

VICINITY MAP NOT TO SCALE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

Approved By The Chatham County Department of Public Health Division of Engineering and Sanitation. Mike Pitts, Director 6/29/17 Date

Approved By The City Engineer, City of Savannah, Julie McLean, P.E., City Engineer 7/14/17 Date

Approved By The Mayor and Aldermen, City of Savannah, Georgia

Dyanne C. Reese, Clerk of Council Date

Approved By Metropolitan Planning Commission.

Melony West, Interim Director Date

All streets, right-of-way, easements, and any site for public use as noted on this plat are hereby dedicated for the use intended.

Lamar Smith

GENERAL NOTES:

- 1. All elevations are based NAVD 1988 Datum.
2. This Property is zoned PUD.
3. In accordance with F.I.R.M. community panel no. 13051C0017G dated July 07, 2014, property does NOT fall within a designated flood hazard area.
4. Sanitary sewer and water to be connected to existing City of Savannah system.
5. All lot corners are marked by 3/8" iron rod set unless otherwise noted.
6. (218) Indicates street address.
7. All structures shall be oriented toward the most restrictive building setback line. All lots have a 25' rear yard setback.
8. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
9. The horizontal datum of this plat is based on state plane coordinates, Georgia East Zone, NAD 83.
10. Prior to 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. All common area property, including storm water detention ponds, vegetative buffers and development identification signs shall be owned and maintained by the Savannah Highlands Homeowners Association, Inc.
12. All landscape areas within the Public Street Rights-of-Way, shall be maintained by the Savannah Highlands Homeowners Association.
13. In accordance with the Street Lighting Ordinance of The City of Savannah, the layout of street lighting should be approved by The Department of Traffic Engineering.
14. The Property Identification Number (PIN) of the Parent Tract "C" is 2-1016H-07-003 and Tract "E" is 2-1016H-05-024.

