

SURVEY DATE: 2/7/2020
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 05"
 ADJUSTED BY COMPASS RULE:
 PLAT ERROR OF CLOSURE: 1/835,257
 FIELD ERROR OF CLOSURE: 1/51,880

REFERENCE:

1. PLAT BOOK 51, PAGE 664.
2. PLAT BOOK 51, PAGES 191 & 192.

BUILDING SETBACKS:

- FRONT - 25'
 REAR - 25'
 SIDES - 5'



LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IPS 1" IRON PIPE SET
- CMS 4"x4" CONCRETE MONUMENT SET
- R/W RIGHT-OF-WAY
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PB PLAT BOOK
- PIN PARCEL IDENTIFICATION NUMBER

LINE #	LENGTH	DIRECTION
L1	60.00'	S36°08'44"W
L2	3.01'	S53°51'16"E
L3	31.63'	N80°23'53"E
L4	41.14'	N21°46'04"E
L5	40.76'	N59°29'21"E
L6	61.08'	N81°19'20"E
L7	58.95'	N68°55'26"E
L8	27.48'	S75°31'53"W
L9	14.65'	S82°26'52"E
L10	38.71'	S35°59'16"W
L11	38.45'	S66°59'58"E
L12	12.52'	N61°39'33"E
L13	55.93'	N53°51'16"W
L14	54.36'	N68°34'10"E
L15	54.36'	S68°34'10"W
L16	55.93'	S53°51'16"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	21.47'	30.00'	40°59'48"	11.22'	S33°21'22"E	21.01'
C2	30.25'	66.00'	26°15'45"	15.40'	S5°40'56"E	29.99'
C3	74.88'	240.00'	17°52'33"	37.75'	S48°22'52"W	74.57'
C4	45.40'	30.00'	86°42'09"	28.32'	S82°47'40"W	41.19'
C5	16.38'	205.00'	4°34'41"	8.19'	N51°33'55"W	16.38'
C6	66.12'	205.00'	18°28'47"	33.35'	N40°02'12"W	65.83'
C7	53.87'	205.00'	15°03'18"	27.09'	N23°16'09"W	53.71'
C8	136.36'	205.00'	38°06'46"	70.81'	N34°47'53"W	133.86'
C9	12.88'	180.00'	4°05'57"	6.44'	N13°41'32"W	12.88'
C10	60.96'	180.00'	19°24'17"	30.78'	N1°56'24"W	60.67'
C11	63.37'	180.00'	20°10'22"	32.02'	N17°50'55"E	63.05'
C12	73.35'	180.00'	23°20'58"	37.19'	N39°36'35"E	72.85'
C13	54.30'	180.00'	17°17'06"	27.36'	N59°55'37"E	54.10'
C14	264.87'	180.00'	84°18'40"	162.96'	N26°24'50"E	241.61'
C15	22.17'	180.00'	7°03'23"	11.10'	N72°05'52"E	22.15'
C16	22.31'	180.00'	7°06'04"	11.17'	N79°10'35"E	22.29'
C17	44.48'	180.00'	14°09'27"	22.35'	N75°38'54"E	44.36'

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C18	10.19'	12.00'	48°37'58"	5.42'	N58°24'38"E	9.88'
C19	38.70'	66.00'	33°35'45"	19.92'	N50°53'32"E	38.15'
C20	54.11'	66.00'	46°58'38"	28.68'	S88°49'17"E	52.61'
C21	53.59'	66.00'	46°31'10"	28.37'	S42°04'23"E	52.13'
C22	146.40'	66.00'	127°05'32"	132.64'	S82°21'35"E	118.18'
C23	61.88'	66.00'	53°42'57"	33.42'	S34°18'25"W	59.63'
C24	56.19'	66.00'	48°46'43"	29.92'	S85°33'15"W	54.51'
C25	43.37'	66.00'	37°39'01"	22.50'	N51°13'53"W	42.59'
C26	161.44'	66.00'	140°08'41"	182.05'	S77°31'17"W	124.10'
C27	14.93'	12.00'	71°17'14"	8.60'	N68°03'00"W	13.99'
C28	16.20'	12.00'	7°44'13"	8.11'	S72°26'17"W	16.19'
C29	103.54'	120.00'	49°26'17"	55.24'	S43°51'02"W	100.36'
C30	73.04'	120.00'	34°52'23"	37.69'	S1°41'42"W	71.92'
C31	176.58'	120.00'	84°18'40"	108.64'	S26°24'50"W	161.08'
C32	12.37'	145.00'	4°53'13"	6.19'	S18°11'06"E	12.36'
C33	84.09'	145.00'	33°13'33"	43.26'	S37°14'29"E	82.91'
C34	96.45'	145.00'	38°06'46"	50.09'	S34°47'53"E	94.66'

