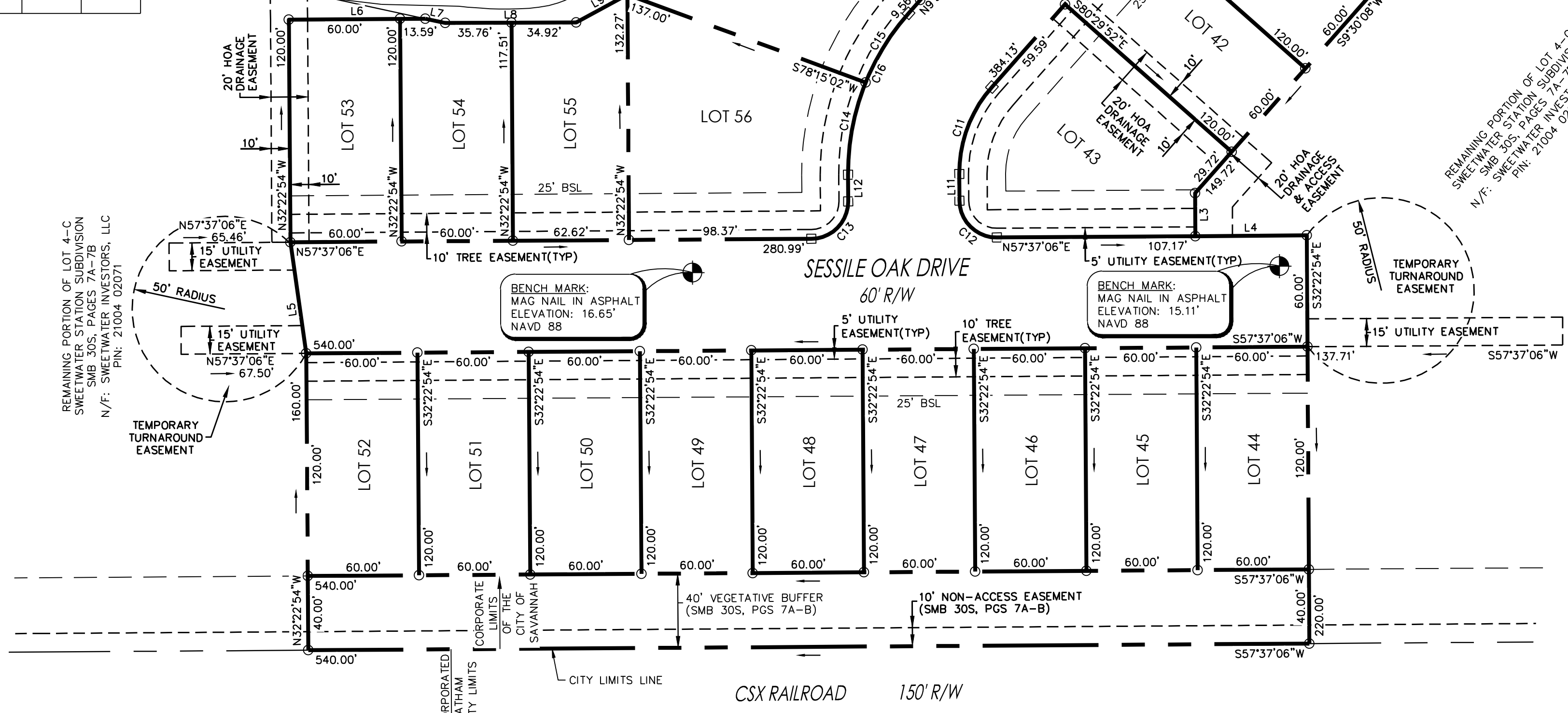


LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
31	0.172	7,496	51 CLUBHOUSE DRIVE	15.9'	15.4'
32	0.184	8,034	53 CLUBHOUSE DRIVE	15.9'	15.4'
33	0.178	7,769	55 CLUBHOUSE DRIVE	15.9'	15.4'
34	0.207	8,997	57 CLUBHOUSE DRIVE	15.9'	15.4'
35	0.207	9,001	59 CLUBHOUSE DRIVE	15.9'	15.4'
36	0.204	8,899	61 CLUBHOUSE DRIVE	15.9'	15.4'
37	0.210	9,163	63 CLUBHOUSE DRIVE	15.9'	15.4'
38	0.219	9,558	65 CLUBHOUSE DRIVE	15.9'	15.4'
39	0.248	10,790	67 CLUBHOUSE DRIVE	15.9'	15.4'
40	0.192	8,366	69 CLUBHOUSE DRIVE	15.9'	15.4'
41	0.165	7,200	71 CLUBHOUSE DRIVE	15.9'	15.4'
42	0.165	7,200	73 CLUBHOUSE DRIVE	15.9'	15.4'
43	0.279	12,162	75 CLUBHOUSE DRIVE	15.9'	15.4'
44	0.165	7,200	246 SESSILE OAK DRIVE	15.9'	15.4'
45	0.165	7,200	254 SESSILE OAK DRIVE	15.9'	15.4'
46	0.165	7,200	262 SESSILE OAK DRIVE	15.9'	15.4'
47	0.165	7,200	270 SESSILE OAK DRIVE	15.9'	15.4'
48	0.165	7,200	278 SESSILE OAK DRIVE	15.9'	15.4'
49	0.165	7,200	286 SESSILE OAK DRIVE	15.9'	15.4'
50	0.165	7,200	294 SESSILE OAK DRIVE	15.9'	15.4'
51	0.165	7,200	302 SESSILE OAK DRIVE	15.9'	15.4'
52	0.165	7,200	310 SESSILE OAK DRIVE	15.9'	15.4'
53	0.165	7,200	247 SESSILE OAK DRIVE	15.9'	15.4'
54	0.163	7,100	239 SESSILE OAK DRIVE	15.9'	15.4'
55	0.174	7,560	231 SESSILE OAK DRIVE	15.9'	15.4'
56	0.301	13,112	227 SESSILE OAK DRIVE OR 78 CLUBHOUSE DRIVE	15.9'	15.4'
