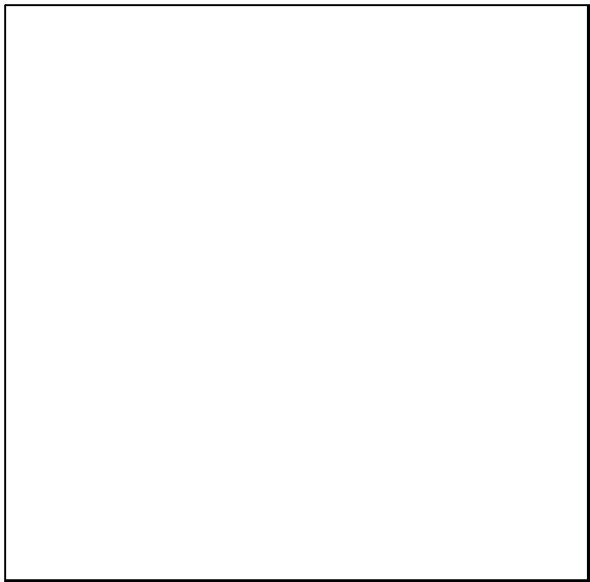
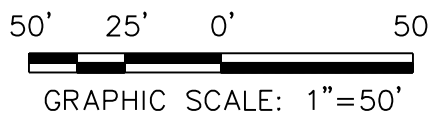




LOT TABLE					
LOT #	ACRE	SF	ADDRESS	MIN FFE	MIN GFE
27	0.217	9,455	95 TELFORD STREET	21.5'	21.0'
28	0.202	8,809	97 TELFORD STREET	21.5'	21.0'
29	0.202	8,802	99 TELFORD STREET	21.5'	21.0'
30	0.193	8,415	101 TELFORD STREET	21.5'	21.0'
31	0.178	7,753	103 TELFORD STREET	21.5'	21.0'
32	0.181	7,889	105 TELFORD STREET	21.5'	21.0'
33	0.187	8,163	107 TELFORD STREET	21.5'	21.0'
34	0.194	8,447	109 TELFORD STREET	21.5'	21.0'
35	0.215	9,365	111 TELFORD STREET	21.5'	21.0'
36	0.222	9,686	113 TELFORD STREET	21.5'	21.0'
37	0.208	9,067	115 TELFORD STREET	21.5'	21.0'
38	0.197	8,571	117 TELFORD STREET	21.5'	21.0'
39	0.184	8,008	119 TELFORD STREET	21.5'	21.0'
88	0.220	9,593	102 TELFORD STREET	21.5'	21.0'
89	0.182	7,914	100 TELFORD STREET	21.5'	21.0'
90	0.207	9,033	98 TELFORD STREET	21.5'	21.0'
92	0.194	8,439	96 TELFORD STREET	21.5'	21.0'
93	0.177	7,700	94 TELFORD STREET	21.5'	21.0'
94	0.182	7,930	92 TELFORD STREET	21.5'	21.0'
95	0.187	8,163	90 TELFORD STREET	21.5'	21.0'
96	0.197	8,588	88 TELFORD STREET	21.5'	21.0'
97	0.195	8,481	86 TELFORD STREET	21.5'	21.0'
98	0.184	8,007	84 TELFORD STREET	21.5'	21.0'
233	0.191	8,321	145 GRIMSBY ROAD	21.5'	21.0'
234	0.161	7,028	147 GRIMSBY ROAD	21.5'	21.0'
155	0.152	6,600	149 GRIMSBY ROAD	21.5'	21.0'
156	0.164	7,150	151 GRIMSBY ROAD	21.5'	21.0'
157	0.164	7,150	153 GRIMSBY ROAD	21.5'	21.0'
158	0.162	7,068	155 GRIMSBY ROAD	21.5'	21.0'
159	0.165	7,188	157 GRIMSBY ROAD	21.5'	21.0'
160	0.165	7,188	159 GRIMSBY ROAD	21.5'	21.0'
245	0.248	10,798	148 GRIMSBY ROAD	21.5'	21.0'
246	0.248	10,798	146 GRIMSBY ROAD	21.5'	21.0'
247	0.197	8,570	144 GRIMSBY ROAD	21.5'	21.0'
248	0.165	7,200	142 GRIMSBY ROAD	21.5'	21.0'
249	0.165	7,200	140 GRIMSBY ROAD	21.5'	21.0'
250	0.180	7,825	138 GRIMSBY ROAD	21.5'	21.0'
251	0.165	7,197	136 GRIMSBY ROAD	21.5'	21.0'
253	0.192	8,381	167 GRIMSBY ROAD	21.5'	21.0'
254	0.192	8,381	165 GRIMSBY ROAD	21.5'	21.0'
255	0.165	7,188	163 GRIMSBY ROAD	21.5'	21.0'
256	0.165	7,188	161 GRIMSBY ROAD	21.5'	21.0'