LOT #	ACRE	SF	ADDRESS	MIN FFE	MIN GFE
277	0.250	10,911	1 HEADLANDS COURT	16.0'	15.0'
278	0.193	8,388	3 HEADLANDS COURT	16.0'	15.0'
279	0.193	8,410	5 HEADLANDS COURT	16.0'	15.0'
280	0.231	10,058	7 HEADLANDS COURT	16.0'	15.0'
281	0.245	10,692	9 HEADLANDS COURT	16.0'	15.0'
282	0.207	9,009	11 HEADLANDS COURT	16.0'	15.0'
283	0.155	6,732	13 HEADLANDS COURT	16.0'	15.0'
284	0.158	6,873	15 HEADLANDS COURT	16.0'	15.0'
285	0.174	7,589	26 HEADLANDS COURT	16.0'	15.0'
286	0.224	9,757	24 HEADLANDS COURT	16.0'	15.0'
287	0.247	10,748	22 HEADLANDS COURT	16.0'	15.0'
288	0.266	11,570	20 HEADLANDS COURT	16.0'	15.0'
289	0.270	11,758	18 HEADLANDS COURT	16.0'	15.0'
290	0.235	10,246	16 HEADLANDS COURT	16.0'	15.0'
291	0.339	14,762	14 HEADLANDS COURT	16.0'	15.0'
292	0.235	10,231	12 HEADLANDS COURT	16.0'	15.0'
293	0.173	7,536	10 HEADLANDS COURT	16.0'	15.0'
294	0.177	7,700	8 HEADLANDS COURT	16.0'	15.0'
295	0.161	6,999	6 HEADLANDS COURT	16.0'	15.0'
296	0.177	7,718	4 HEADLANDS COURT	16.0'	15.0'
297	0.285	12,398	2 HEADLANDS COURT	16.0'	15.0'
LOT TOTAL	4.595	200,085			
BUFFER	0.338	14,711			
OPEN SPACE	0.139	6,095			
R/W	1.161	50,606			
TOTAL AREA	6.233	271,497			

NOTES:

1. THIS SUBDIVISION CONTAINS 21 LOTS.
2. TOTAL AREA: 6.233 ACRES; 271,497 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBER: 21016 02060.
4. THIS PROPERTY IS CURRENTLY ZONED PD.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF LOTS 286-291 ARE LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1305100076G, EFFECTIVE DATE: 7/7/2014. BASE FLOOD ELEVATION: 15'. NAVD 88 - FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
8. FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
12. 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.
13. 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 HIGHLAND FALLS HOME OWNERS ASSOCIATION.
14. ALL LANDSCAPED AREAS WITHIN STREET RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE HIGHLAND FALLS HOME OWNERS ASSOCIATION.
15. 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: NORTH GODLEY DEVELOPERS, INC.
 JACK WARDLAW

