

S:\14700001_Sav Gardens Ph 1\Phase 1\2-D\DWG\21470001\21470001.dwg - Jan 29, 2020 - 10:25:12 AM

LEGEND

- ⊕ BENCHMARK
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- - - INTERIOR PARCEL/LOT LINE
- - - BUILDING SETBACK
- - - UTILITIES EASEMENT
- N/F NOW OR FORMERLY
- SMB SUBDIVISION MAP BOOK
- B.S.L. BUILDING SETBACK LINE
- #507 STREET ADDRESS

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TCRP 1205
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,600 FEET, AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 41,313 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0166G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. TAX MAP NUMBER: 20039 02072
PROPERTY OWNER: CHSA DEVELOPMENT, INC. (PER TAX RECORDS)
TITLE REFERENCE: S.M.B. 42-S, PAGES 64A-64D
10. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
11. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
12. ALL LOTS ARE TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER.

REFERENCES

1. A MAJOR SUBDIVISION PLAT OF SAVANNAH GARDENS PHASE I, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 25, 2010, RECORDED IN SUBDIVISION MAP BOOK 42-S, PAGES 30A-30D, CHATHAM COUNTY RECORDS.
2. A PLAT SHOWING PARCEL D-1 AND THE QUIT CLAIM OF A 0.04 ACRE LANE FROM THE CITY OF SAVANNAH TO KML HOLDINGS, INC., PREPARED FOR SOUTHERN DEVELOPMENT OF MISSISSIPPI, INC., BY EMC ENGINEERING SERVICES, INC., DATED APRIL 2005, RECORDED IN PLAT BOOK 30-P, PAGE 76A, CHATHAM COUNTY RECORDS.

ACREAGE TABLE

LOTS (11)	0.946 AC.
TOTAL	0.946 AC.

CITY OF SAVANNAH APPROVAL

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 DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JULIE MCLEAN, P.E. CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

MARK MASSEY CLERK OF COUNCIL DATE

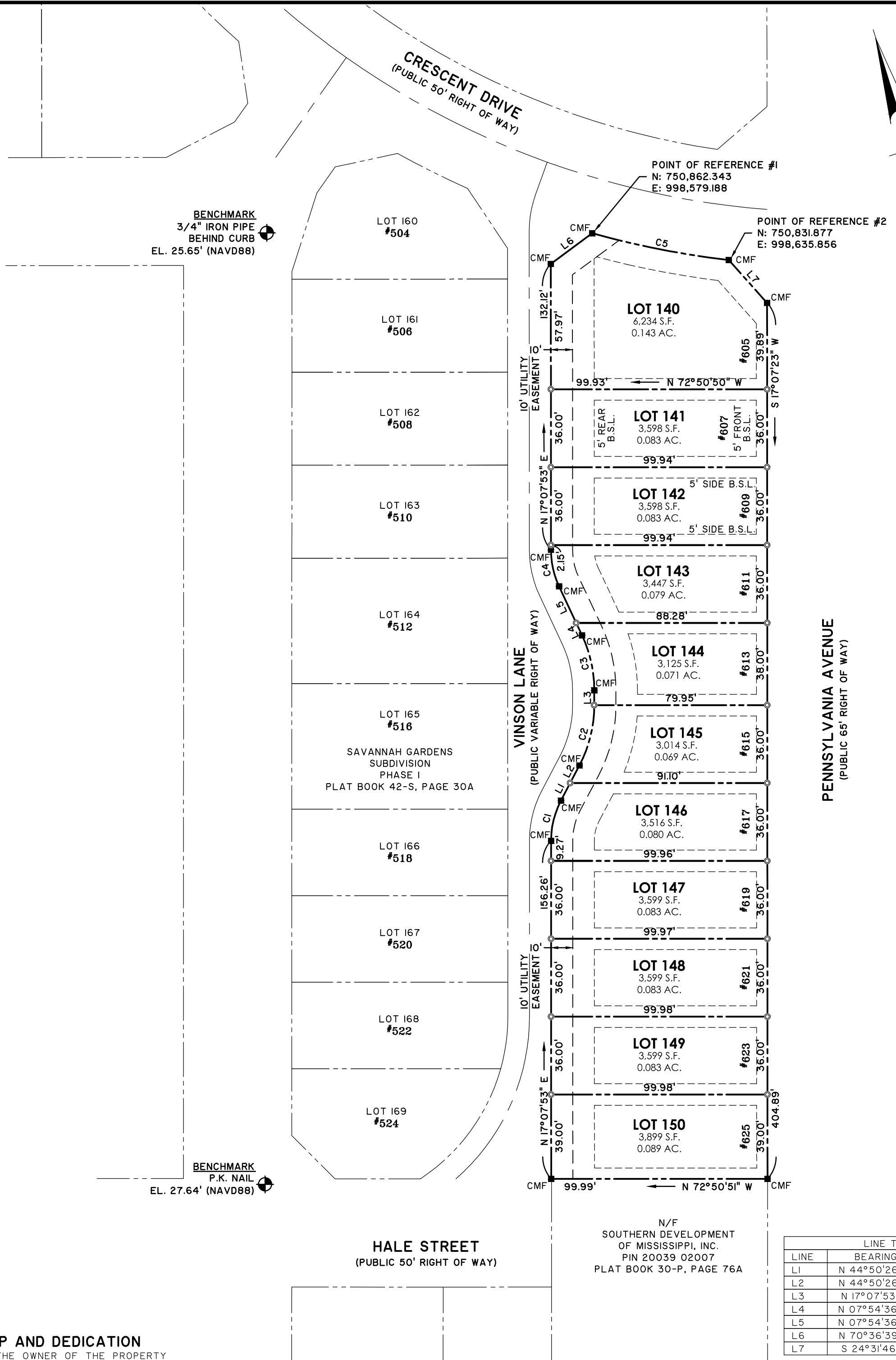
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON EXECUTIVE DIRECTOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

