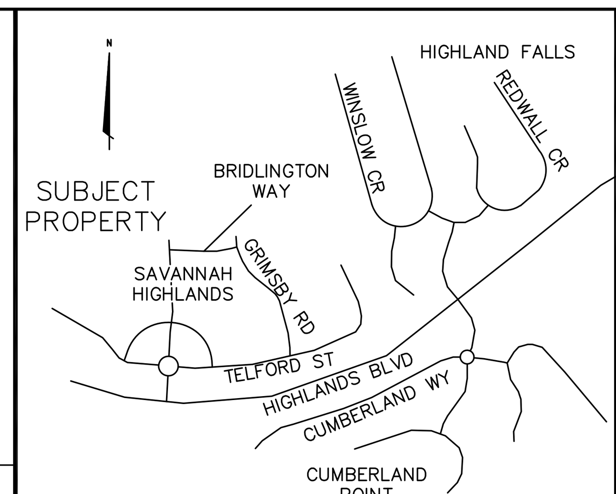
THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT



VICINITY MAP
NOT TO SCALE

BUILDING SETBACKS:
FRONT – 25' FROM PROPERTY LINE
SIDE – 5' FROM PROPERTY LINE
REAR – 25' FROM PROPERTY LINE
(CORNER LOTS SHALL HAVE A 15' SIDE SETBACK WHERE ADJACENT TO RIGHT-OF-WAY)

FIELD SURVEY DATE: 7/15/2016
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 01"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/188,392
FIELD ERROR OF CLOSURE: 1/56,804

REFERENCE:
1. SUBDIVISION MAP BOOK 38S, PAGES 46A–C.
2. PLAT BOOK 50, PAGES 99–101.
3. PLAT RECORD BOOK 32P, PAGE 14.
4. SUBDIVISION MAP BOOK 34S, PAGES 56A–C.
5. PLAT BOOK 50, PAGE 726.

BENCH MARK 1:
MAG NAIL IN ASPHALT
ELEVATION: 19.89'
NAVD 88

BENCH MARK 2:
MAG NAIL IN ASPHALT
ELEVATION: 19.53'
NAVD 88

GRID
GEORGIA EAST ZONE
NAD 83(12)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	164.95'	200.00'	47°15'12"	87.49'	N25°45'51"E	160.31'
C2	97.57'	200.00'	27°57'03"	49.77'	N35°24'55"E	96.60'
C3	67.38'	200.00'	19°18'09"	34.01'	N11°47'19"E	67.06'
C4	249.94'	860.00'	16°39'07"	125.86'	N10°27'48"E	249.06'
C5	7.04'	860.00'	0°28'08"	3.52'	N2°22'19"E	7.04'
C6	58.32'	860.00'	3°53'07"	29.17'	N4°32'56"E	58.31'
C7	58.32'	860.00'	3°53'07"	29.17'	N8°26'03"E	58.31'
C8	58.32'	860.00'	3°53'07"	29.17'	N12°19'09"E	58.31'
C9	58.32'	860.00'	3°53'07"	29.17'	N16°12'16"E	58.31'
C10	9.64'	860.00'	0°38'32"	4.82'	N18°28'05"E	9.64'
C11	232.50'	800.00'	16°39'07"	117.08'	S10°27'48"W	231.69'
C12	6.76'	800.00'	0°29'04"	3.38'	S18°32'49"W	6.76'
C13	66.87'	800.00'	4°47'22"	33.46'	S15°54'36"W	66.85'
C14	67.04'	800.00'	4°48'04"	33.54'	S11°06'53"W	67.02'
C15	66.95'	800.00'	4°47'42"	33.49'	S6°19'00"W	66.93'
C16	24.88'	800.00'	1°46'55"	12.44'	S3°01'42"W	24.88'
C17	202.92'	260.00'	44°43'03"	106.95'	S24°29'46"W	197.81'
C18	21.14'	260.00'	4°39'30"	10.58'	S4°27'59"W	21.13'
C19	54.84'	260.00'	12°05'05"	27.52'	S12°50'17"W	54.74'
C20	54.84'	260.00'	12°05'05"	27.52'	S24°55'21"W	54.74'
C21	72.11'	260.00'	15°53'24"	36.29'	S38°54'36"W	71.88'
C22	39.27'	25.00'	90°00'00"	25.00'	N74°42'37"E	35.36'
C23	93.95'	220.00'	24°28'04"	47.70'	N41°56'39"E	93.24'
C24	16.71'	200.00'	4°47'14"	8.36'	N51°47'04"E	16.71'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.93'	N61°50'32"W
L2	60.32'	S65°20'06"E
L3	59.74'	S18°45'56"W
L4	57.66'	S15°54'36"W
L5	57.80'	S11°06'53"W
L6	57.73'	S6°19'01"W
L7	59.15'	S2°27'38"W
L8	60.00'	S2°08'14"W
L9	66.91'	S3°11'02"W
L10	77.89'	S12°50'17"W
L11	77.89'	S24°55'21"W
L12	75.94'	S32°16'00"W
L13	10.90'	S54°10'41"W
L14	60.84'	N51°30'29"W

