21.8'
173	0.251	10,921	4 CHIMNEY COURT	22.2'	21.7'
174	0.272	11,828	2 CHIMNEY COURT	22.0'	21.5'
185	0.200	8,719	165 GREYFIELD CIRCLE	21.3'	20.8'
186	0.202	8,792	167 GREYFIELD CIRCLE	21.3'	20.8'
187	0.203	8,828	169 GREYFIELD CIRCLE	21.1'	20.6'
188	0.202	8,799	171 GREYFIELD CIRCLE	21.1'	20.6'
189	0.176	7,647	173 GREYFIELD CIRCLE	21.6'	21.1'
190	0.172	7,500	175 GREYFIELD CIRCLE	21.8'	21.3'
191	0.177	7,698	177 GREYFIELD CIRCLE	21.4'	20.9'

TOTAL LOT AREA	5,578	242,905
CHIMNEY COURT	0.637	27,736
GREYFIELD CIRCLE	0.789	34,360
RIGHT-OF-WAY TOTAL	1,426	62,096
DETENTION POND/GREENSPACE 1	2,286	99,598
DETENTION POND/GREENSPACE 2	1,061	46,215
DETENTION POND/GREENSPACE TOTAL	3,347	145,813
FUTURE DEVELOPMENT	5,817	253,376
TOTAL SUBDIVISION AREA	16,168	704,190

NOTES:

- THIS SUBDIVISION CREATES 26 LOTS.
- TOTAL AREA: 16.168 ACRES OR 704,190 SQUARE FEET.
- PARENT PARCEL IDENTIFICATION NUMBERS: 2-1016-02-042 & 2-10160-06-020
- THIS PROPERTY IS ZONED PU0-C.
- LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- 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.
- THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
- DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
- 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.
- 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.
- THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ADJUTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
- ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
- ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE CUMBERLAND POINT HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
- 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

REFERENCE:

- SUBDIVISION MAP BOOK 36S, PAGE 2A.
- SUBDIVISION MAP BOOK 37S, PAGES 85A-C.
- SUBDIVISION MAP BOOK 38S, PAGES 36A-D.
- 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

BUILDING SETBACKS:

FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY 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

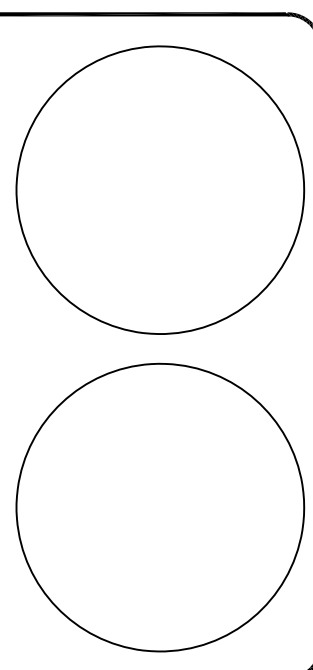
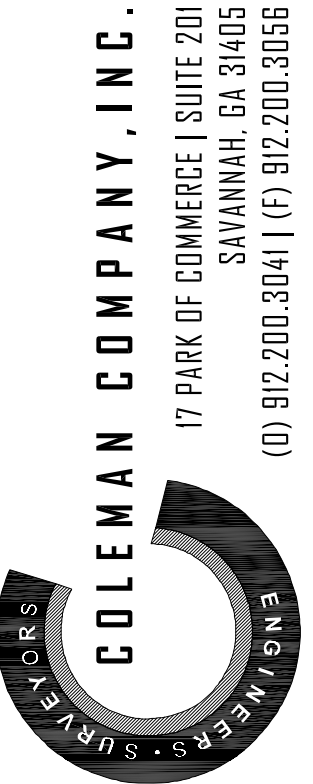
JULIE McLEAN, P.E., CITY ENGINEER _____ DATE _____

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

DYANNE C. REESE, CLERK OF COUNCIL _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

INTERIM EXECUTIVE DIRECTOR _____ DATE _____



REVISION

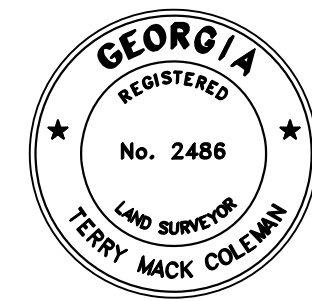
CUMBERLAND POINT, PHASE 4, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 & FUTURE DEVELOPMENT, THE HIGHLANDS SUBDIVISION, BEING A PORTION OF TRACT K-1, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: COASTAL GEORGIA DEVELOPMENT GROUP, INC.

MAJOR SUBDIVISION

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

SHEET 2/2

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 COMPLES 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