DARREL DAISE CHSA DIRECTOR DATE

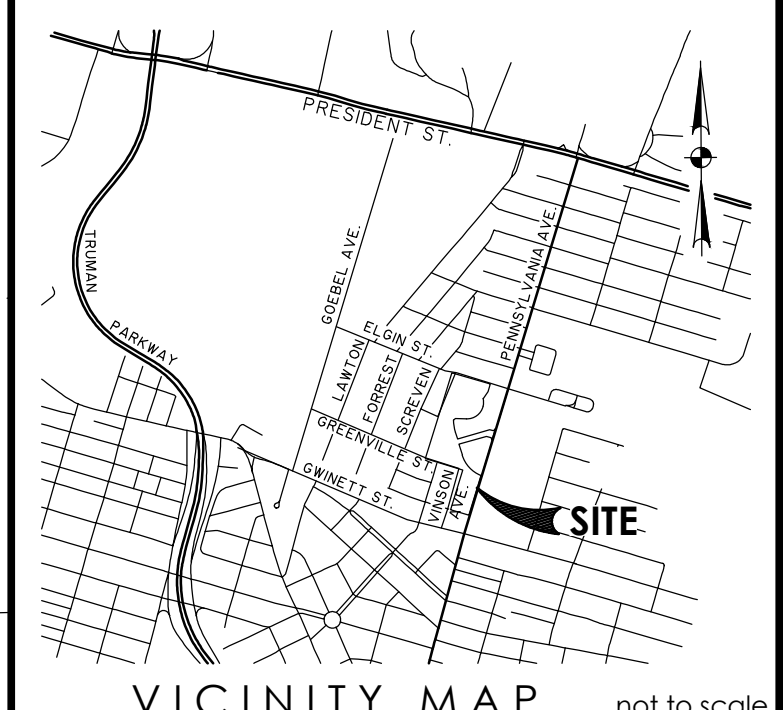


LINE TABLE

LINE	BEARING	LENGTH
L1	N 44°50'26" E	9.18'
L2	N 44°50'26" E	9.17'
L3	N 17°07'53" E	6.84'
L4	N 07°54'36" W	6.36'
L5	N 07°54'36" W	18.68'
L6	N 70°36'39" E	23.80'
L7	S 24°31'46" E	26.58'

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	40.00'	19.34'	N 30°59'10" E	19.16'	27°42'32"
C2	60.00'	29.00'	N 30°59'41" E	28.72'	27°41'30"
C3	60.00'	26.22'	N 04°36'39" E	26.02'	25°02'30"
C4	40.00'	17.48'	N 04°36'39" E	17.34'	25°02'30"
C5	415.00'	64.40'	S 61°44'11" E	64.34'	8°53'30"



VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

SURVEYOR'S CERTIFICATION

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 LAND SURVEYOR
 No. 3338
 MATTIE D. JONES
 REGISTERED LAND SURVEYOR
 No. 33338 LSF #145
 jones.p@thomasandhutton.com

PRELIMINARY

MAJOR SUBDIVISION
SAVANNAH GARDENS
 PHASE 1
 (PARCEL D-2D)

3RD G.M. DISTRICT, CITY OF SAVANNAH,
 CHATHAM COUNTY, GEORGIA

prepared for
 CHSA DEVELOPMENT, INC.

No.	Revision	By	Date

THOMAS & HUTTON

50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

40 0 40 80
 1 INCH = 40 FEET

plat drawn reviewed field crew
 01/29/2020 BA MDJ 05/2010 MB

job 21470.0001 SHEET 1 OF 1