

LEGEND

- ◻ BENCH MARK
- ◻ CONCRETE MONUMENT SET
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- RIGHT-OF-WAY
- PLAT RECORD BOOK
- SUBDIVISION MAP BOOK
- PARCEL IDENTIFICATION NUMBER
- BUILDING SETBACK LINE
- CITY OF SAVANNAH
- HOME OWNER ASSOCIATION
- POINT OF REFERENCE
- FINISHED FLOOR ELEVATION
- GARAGE FLOOR ELEVATION

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

SURVEY DATE: 8/24/2018
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/457,356
FIELD ERROR OF CLOSURE: 1/130,714

REFERENCE:
 1. PLAT BOOK 51, PAGES 459 & 460.
 2. SUBDIVISION MAP BOOK 365, PAGE 2A.
 3. SUBDIVISION MAP BOOK 355, PAGES 5A-C.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	80.88'	400.00'	11°35'06"	40.58'	N63°40'22"W	80.74'
C2	85.88'	400.00'	12°18'05"	43.11'	N51°43'47"W	85.71'
C3	85.88'	400.00'	12°18'05"	43.11'	N39°25'42"W	85.71'
C4	35.83'	400.00'	5°07'55"	17.93'	N30°42'42"W	35.82'
C5	288.46'	400.00'	41°19'10"	150.83'	N48°48'20"W	282.25'
C6	27.09'	300.00'	5°10'26"	13.55'	N25°33'32"W	27.08'
C7	95.11'	300.00'	18°09'56"	47.96'	N13°53'21"W	94.72'
C8	34.34'	300.00'	6°33'32"	17.19'	N1°31'38"W	34.32'
C9	156.55'	300.00'	29°53'53"	80.10'	N1°31'14"W	154.78'
C10	38.77'	120.00'	18°30'36"	19.55'	S7°30'10"E	38.60'
C11	23.85'	120.00'	11°23'17"	11.97'	S22°27'06"E	23.81'
C12	62.62'	120.00'	29°53'53"	32.04'	S1°31'14"E	61.91'
C13	91.18'	220.00'	23°44'48"	46.25'	S40°01'09"E	90.53'
C14	134.53'	220.00'	35°02'10"	69.44'	S69°24'38"E	132.44'
C15	11.79'	220.00'	3°04'17"	5.90'	S88°27'52"E	11.79'
C16	237.50'	220.00'	61°51'15"	131.81'	S59°04'22"E	226.14'
C17	35.27'	230.00'	8°47'08"	17.67'	S85°36'26"E	35.23'
C18	29.13'	230.00'	7°15'20"	14.58'	S77°35'12"E	29.11'
C19	64.39'	230.00'	16°02'28"	32.41'	S81°58'46"E	64.18'
C20	59.86'	240.00'	14°17'29"	30.09'	S66°48'48"E	59.71'
C21	54.46'	240.00'	13°00'02"	27.35'	S53°10'03"E	54.34'
C22	54.46'	240.00'	13°00'02"	27.35'	S40°10'01"E	54.34'
C23	60.16'	240.00'	14°21'41"	30.24'	S26°29'09"E	60.00'
C24	60.16'	240.00'	14°21'41"	30.24'	S12°07'28"E	60.00'
C25	51.24'	240.00'	12°14'00"	25.72'	S11°02'23"W	51.15'
C26	340.33'	240.00'	81°14'56"	205.88'	S33°20'04"E	312.53'
C27	31.42'	20.00'	90°00'00"	20.00'	S37°42'37"E	28.28'
C28	31.42'	20.00'	90°00'00"	20.00'	S52°17'32"W	28.28'
C29	52.41'	180.00'	16°40'57"	26.39'	N10°33'05"W	52.23'