57	0.221	9,615	76 CLUBHOUSE DRIVE	15.9'	15.4'
58	0.165	7,200	74 CLUBHOUSE DRIVE	15.9'	15.4'
59	0.165	7,200	72 CLUBHOUSE DRIVE	15.9'	15.4'
60	0.165	7,200	70 CLUBHOUSE DRIVE	15.9'	15.4'
61	0.165	7,200	68 CLUBHOUSE DRIVE	15.9'	15.4'
62	0.165	7,200	66 CLUBHOUSE DRIVE	15.9'	15.4'
63	0.169	7,347	64 CLUBHOUSE DRIVE	15.9'	15.4'
64	0.194	8,456	62 CLUBHOUSE DRIVE	15.9'	15.4'
65	0.245	10,660	60 CLUBHOUSE DRIVE	15.9'	15.4'
TOTAL LOT AREA		6,572	286,485		
OPEN SPACE		0.313	13,617		
BUFFER		0.496	21,600		
R/W		1.835	79,729		
TOTAL AREA		9.216	401,431		

- NOTES:**
- THIS SUBDIVISION CREATES 35 LOTS.
  - TOTAL AREA: 9.216 ACRES OR 401,431 SQUARE FEET.
  - PARENT PARCEL IDENTIFICATION NUMBERS: 21004 02069 & 21004 02071
  - THIS PROPERTY IS ZONED PUD-M-6.
  - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
  - 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 1305102255C, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  - 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 SWEETWATER STATION HOMEOWNERS ASSOCIATION.
  - 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 DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SWEETWATER STATION HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
  - 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.
  - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: JACK WARDLAW