NOTES:
1. THIS SUBDIVISION CREATES 25 LOTS.
2. TOTAL AREA: 4.089 ACRES; 178,120 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 2–1016–02–061; 2–1016H–07–012; 2–1016H–07–013; 2–1016H–07–014; 2–1016H–05–025; 2–1016H–05–026; 2–1016H–05–027; 2–1016H–05–028; 2–1016H–05–012
4. THIS PROPERTY IS CURRENTLY ZONED PUD.
5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83(12).
5. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G, EFFECTIVE DATE: JULY 7, 2015.
6. ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
7. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ON THE ABUTTING STREET PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
11. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTIES OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE SAVANNAH SUBDIVISION REGULATIONS.
12. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
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.

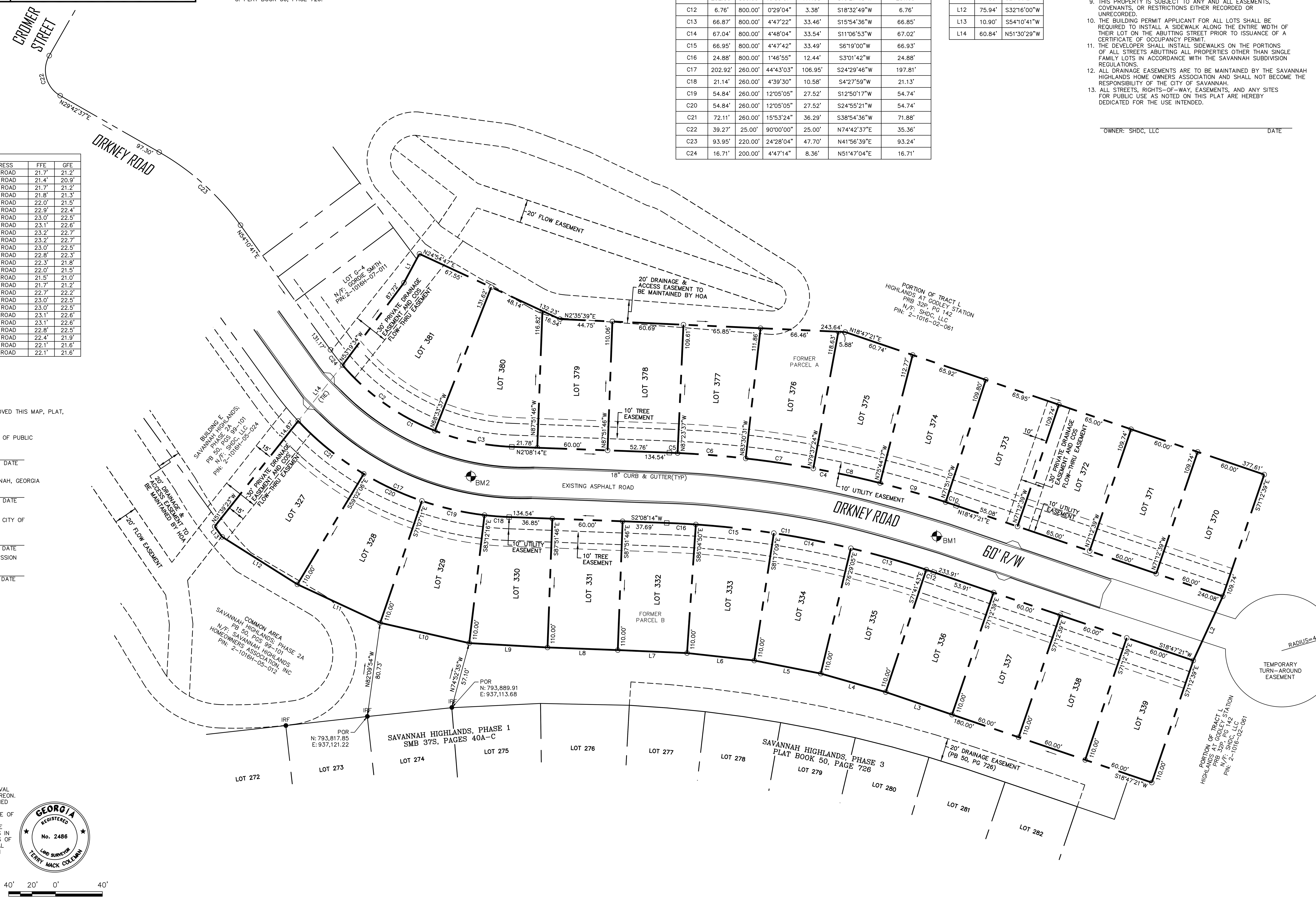
OWNER: SHDC, LLC DATE

LEGEND

⯐		BENCH MARK
□	CMS	CONCRETE MONUMENT SET
●	IPF	1" IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
	R/W	RIGHT-OF-WAY
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BSL	BUILDING SETBACK LINE
	COS	CITY OF SAVANNAH
	HOA	HOME OWNER ASSOCIATION
	FFE	FINISHED FLOOR ELEVATION
	GFE	GARAGE FLOOR ELEVATION

LOT TABLE

LOT #	ACRES	SF	STREET ADDRESS	FFE	GFE
327	0.204	8,889	118 ORKNEY ROAD	21.7'	21.2'
328	0.165	7,202	120 ORKNEY ROAD	21.4'	20.9'
329	0.165	7,202	122 ORKNEY ROAD	21.7'	21.2'
330	0.157	6,841	124 ORKNEY ROAD	21.8'	21.3'
331	0.152	6,600	126 ORKNEY ROAD	22.0'	21.5'
332	0.154	6,702	128 ORKNEY ROAD	22.9'	22.4'
333	0.158	6,881	130 ORKNEY ROAD	23.0'	22.5'
334	0.158	6,890	132 ORKNEY ROAD	23.1'	22.6'