C30	128.85'	180.00'	41°00'49"	67.32'	N29°53'59"W	126.11'
C31	73.99'	180.00'	23°33'09"	37.53'	N62°10'58"W	73.47'
C32	255.25'	180.00'	81°14'56"	154.41'	N33°20'04"W	234.40'
C33	36.94'	20.00'	105°49'15"	26.45'	S53°07'50"W	31.91'
C34	28.13'	20.00'	80°35'03"	16.96'	N40°04'47"W	25.87'
C35	53.30'	280.00'	10°54'23"	26.73'	N37°55'07"W	53.22'
C36	55.12'	280.00'	11°16'41"	27.65'	N63°49'35"W	55.03'
C37	60.12'	280.00'	12°18'05"	30.17'	N52°02'12"W	60.00'
C38	60.12'	280.00'	12°18'05"	30.17'	N39°44'07"W	60.00'
C39	26.58'	280.00'	5°26'20"	13.30'	N30°51'55"W	26.57'
C40	255.22'	280.00'	52°13'34"	137.25'	N54°15'32"W	246.48'
C41	18.25'	180.00'	5°48'38"	9.13'	N25°14'27"W	18.25'
C42	54.93'	180.00'	17°29'02"	27.68'	N13°35'36"W	54.71'
C43	20.75'	180.00'	6°36'14"	10.38'	N1°32'58"W	20.74'
C44	93.93'	180.00'	29°53'55"	48.06'	N1°31'14"W	92.87'
C45	53.09'	302.00'	10°04'18"	26.61'	N84°57'51"E	53.02'
C46	112.10'	70.00'	91°45'08"	72.17'	S44°07'26"E	100.50'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.96'	N81°34'38"E
L2	42.91'	S07°35'35"W
L3	51.58'	S24°09'01"E
L4	53.11'	S50°13'32"E
L5	89.67'	S53°21'36"E
L6	33.38'	N40°39'19"W
L7	44.18'	N45°07'21"E
L8	44.18'	N36°40'40"E
L9	44.18'	N28°13'59"E
L10	44.18'	N19°47'18"E
L11	40.33'	N16°02'21"E
L12	60.05'	N87°08'47"W
L13	56.34'	N81°34'40"W
L14	56.34'	N73°30'22"W
L15	50.22'	N2°39'59"E
L16	16.04'	N90°00'00"E
L17	81.43'	S71°7'23"W
L18	65.00'	S71°7'23"W
L19	35.85'	S43°33'40"E
L20	52.02'	S65°52'39"E
L21	26.19'	S89°24'58"E
L22	25.85'	S87°54'48"E
L23	25.85'	S83°44'23"E
L24	33.06'	S79°30'24"E
L25	41.84'	S73°57'32"E
L26	5.00'	S16°02'28"W
L27	42.99'	S71°30'54"E
L28	53.40'	S63°55'15"E
L29	36.55'	S56°45'28"E
L30	45.09'	S50°15'27"E
L31	40.82'	S43°25'01"E
L32	40.82'	S36°55'00"E
L33	45.09'	S30°04'34"E
L34	45.09'	S22°53'44"E
L35	45.09'	S15°42'53"E
L36	45.09'	S8°32'02"E
L37	76.72'	S11°02'23"W
L38	14.76'	N01°3'23"E
L39	43.72'	N28°12'31"W
L40	25.34'	N61°45'59"W
L41	39.68'	N73°57'32"W
L42	43.78'	S89°24'58"E
L43	52.45'	S14°5'08"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	20.01'	S88°41'06"E
E2	11.65'	S00°00'07"W
E3	25.60'	S56°02'35"W
E4	26.43'	N23°39'59"E
E5	17.79'	S00°01'58"W
E6	57.87'	S18°50'10"W
E7	45.15'	S48°42'32"W
E8	15.00'	N411°2'28"W
E9	41.15'	N48°42'32"E
E10	51.39'	N18°50'10"E
E11	16.05'	N00°01'58"E
E12	34.98'	S71°7'23"W
E13	15.00'	N82°42'37"W
E14	42.48'	N71°7'23"E