TOTAL LOT AREA	7,911	344,697
BUFFER	0.428	18,655
OPEN SPACE A	1.190	51,852
OPEN SPACE B	7.798	339,658
TOTAL OPEN SPACE	8.988	391,516
RIGHT-OF-WAY	2.336	101,664
TOTAL AREA	19.663	856,526



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 INTERESTS IN 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

- NOTES:
- THIS SUBDIVISION CREATES 42 LOTS.
 - TOTAL AREA: 19.663 ACRES; 856,526 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02061
 - THIS PROPERTY IS CURRENTLY ZONED PUD.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83(12).
 - 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 13051C0017G, EFFECTIVE DATE: JULY 7, 2014.
 - 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 SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ON THE ABUTTING STREET PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTIES OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE SAVANNAH SUBDIVISION REGULATIONS.
 - ALL DRAINAGE EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
 - 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: SHDC, LLC
JERRY KONTER
DATE

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 OF HEALTH 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

BUILDING SETBACKS:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
(CORNER LOTS SHALL HAVE A 15' SIDE SETBACK WHERE ADJACENT TO RIGHT-OF-WAY)

SURVEY DATE: 2/15/2018
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/306,683
FIELD ERROR OF CLOSURE: 1/78,843

- REFERENCE:
- SUBDIVISION MAP BOOK 385, PAGES 46A-C.
 - PLAT BOOK 50, PAGES 99-101.
 - PLAT RECORD BOOK 32P, PAGE 14.
 - SUBDIVISION MAP BOOK 345, PAGES 56A-C.
 - PLAT BOOK 50, PAGE 726.
 - PLAT BOOK 51, PAGE 421.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61.14'	760.00'	4°36'34"	30.59'	N12°14'27"W	61.13'
C2	18.19'	820.00'	1°16'16"	9.10'	S10°31'26"E	18.19'
C3	23.83'	460.00'	2°58'05"	11.92'	S3°57'36"W	23.83'
C4	37.56'	820.00'	2°37'27"	18.78'	N8°34'35"W	37.55'
C5	12.28'	1440.00'	0°29'19"	6.14'	N7°30'31"W	12.28'
C6	75.03'	1440.00'	2°59'07"	37.52'	N9°14'44"W	75.02'
C7	76.97'	1440.00'	3°03'45"	38.50'	N12°16'10"W	76.96'
C8	77.18'	1440.00'	3°04'15"	38.60'	N15°20'11"W	77.17'
C9	54.84'	1440.00'	2°10'55"	27.42'	N17°57'46"W	54.83'
C10	296.30'	1440.00'	11°47'22"	148.67'	N13°09'32"W	295.78'
C11	31.42'	20.00'	90°00'01"	20.00'	N64°03'13"W	28.28'
C12	63.51'	245.00'	14°51'12"	31.94'	S6°33'11"W	63.34'
C13	118.76'	245.00'	27°46'23"	60.57'	S42°12'24"W	117.60'
C14	118.76'	245.00'	27°46'23"	60.57'	S14°26'01"W	117.60'
C15	45.94'	245.00'	10°44'38"	23.04'	S4°49'30"E	45.87'
C16	346.97'	245.00'	81°08'36"	209.78'	S30°22'29"W	318.70'
C17	42.09'	190.00'	12°41'35"	21.13'	S16°32'36"E	42.01'
C18	37.16'	250.00'	8°31'02"	18.62'	N18°32'01"W	37.13'
C19	17.79'	250.00'	4°04'41"	8.90'	N12°14'09"W	17.79'
C20	54.96'	250.00'	12°35'43"	27.59'	N16°29'40"W	54.85'
C21	43.56'	305.00'	8°10'58"	21.82'	N6°06'20"W	43.52'
C22	55.53'	305.00'	10°25'55"	27.84'	N31°2'06"E	55.45'
C23	55.53'	305.00'	10°25'55"	27.84'	N1°33'01"E	55.45'
C24	55.53'	305.00'	10°25'55"	27.84'	N24°03'56"E	55.45'
C25	55.53'	305.00'	10°25'55"	27.84'	N34°29'50"E	55.45'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C26	64.82'	305.00'	12°10'36"	32.53'	N45°48'05"E	64.70'