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

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

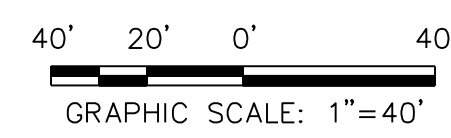
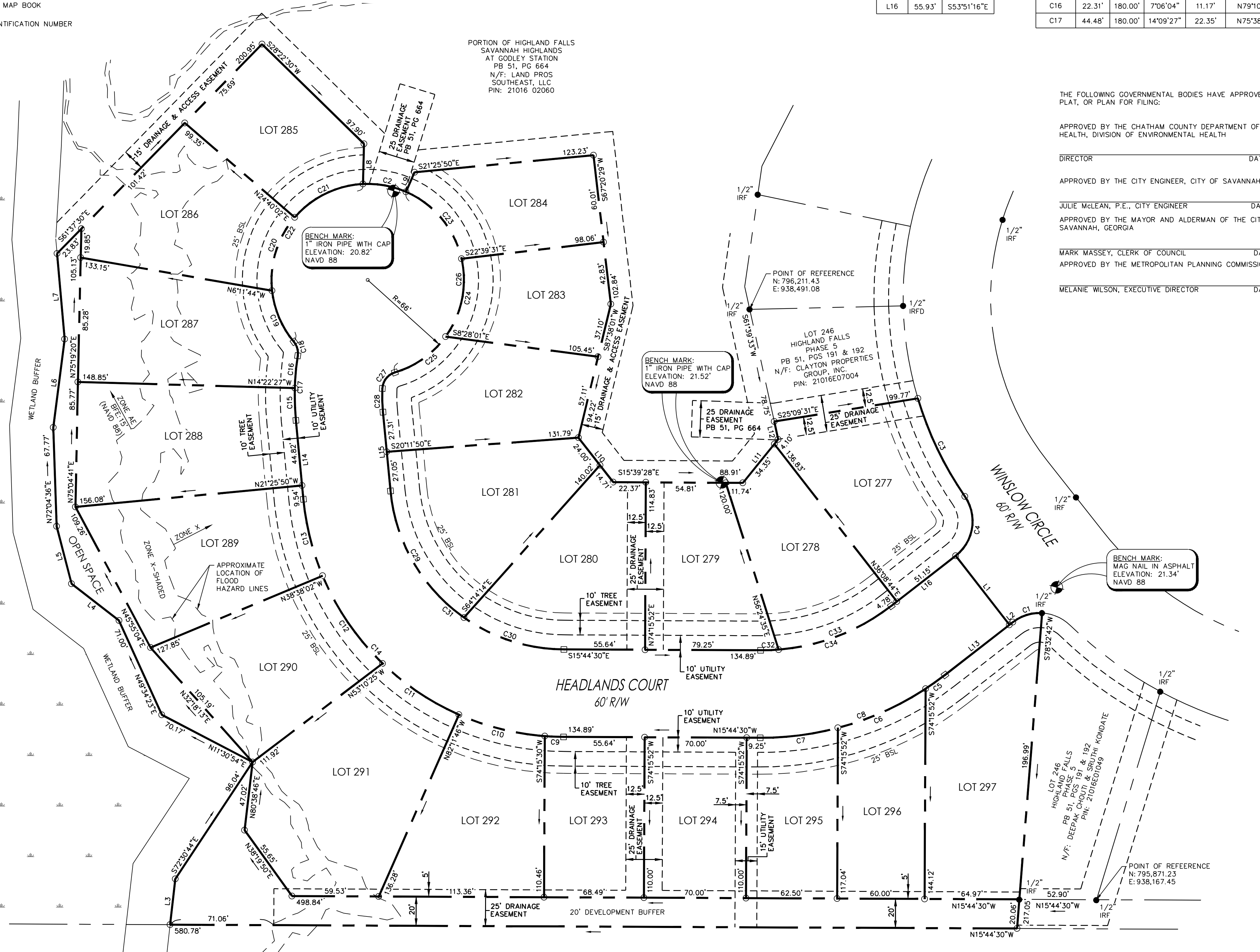
JULIE MCLEAN, P.E., CITY ENGINEER _____ DATE _____

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

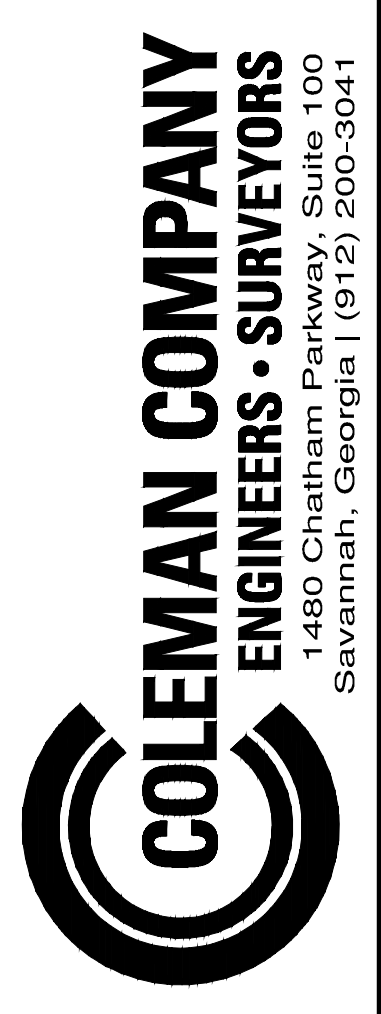
MARK MASSEY, CLERK OF COUNCIL _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____



DATE PLOTTED: 8/27/2020 8:29 AM BY: JPM/AMR DRAWING PATH: C:\2020\21025.000\DWG\SURVEY\21025_020_7_30_HIGHLAND FALLS PHASE 7 PLAT.DWG COLEMAN COMPANY, INC.



A MAJOR SUBDIVISION OF HIGHLAND FALLS, PHASE 7, SAVANNAH HIGHLANDS AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA PREPARED FOR: NORTH GODLEY DEVELOPERS, INC.

JOB NUMBER: 20-025
 DATE: 2/7/2020
 DRAWN BY: JPA
 CHECKED BY:
 SCALE: 1" = 40'

MAJOR SUBDIVISION

SHEET:

1/1