

**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
▭	BSL BUILDING SETBACK LINE
▭	PB PLAT BOOK

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE

- NOTES:**
1. THIS SUBDIVISION RETAINS FOUR LOTS AND CREATES ROAD RIGHT-OF-WAY AND DRAINAGE RIGHT-OF-WAY.
  2. TOTAL AREA: 418,775 AC; 18,241,839 SF
  3. THESE PROPERTIES ARE CURRENTLY ZONED I-L & PUD-C AS SHOWN HEREON.
  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: 16', 17', 18', & 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. WETLANDS DELINEATED BY SIMKINS ENVIRONMENTAL CONSULTING, LLC ON OCTOBER 17, 2017 PER DEPARTMENT OF THE ARMY LETTER DATED NOVEMBER 3, 2017, PROJECT NUMBER SA5-2017-00305.
  10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  11. THE BUILDING PERMIT APPLICANT OR DEVELOPER SHALL INSTALL A SIDEWALK IN CONFORMANCE WITH THE HIGHLANDS MASTER PLAN ON PARCEL 3 AND PARCEL 4B ON HIGHLANDS BOULEVARD.
  12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY PORTION OF PARCEL 2 OR 3 PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS FOR MORGAN LAKES INDUSTRIAL BOULEVARD BY THE CITY OF SAVANNAH AND ACCEPTANCE OF A LEGAL MECHANISM THAT ASSURES THE COMPLETION OF THE ROAD IN ACCORDANCE WITH THE MINIMUM STANDARDS AS REQUIRED BY THE CITY ENGINEER.
  13. TRAFFIC ON HIGHLANDS BOULEVARD SHALL BE RESTRICTED TO CARS, LIGHT VANS, LIGHT TRUCKS, VEHICLES SERVING THE HIGHLANDS RESIDENTIAL DEVELOPMENT. ALL TRACTOR TRAILER TRUCKS, WITH THE EXCEPTION OF MOVING TRUCKS, WILL BE RESTRICTED FROM USING HIGHLANDS BOULEVARD.
  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.

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

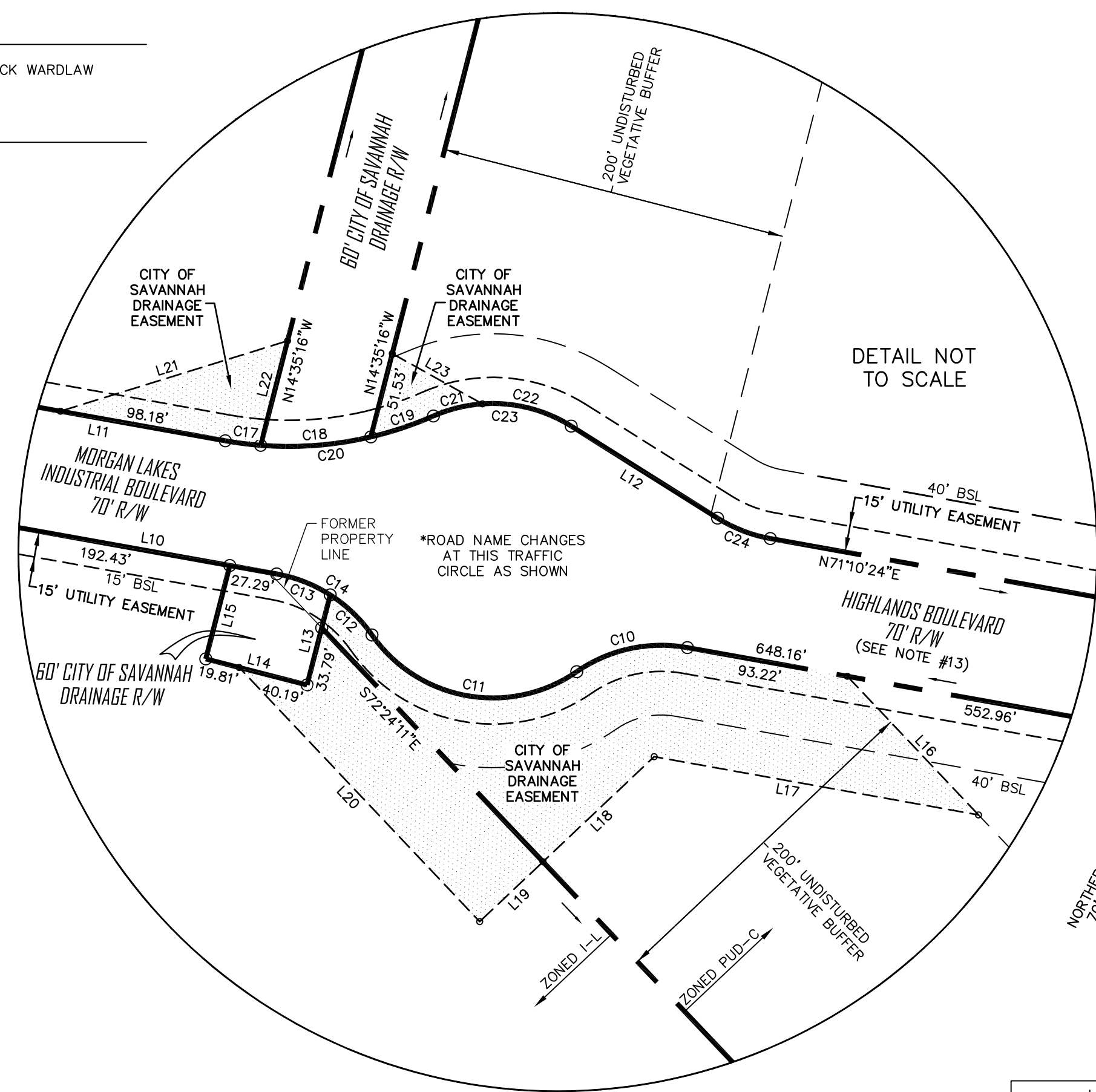
LUCIANA SPRACHER, ACTING CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