C27	64.82'	305.00'	12°10'36"	32.53'	N5°58'41"E	64.70'
C28	36.62'	305.00'	6°52'49"	18.33'	N67°30'23"E	36.60'
C29	431.95'	305.00'	81°08'36"	261.15'	N30°22'29"E	396.74'
C30	31.42'	20.00'	90°00'00"	20.00'	N25°56'47"E	28.28'
C31	17.05'	560.00'	1°44'38"	8.52'	N18°10'54"W	17.04'
C32	70.35'	560.00'	7°11'53"	35.22'	N1°34'38"W	70.31'
C33	11.74'	560.00'	1°12'03"	5.87'	N9°30'41"W	11.74'
C34	99.13'	560.00'	10°08'34"	49.70'	N1°58'56"W	99.00'
C35	31.42'	20.00'	90°00'00"	20.00'	N53°54'39"W	28.28'
C36	33.80'	20.00'	96°49'40"	22.54'	N32°40'31"E	29.92'
C37	41.48'	500.00'	4°45'12"	20.75'	S11°17'15"E	41.47'
C38	64.64'	500.00'	7°24'26"	32.37'	S12°36'52"E	64.60'
C39	23.87'	500.00'	2°44'08"	11.94'	S17°41'09"E	23.87'
C40	88.51'	500.00'	10°08'34"	44.37'	S1°58'56"E	88.40'
C41	44.73'	1500.00'	1°42'31"	22.37'	S18°11'57"E	44.73'
C42	70.01'	1500.00'	2°40'27"	35.01'	S16°00'28"E	70.00'
C43	75.08'	1500.00'	2°52'04"	37.55'	S13°14'13"E	75.07'
C44	75.34'	1500.00'	2°52'40"	37.68'	S10°21'51"E	75.33'
C45	43.49'	1500.00'	1°39'40"	21.74'	S8°05'41"E	43.48'
C46	308.64'	1500.00'	11°47'22"	154.87'	S13°09'32"E	308.10'
C47	27.13'	760.00'	2°02'44"	13.57'	S8°17'13"E	27.13'
C48	8.31'	760.00'	0°37'35"	4.15'	S9°37'23"E	8.31'
C49	35.44'	760.00'	2°40'19"	17.72'	S8°36'01"E	35.44'
C50	89.27'	820.00'	6°14'16"	44.68'	S14°16'42"E	89.23'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00'	S80°42'56"W
L2	60.00'	S67°06'37"W
L3	22.48'	S22°47'32"E
L4	76.31'	S22°47'32"E
L5	27.77'	S22°36'57"E
L6	27.74'	S16°35'21"E
L7	33.30'	S8°47'14"E
L8	56.28'	S4°09'08"E
L9	26.98'	S4°31'49"W
L10	26.98'	S12°18'10"W
L11	33.56'	S21°20'19"W
L12	65.93'	S24°34'39"W
L13	32.33'	S23°30'25"W
L14	40.27'	S19°54'41"W
L15	40.27'	S15°51'23"W
L16	41.15'	S11°46'42"W
L17	41.15'	S7°37'36"W
L18	6.42'	S81°32'47"W
L19	66.37'	S81°25'45"W
L20	67.09'	S82°44'27"W
L21	20.05'	S86°53'57"W
L22	63.02'	N89°14'38"W
L23	15.80'	N10°09'33"E
L24	58.32'	N15°24'06"E
L25	65.01'	N18°33'03"E
L26	35.91'	N15°44'06"E
L27	35.91'	N12°39'51"E
L28	35.91'	N9°35'35"E
L29	35.91'	N6°31'20"E
L30	37.24'	N3°23'39"E
L31	41.52'	N0°01'35"E
L32	35.68'	N4°01'17"W
L33	35.68'	N7°06'09"W
L34	35.68'	N10°14'52"W
L35	35.68'	N13°23'35"W
L36	35.68'	N16°32'17"W
L37	35.68'	N19°41'00"W
L38	37.98'	N22°55'49"W
L39	37.98'	N26°16'43"W
L40	37.40'	N29°36'06"W
L41	37.40'	N32°53'57"W
L42	31.01'	N35°54'53"W
L43	27.20'	N60°14'07"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	27.20'	N62°05'27"E
L45	30.00'	N64°02'31"E
L46	30.00'	N66°05'20"E
L47	30.00'	N68°08'08"E
L48	30.00'	N70°10'56"E
L49	30.00'	N72°13'44"E
L50	30.00'	N74°16'32"E
L51	30.00'	N76°19'20"E
L52	92.90'	N81°05'21"E
L53	60.03'	N10°48'56"W
L54	60.42'	N81°00'23"E
L55	45.46'	N19°03'13"W
L56	43.87'	N8°54'39"W
L57	68.89'	S16°45'58"E
L58	67.95'	S14°47'20"E
L59	74.43'	S11°35'03"E
L60	28.59'	N15°09'40"W
L61	23.41'	N4°49'30"W
L62	30.22'	N7°29'25"E
L63	30.22'	N21°22'37"E
L64	30.22'	N35°15'48"E
L65	30.22'	N49°09'00"E
L66	44.08'	S61°01'20"W
L67	44.08'	S54°56'02"W
L68	44.08'	S48°50'44"W
L69	44.08'	S42°45'26"W
L70	37.77'	S37°06'19"W
L71	37.77'	S31°53'21"W
L72	37.77'	S26°40'24"W
L73	37.77'	S21°27'27"W
L74	37.77'	S16°14'30"W
L75	37.77'	S11°01'32"W
L76	37.77'	S5°48'35"W
L77	37.77'	S0°35'38"W
L78	29.63'	S4°03'35"E
L79	29.63'	S8°09'04"E
L80	25.62'	S12°14'09"E
L81	27.06'	S16°25'42"E
L82	27.06'	S