

- LEGEND**
- BENCH MARK
  - IPF 1" IRON PIPE FOUND
  - IPFC 1" IRON PIPE FOUND WITH CAP
  - IPS 1" IRON PIPE SET
  - CMS 3" X 3" CONCRETE MONUMENT SET
  - R/W RIGHT-OF-WAY
  - PB PLAT BOOK
  - PN PARCEL IDENTIFICATION NUMBER
  - BSL BUILDING SETBACK LINE

- NOTES:**
- THIS SUBDIVISION CONTAINS 18 LOTS.
  - TOTAL AREA: 5.817 ACRES; 253,376 SQUARE FEET.
  - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02137.
  - THIS PROPERTY IS CURRENTLY ZONED PD.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  - AS OF THE DATE OF THIS SURVEY, 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 13051C0036H, EFFECTIVE DATE: 8/16/2018. SEE LETTER MAP OF AMENDMENT CASE NO.: 04-04-8374A, DATED SEPTEMBER 13, 2004 AND REVALUATED IN REVALUATION NUMBER 12-04-0914V-130030 DATED AUGUST 17, 2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
  - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
  - 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.
  - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
  - 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 ABUTTING 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 OPEN AREAS, DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE CUMBERLAND POINT HOMEOWNERS 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 USES INTENDED.

SURVEY DATE: 5/22/2020  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 04"  
 ADJUSTED BY COMPASS RULE:  
 FLAT ERROR OF CLOSURE: 1/155,871  
 FIELD ERROR OF CLOSURE: 1/17,319

**REFERENCE:**

- PLAT BOOK 51, PAGES 486-487.
- PLAT BOOK 51, PAGES 635-636.
- PLAT BOOK 50, PAGE 286.
- SUBDIVISION MAP BOOK 365, PAGE 2A.
- SUBDIVISION MAP BOOK 375, PAGES 85A-F.
- PLAT RECORD BOOK 26P, PAGES 35A-F.

**BUILDING SETBACKS:**  
 FRONT - 25' FROM PROPERTY LINE  
 SIDE - 10' FROM PROPERTY LINE  
 REAR - 25' FROM PROPERTY LINE

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	43.44'	S73°48'49"E
L2	46.88'	N88°08'46"E
L3	31.03'	S57°33'51"E
L4	45.02'	S79°10'45"E
L5	40.02'	N66°14'28"E
L6	22.02'	S82°50'40"E
L7	12.51'	N47°28'33"E
L8	12.51'	S47°28'33"W

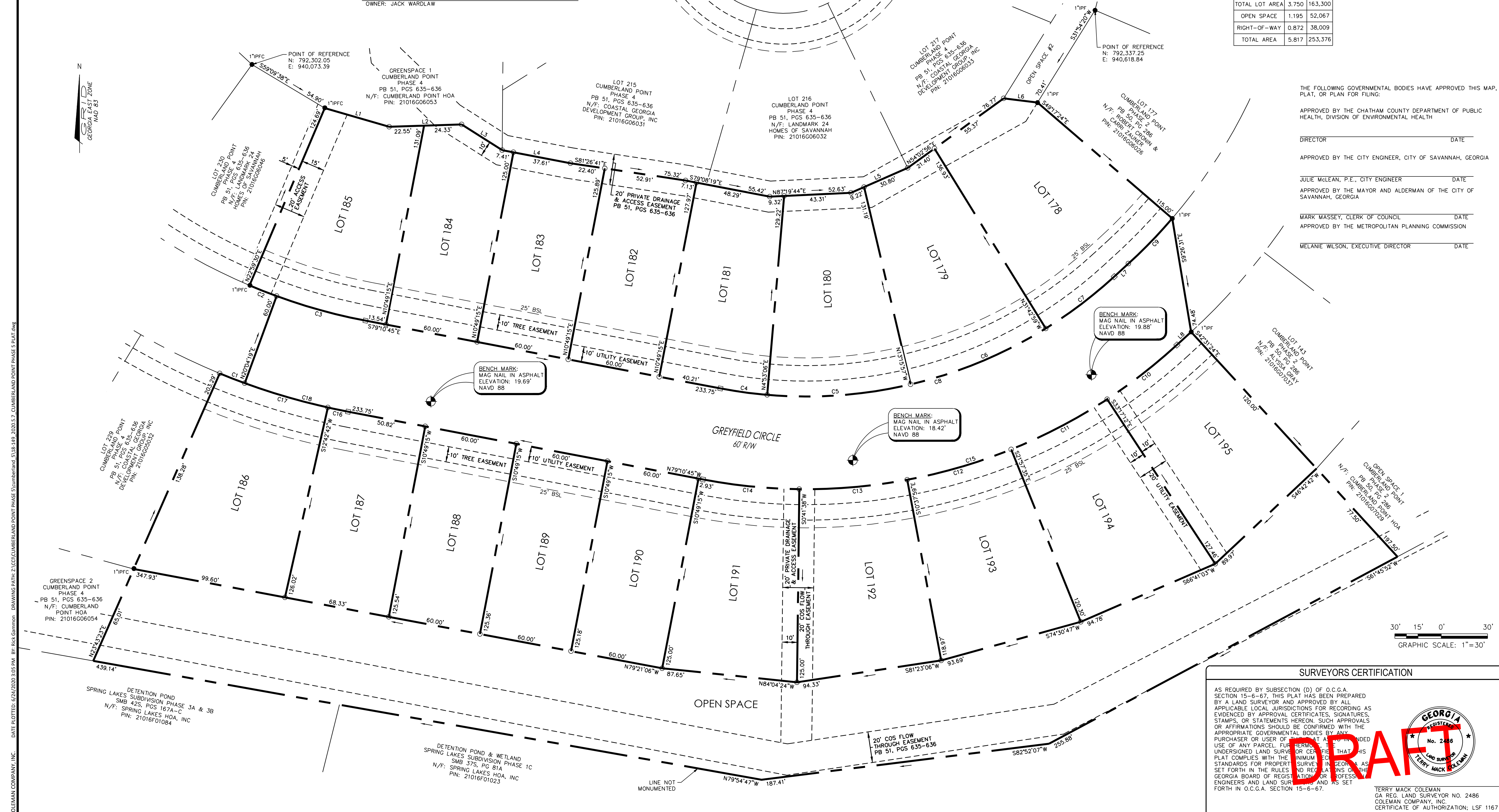
**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	17.40'	430.00'	2°19'07"	8.70'	S68°46'08"E	17.40'
C2	18.85'	370.00'	2°55'08"	9.43'	N68°28'07"W	18.85'
C3	59.74'	370.00'	9°15'03"	29.93'	S74°33'13"E	59.74'
C4	30.56'	295.00'	5°56'09"	15.29'	S82°08'49"E	30.56'
C5	93.45'	295.00'	18°09'03"	47.12'	N85°48'35"E	93.06'
C6	95.00'	295.00'	18°27'02"	47.91'	N67°30'32"E	94.59'
C7	55.65'	295.00'	10°48'29"	27.91'	N52°52'47"E	55.56'
C8	274.66'	295.00'	53°20'42"	148.19'	N74°08'54"E	264.85'
C9	40.75'	345.00'	6°46'01"	20.40'	N44°05'36"E	40.72'
C10	57.24'	355.00'	9°14'15"	28.68'	S52°05'41"W	57.17'
C11	70.18'	355.00'	11°19'37"	35.20'	S62°22'36"W	70.07'
C12	70.18'	355.00'	11°19'37"	35.20'	S73°42'13"W	70.07'
C13	70.18'	355.00'	11°19'37"	35.20'	S85°01'49"W	70.07'
C14	62.75'	355.00'	10°07'38"	31.46'	N84°14'33"W	62.67'
C15	330.52'	355.00'	53°20'42"	178.33'	S74°08'54"W	318.71'
C16	13.36'	430.00'	1°46'50"	6.68'	N78°17'20"W	13.36'
C17	56.06'	430.00'	7°28'13"	28.07'	N73°39'48"W	56.02'
C18	69.43'	430.00'	9°15'03"	34.79'	N74°33'13"W	69.35'