335	0.158	6,874	134 ORKNEY ROAD	23.2'	22.7'
336	0.152	6,623	136 ORKNEY ROAD	23.2'	22.7'
337	0.152	6,600	138 ORKNEY ROAD	23.0'	22.5'
338	0.152	6,600	140 ORKNEY ROAD	22.8'	22.3'
339	0.152	6,600	142 ORKNEY ROAD	22.3'	21.8'
370	0.151	6,584	143 ORKNEY ROAD	22.0'	21.5'
371	0.151	6,584	141 ORKNEY ROAD	21.5'	21.0'
372	0.164	7,133	139 ORKNEY ROAD	21.7'	21.2'
373	0.164	7,170	137 ORKNEY ROAD	22.7'	22.2'
374	0.158	6,885	135 ORKNEY ROAD	23.0'	22.5'
375	0.166	7,226	133 ORKNEY ROAD	23.0'	22.5'
376	0.164	7,146	131 ORKNEY ROAD	23.1'	22.6'
377	0.157	6,849	129 ORKNEY ROAD	23.1'	22.6'
378	0.152	6,616	127 ORKNEY ROAD	22.8'	22.5'
379	0.153	6,666	125 ORKNEY ROAD	22.4'	21.9'
380	0.196	8,545	123 ORKNEY ROAD	22.1'	21.6'
381	0.234	10,212	121 ORKNEY ROAD	22.1'	21.6'
TOTAL LOT AREA	4.089	178,120			



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

MIKE PITTS, 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

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.

GEORGIA REGISTERED No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

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

40' 20' 0' 40'
GRAPHIC SCALE: 1"=40'

Tue, 03 Oct 2017 - 1:20pm jakins
DRAWING PATH: M:\16-361.000\DWG\PLAT_PHASE 4_jpa.dwg

COLEMAN COMPANY, INC.
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(O) 912.200.3041 | (F) 912.200.3056
SURVEYORS • ENGINEERS

REVISION

SAVANNAH HIGHLANDS, PHASE 4

A MAJOR SUBDIVISION OF PARCEL A AND PARCEL B, BEING A PORTION OF PHASE 2A, SAVANNAH HIGHLANDS SUBDIVISION, THE HIGHLANDS AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: SHDC, LLC

MAJOR SUBDIVISION

DATE: 2/1/2017
SCALE: 1"=40'
JOB #: 16-361
DRAWN BY: JPA
CHECKED BY:

SHEET
1/1