

- LEGEND**
- BENCH MARK
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IPS 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - POR POINT OF REFERENCE

- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 28 LOTS
 - TOTAL AREA: 3.219 ACRES: 140,305 SQUARE FEET.
 - PROPERTY ADDRESS: OGEECHEE ROAD, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21030F01028.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF LOTS 583-588 & 574 ARE LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051002350, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 8.0', NAVD 88. 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, NAD83.
 - 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.
 - ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
 - ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
 - ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - ALL COMMON AREA (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE BRADLEY POINTE SOUTH HOMEOWNERS ASSOCIATION.
 - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION 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 ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT OF STREET LIGHTING SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING. THE DEVELOPER IS OBLIGATED TO PROVIDE THE EXPENSES OF INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
 - FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HERON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
 - 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: BRADLEY LOT DEVELOPERS, LLC
JACK WARDLAW

LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
574	0.128	5,591	65 POMONA CIRCLE	10.8'	10.3'
575	0.099	4,304	63 POMONA CIRCLE	10.8'	10.3'
576	0.078	3,400	61 POMONA CIRCLE	10.8'	10.3'
577	0.078	3,400	59 POMONA CIRCLE	10.8'	10.3'
578	0.078	3,400	57 POMONA CIRCLE	10.8'	10.3'
579	0.078	3,400	55 POMONA CIRCLE	10.8'	10.3'
580	0.078	3,400	53 POMONA CIRCLE	10.8'	10.3'
581	0.078	3,400	51 POMONA CIRCLE	10.8'	10.3'
582	0.078	3,400	49 POMONA CIRCLE	10.8'	10.3'
583	0.078	3,400	47 POMONA CIRCLE	10.8'	10.3'
584	0.078	3,400	45 POMONA CIRCLE	10.8'	10.3'
585	0.087	3,788	43 POMONA CIRCLE	10.8'	10.3'
586	0.094	4,082	41 POMONA CIRCLE	10.8'	10.3'
587	0.093	4,068	39 POMONA CIRCLE	10.8'	10.3'
588	0.093	4,072	37 POMONA CIRCLE	10.8'	10.3'
589	0.093	4,072	35 POMONA CIRCLE	10.8'	10.3'
590	0.093	4,070	33 POMONA CIRCLE	10.8'	10.3'
591	0.088	3,851	31 POMONA CIRCLE	10.8'	10.3'
592	0.134	5,857	18 POMONA CIRCLE	10.8'	10.3'
593	0.078	3,400	20 POMONA CIRCLE	10.8'	10.3'
594	0.078	3,400	22 POMONA CIRCLE	10.8'	10.3'
595	0.078	3,400	24 POMONA CIRCLE	10.8'	10.3'
596	0.078	3,400	26 POMONA CIRCLE	10.8'	10.3'
597	0.078	3,400	28 POMONA CIRCLE	10.8'	10.3'
598	0.078	3,400	30 POMONA CIRCLE	10.8'	10.3'
599	0.078	3,400	32 POMONA CIRCLE	10.8'	10.3'
600	0.078	3,400	34 POMONA CIRCLE	10.8'	10.3'
601	0.152	6,641	36 POMONA CIRCLE	10.8'	10.3'
LOT TOTAL	2.480	108,196			
R/W	0.739	32,109			
OPEN SPACE	0.924	40,179			
TOTAL AREA	4.143	180,484			

- REFERENCE:**
- PLAT BOOK 51, PAGE 334.
 - PLAT RECORD BOOK 37P, PAGE 13.
 - PLAT RECORD BOOK 33P, PAGE 35.
 - PLAT RECORD BOOK 31P, PAGES 3A-F.
 - PLAT RECORD BOOK 18P, PAGES 16A-E.
 - PLAT RECORD BOOK 16P, PAGE 99.

BUILDING SETBACKS:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
(SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

FIELD SURVEY DATE: 8/21/2018
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER STA = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/261,369
FIELD ERROR OF CLOSURE: 1/54,000

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	65.18'	569.00'	6°33'50"	32.63'	S84°49'56"E	65.15'
C2	72.73'	40.00'	104°10'52"	51.36'	S36°01'25"E	63.12'
C3	27.27'	100.00'	15°37'33"	13.72'	S23°52'23"W	27.19'
C4	25.89'	100.00'	14°50'01"	13.02'	S39°06'10"W	25.82'
C5	53.16'	100.00'	30°27'34"	27.23'	S31°17'23"W	52.54'
C6	15.90'	110.00'	8°16'48"	7.96'	S50°39'32"W	15.88'
C7	27.78'	110.00'	14°28'06"	13.96'	S62°01'59"W	27.70'
C8	27.78'	110.00'	14°28'06"	13.96'	S76°30'05"W	27.70'
C9	27.78'	110.00'	14°28'06"	13.96'	N89°01'48"W	27.70'
C10	27.78'	110.00'	14°28'06"	13.96'	N74°33'42"W	27.70'
C11	27.78'	110.00'	14°28'06"	13.96'	N60°05'35"W	27.70'
C12	18.42'	110.00'	9°35'35"	9.23'	N48°03'45"W	18.40'
C13	173.20'	110.00'	90°12'55"	110.41'	N88°22'25"W	155.86'
C14	78.73'	50.00'	90°12'55"	50.19'	N88°22'25"W	70.84'
C15	21.26'	40.00'	30°27'06"	10.89'	N31°17'34"E	21.01'

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

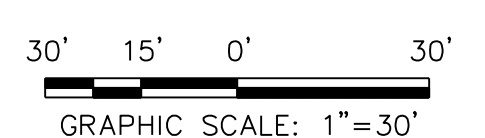
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

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

MARK MASSEY, CLERK OF COUNCIL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR



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 WHO INTENDS TO USE ANY PARCEL, FOR THE PURPOSES OF THAT UNDERSIGNED LAND SURVEYOR OR CERTIFICATE THAT THIS PLAT COMPLIES WITH THE MINIMUM RECORDING STANDARDS FOR PROPERTY SURVEYS 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 REGISTERED No. 2486

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