APPROXIMATE LOCATION OF FLOOD HAZARD LINE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	4.07'	1000.00'	0°13'59"	2.03'	N15°00'52"E	4.07'
C2	60.06'	1000.00'	3°26'27"	30.04'	N16°51'05"E	60.05'
C3	9.15'	1000.00'	0°31'27"	4.57'	N18°50'02"E	9.15'
C4	73.27'	1000.00'	4°11'53"	36.65'	N16°59'49"E	73.25'
C5	116.09'	500.00'	1°31'8"	58.31'	N22°30'37"W	115.83'
C6	27.52'	1030.00'	1°31'51"	13.76'	S15°43'56"W	27.52'
C7	12.36'	970.00'	0°43'48"	6.18'	S16°07'58"W	12.36'
C8	61.60'	970.00'	3°38'18"	30.81'	S13°56'54"W	61.59'
C9	44.47'	970.00'	2°37'37"	22.24'	S10°48'57"W	44.47'
C10	118.43'	970.00'	6°59'43"	59.29'	S13°00'00"W	118.36'
C11	51.17'	70.00'	4°15'30"	26.79'	S11°26'23"E	50.04'
C12	31.42'	20.00'	9°00'00"	20.00'	S77°22'54"E	28.28'
C13	31.42'	20.00'	9°00'00"	20.00'	N12°37'06"E	28.28'
C14	50.92'	130.00'	2°22'29"	25.79'	N21°09'39"W	50.59'
C15	44.11'	130.00'	1°9'26"	22.27'	N07°3'08"W	43.90'
C16	95.03'	130.00'	4°15'30"	49.75'	N11°26'23"W	92.93'
C17	44.12'	1030.00'	2°27'16"	22.06'	N10°43'46"E	44.12'
C18	81.63'	1030.00'	4°32'28"	40.84'	N14°13'38"E	81.61'
C19	125.76'	1030.00'	6°59'43"	62.96'	N13°00'00"E	125.68'
C20	25.92'	970.00'	1°31'51"	12.96'	N15°43'56"E	25.92'
C21	37.47'	25.00'	8°52'15"	23.26'	N27°58'07"W	34.06'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.85'	N19°05'45"E
L2	71.49'	S42°25'58"W
L3	23.23'	S32°22'54"E
L4	60.00'	N57°37'06"E
L5	60.55'	N40°07'46"W
L6	73.59'	N57°37'06"E
L7	10.91'	N70°11'42"E
L8	70.68'	N57°47'43"E
L9	31.44'	N29°24'23"E
L10	59.26'	S16°29'52"W
L11	14.37'	S32°22'54"E
L12	14.37'	N32°22'54"W
L13	59.26'	N16°29'52"E
L14	59.21'	N14°58'00"E

- LEGEND**
- IRF BENCH MARK
  - IPF IRON ROD FOUND
  - IPS 1" IRON PIPE SET
  - CMS 3"x3" CONCRETE MONUMENT SET
  - R/W RIGHT-OF-WAY
  - PRB PLAT RECORD BOOK
  - SMB SUBDIVISION MAP BOOK
  - IPB PLAT BOOK
  - PNB PARCEL IDENTIFICATION NUMBER
  - BFE BASE FLOOD ELEVATION
  - GFE GARAGE FINISHED FLOOR
  - FFE FINISHED FLOOR ELEVATION

**BUILDING SETBACKS:**  
FRONT - 25' FROM PROPERTY LINE  
SIDE - 5' FROM PROPERTY LINE  
REAR - 25' FROM PROPERTY LINE

**SURVEY DATE:** 5/14/2020  
**EQUIPMENT USED:** ELECTRONIC TOTAL STATION  
**ANGULAR ERROR PER "A" =** 09"  
**ADJUSTED BY COMPASS RULE:**  
**PLAT ERROR OF CLOSURE:** 1/52,793  
**FIELD ERROR OF CLOSURE:** 1/184,455

- REFERENCE:**
- PLAT BOOK 51, PAGE 524.
  - SUBDIVISION MAP BOOK 305, PAGES 7A-7B.
  - SUBDIVISION MAP BOOK 385, PAGES 27A-27C.
  - SUBDIVISION MAP BOOK 275, PAGES 48A-48B.
  - PLAT RECORD BOOK 14P, PAGE 189.

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 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.

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