**LOT TABLE**

LOT #	ACRE	SF	ADDRESS	MIN FFE	MIN OFE
178	0.272	11,832	145 GREYFIELD CIRCLE	22.0'	21.0'
179	0.226	9,845	147 GREYFIELD CIRCLE	22.0'	21.0'
180	0.218	9,483	149 GREYFIELD CIRCLE	22.0'	21.0'
181	0.189	8,213	151 GREYFIELD CIRCLE	22.0'	21.0'
182	0.175	7,623	153 GREYFIELD CIRCLE	22.0'	21.0'
183	0.172	7,510	155 GREYFIELD CIRCLE	22.0'	21.0'
184	0.181	7,873	157 GREYFIELD CIRCLE	22.0'	21.0'
185	0.229	9,978	159 GREYFIELD CIRCLE	22.0'	21.0'
186	0.258	11,238	164 GREYFIELD CIRCLE	22.0'	21.0'
187	0.191	8,326	162 GREYFIELD CIRCLE	22.0'	21.0'
188	0.173	7,527	160B GREYFIELD CIRCLE	22.0'	21.0'
189	0.173	7,516	160A GREYFIELD CIRCLE	22.0'	21.0'
190	0.172	7,505	158 GREYFIELD CIRCLE	22.0'	21.0'
191	0.217	9,474	156 GREYFIELD CIRCLE	22.0'	21.0'
192	0.227	9,885	154 GREYFIELD CIRCLE	22.0'	21.0'
193	0.222	9,666	152 GREYFIELD CIRCLE	22.0'	21.0'
194	0.231	10,062	150 GREYFIELD CIRCLE	22.0'	21.0'
195	0.224	9,744	148 GREYFIELD CIRCLE	22.0'	21.0'

TOTAL LOT AREA 3.750 163,300  
 OPEN SPACE 1.195 52,067  
 RIGHT-OF-WAY 0.872 38,009  
 TOTAL AREA 5.817 253,376



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

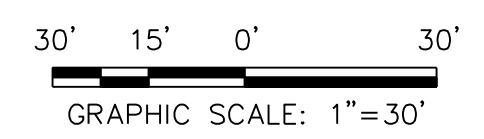
JULIE McLEAN, P.E., CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYORS 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. THIS PLAT IS UNDESIGNED LAND SURVEY OR CERTIFICATE THAT COMPLIES WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF 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

**GEORGIA**  
 No. 2486  
 TERRY MACK COLEMAN

**COLEMAN COMPANY**  
 ENGINEERS • SURVEYORS  
 1480 Chatham Parkway, Suite 100  
 Savannah, Georgia | (912) 200-3041

**CUMBERLAND POINT, PHASE 5**  
 A MAJOR SUBDIVISION OF 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.

JOB NUMBER: 18-149  
 DATE: 5/8/2020  
 DRAWN BY: JPA  
 CHECKED BY:  
 SCALE: 1" = 30'

**MAJOR SUBDIVISION**

SHEET: 1/1

DATE PLOTTED: 6/24/2020 3:05 PM BY: Rick Gammann DRAWING PATH: Z:\C\CUMBERLAND POINT PHASE 5\CUMBERLAND POINT PHASE 5 PLAT.DWG