OWNER (PARCEL 2 & 3):  
GODLEY STATION ENTERPRISES, LLC; JACK WARDLAW

OWNER (PARCEL 4A & 4B):  
ISTAR; DAN MELAUGH



DETAIL NOT TO SCALE

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	238.89'	205.00'	66°46'07"	135.09'	S30°14'11"W	225.60'
C2	70.71'	205.00'	19°45'46"	35.71'	S13°01'46"E	70.36'
C3	373.65'	205.00'	104°25'55"	264.44'	S75°07'36"E	324.03'
C4	32.32'	30.00'	61°43'25"	17.93'	N83°31'09"E	30.78'
C5	432.48'	1385.00'	17°53'28"	218.02'	S74°33'53"E	430.73'
C6	99.78'	585.00'	9°46'21"	50.01'	N8°04'49"E	99.66'
C7	122.03'	206.00'	33°56'31"	62.87'	S54°12'08"W	120.26'
C8	100.12'	84.50'	67°53'02"	56.87'	S71°10'24"W	94.36'
C9	122.03'	206.00'	33°56'31"	62.87'	S88°08'39"W	120.26'
C10	66.66'	85.00'	44°55'50"	35.15'	S48°42'29"W	64.96'
C11	132.53'	84.50'	89°51'39"	84.30'	S71°10'24"W	119.36'
C12	33.42'	85.00'	22°31'38"	16.93'	N75°09'36"W	33.20'
C13	33.24'	85.00'	22°24'12"	16.83'	S82°22'29"W	33.02'
C14	66.66'	85.00'	44°55'50"	35.15'	N86°21'42"W	64.96'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C15	611.03'	515.00'	67°58'45"	347.23'	S37°11'01"W	575.81'
C16	594.30'	585.00'	58°12'24"	325.65'	S42°04'12"W	569.07'
C17	20.50'	206.00'	5°42'03"	10.26'	N68°19'22"E	20.49'
C18	63.63'	206.00'	17°41'52"	32.07'	N56°37'25"E	63.38'
C19	37.91'	206.00'	10°32'37"	19.01'	N42°30'11"E	37.85'
C20	122.03'	206.00'	33°56'31"	62.87'	N54°12'08"E	120.26'
C21	29.07'	84.50'	19°42'37"	14.68'	N47°05'11"E	28.93'
C22	53.43'	84.50'	36°13'54"	27.64'	N75°03'27"E	52.55'
C23	82.50'	84.50'	55°56'31"	44.87'	S65°12'08"W	79.27'
C24	32.64'	85.00'	22°00'00"	16.52'	N82°10'24"E	32.44'
C25	122.03'	206.00'	33°56'31"	62.87'	N54°12'08"E	120.26'
C26	100.12'	84.50'	67°53'02"	56.87'	N71°10'24"E	94.36'
C27	122.03'	206.00'	33°56'31"	62.87'	N88°08'39"E	120.26'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	100.00'	S83°30'37"E
L2	291.97'	S30°14'18"E
L3	462.90'	S11°05'48"E
L4	15.01'	N89°07'40"W
L5	64.67'	N53°30'37"E
L6	184.79'	S0°28'05"W
L7	466.90'	S25°54'03"W
L8	192.64'	S74°56'41"W
L9	278.50'	S24°30'10"W
L10	219.73'	S71°10'24"W
L11	177.23'	N71°10'24"E
L12	99.19'	S86°49'36"E
L13	53.36'	S14°35'16"E
L14	60.00'	S75°24'44"W
L15	55.35'	N14°35'16"W

**EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
L16	109.51'	S72°24'11"E
L17	189.04'	S71°10'47"W
L18	87.77'	S17°35'49"W
L19	50.00'	S17°35'49"W
L20	200.75'	N72°24'11"W
L21	136.41'	N43°47'07"E
L22	61.90'	S14°35'16"E
L23	59.20'	S89°49'00"E
L24	77.66'	N78°46'45"E

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 345, PAGE 13.

DATE PLOTTED: 04/16/2018 10:58 AM  
DRAWN BY: JPA  
CHECKED BY: JBT

SCALE: 1"=300'

JOB #: 16-606

SHEET 1/1

DATE: 4/16/2018

SCALE: 1"=300'

JOB #: 16-606

DRAWN BY: JPA

CHECKED BY: JBT

DATE: 4/16/2018

SCALE: 1"=300'

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