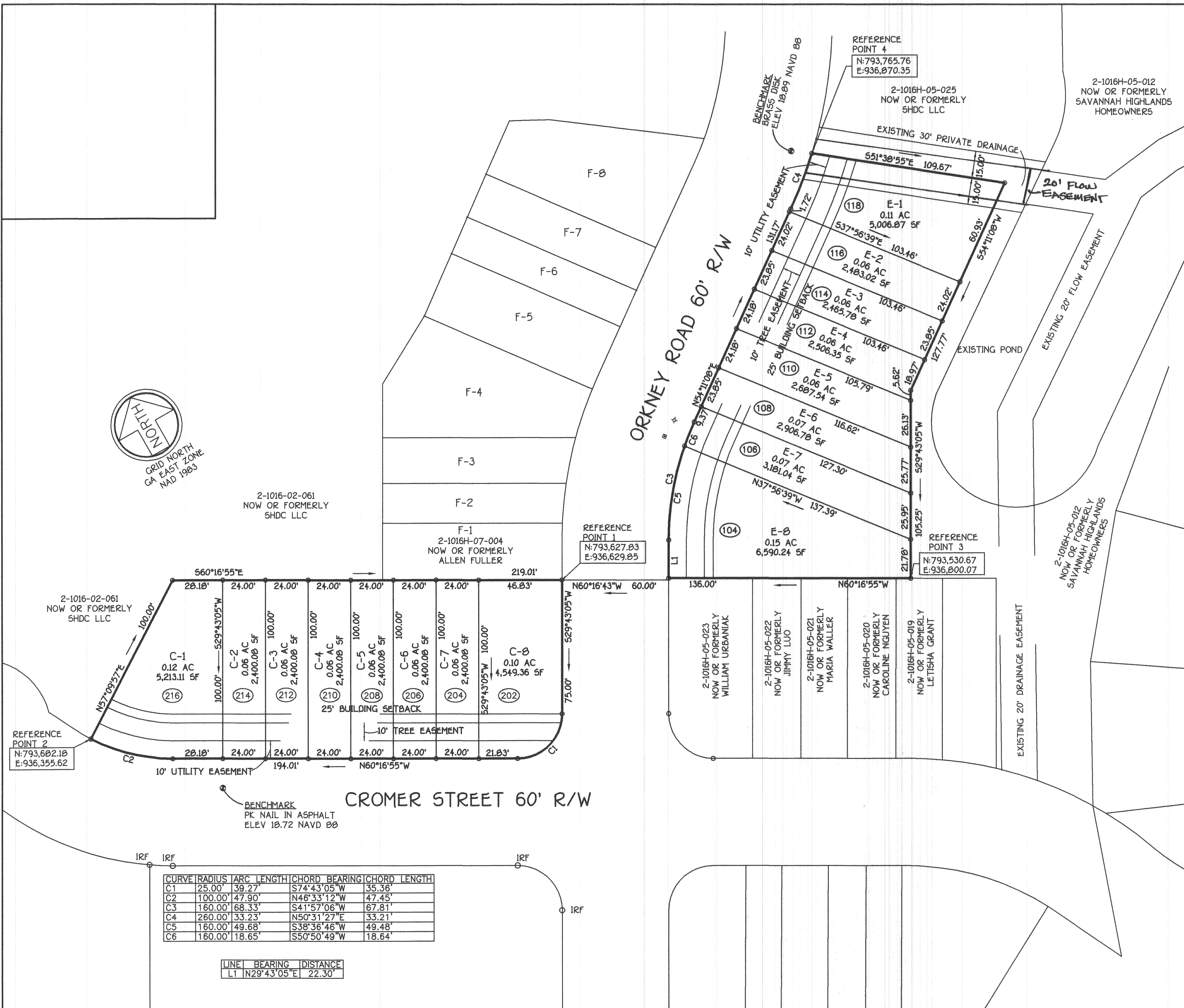
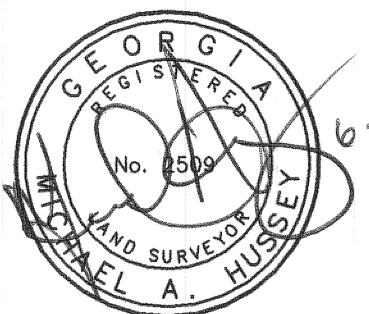


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C6 with their respective measurements.

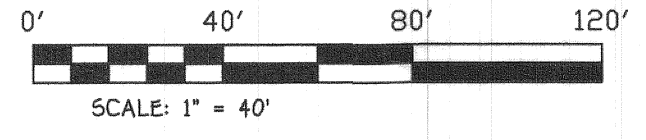
Table with 3 columns: LINE, BEARING, DISTANCE. Lists line L1 with bearing N29°43'05"E and distance 22.30'.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

REFERENCES: SMD 39-5 PAGES 3A, 3B AND 3 C BOOK 50 PAGES 99, 100 AND 101



Total Area: 1.19 Acres
Total No. Lots: 16
Field Survey Date: 4-23-2017
Error Of Closure (Plat): 1/652,452
Error Of Closure (Field): 1/22,452
Angular Error: 2" Per Point
adjusted by: Compass Rule
Equipment Used: Sokkia Set 5 2" Total Station



SUNDIAL LAND SURVEYING
LSF000957
120 COMMERCE COURT
POOLER, GA 31322
912-235-2477

MAJOR SUBDIVISION SURVEY SAVANNAH HIGHLANDS PHASE 2B

BEING A SUBDIVISION OF TRACTS "C" AND "E", SAVANNAH HIGHLANDS, PHASE 2A, 8TH G. M. DISTRICT, CITY OF SAVANNAH CHATHAM COUNTY, GEORGIA FOR LAMAR SMITH SIGNATURE HOMES 152 THUNDERBIRD DRIVE RICHMOND HILL, GA 31324