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	MIN FFE	MIN GFE
41	0.165	7,180	10 SHOEFSTALL STREET	20.8'	20.3'
42	0.165	7,200	12 SHOEFSTALL STREET	20.8'	20.3'
43	0.165	7,200	14 SHOEFSTALL STREET	20.8'	20.3'
44	0.165	7,200	16 SHOEFSTALL STREET	20.8'	20.3'
45	0.184	8,020	18 SHOEFSTALL STREET	20.8'	20.3'
46	0.207	9,002	20 SHOEFSTALL STREET	20.8'	20.3'
47	0.177	7,730	22 SHOEFSTALL STREET	20.8'	20.3'
48	0.179	7,800	24 SHOEFSTALL STREET	20.8'	20.3'
49	0.192	8,358	26 SHOEFSTALL STREET	20.8'	20.3'
50	0.201	8,760	28 SHOEFSTALL STREET	20.8'	20.3'
51	0.201	8,760	30 SHOEFSTALL STREET	20.8'	20.3'
52	0.187	8,160	32 SHOEFSTALL STREET	20.8'	20.3'
53	0.249	10,842	34 SHOEFSTALL STREET	20.8'	20.3'
54	0.236	10,281	36 SHOEFSTALL STREET	20.8'	20.3'
55	0.179	7,800	38 SHOEFSTALL STREET	20.8'	20.3'
56	0.219	9,561	40 SHOEFSTALL STREET	20.8'	20.3'
57	0.242	10,537	42 SHOEFSTALL STREET	20.8'	20.3'
58	0.193	8,409	44 SHOEFSTALL STREET	20.8'	20.3'
59	0.165	7,200	46 SHOEFSTALL STREET	20.8'	20.3'
60	0.165	7,200	48 SHOEFSTALL STREET	20.8'	20.3'
61	0.165	7,200	50 SHOEFSTALL STREET	20.8'	20.3'
62	0.232	10,114	55 SHOEFSTALL STREET	20.8'	20.3'
63	0.253	11,018	53 SHOEFSTALL STREET	20.8'	20.3'
64	0.199	8,649	51 SHOEFSTALL STREET	20.8'	20.3'
65	0.206	8,981	49 SHOEFSTALL STREET	20.8'	20.3'
66	0.206	8,981	47 SHOEFSTALL STREET	20.8'	20.3'
67	0.187	8,137	45 SHOEFSTALL STREET	20.8'	20.3'
68	0.187	8,136	43 SHOEFSTALL STREET	20.8'	20.3'
69	0.223	9,727	41 SHOEFSTALL STREET	20.8'	20.3'
70	0.194	8,445	39 SHOEFSTALL STREET	20.8'	20.3'
71	0.165	7,200	37 SHOEFSTALL STREET	20.8'	20.3'
72	0.188	8,200	35 SHOEFSTALL STREET	20.8'	20.3'
73	0.196	8,525	33 SHOEFSTALL STREET	20.8'	20.3'
74	0.279	12,168	31 SHOEFSTALL STREET	20.8'	20.3'
75	0.252	10,986	29 SHOEFSTALL STREET	20.8'	20.3'
76	0.194	8,437	27 SHOEFSTALL STREET	20.8'	20.3'
77	0.192	8,369	25 SHOEFSTALL STREET	20.8'	20.3'
78	0.197	8,595	23 SHOEFSTALL STREET	20.8'	20.3'
79	0.172	7,500	21 SHOEFSTALL STREET	20.8'	20.3'
80	0.172	7,500	19 SHOEFSTALL STREET	20.8'	20.3'
81	0.172	7,500	17 SHOEFSTALL STREET	20.8'	20.3'
82	0.168	7,297	15 SHOEFSTALL STREET	20.8'	20.3'
LOT TOTAL	8.235	358,865			
OPEN SPACE A	2.360	102,756			
OPEN SPACE B	1.266	55,094			
OPEN SPACE TOTAL	3.626	157,850			
PUBLIC R/W	2.556	111,307			
TOTAL AREA	14.417	628,022			

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 CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

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

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

MARK MASSEY, ACTING CLERK OF COUNCIL _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____

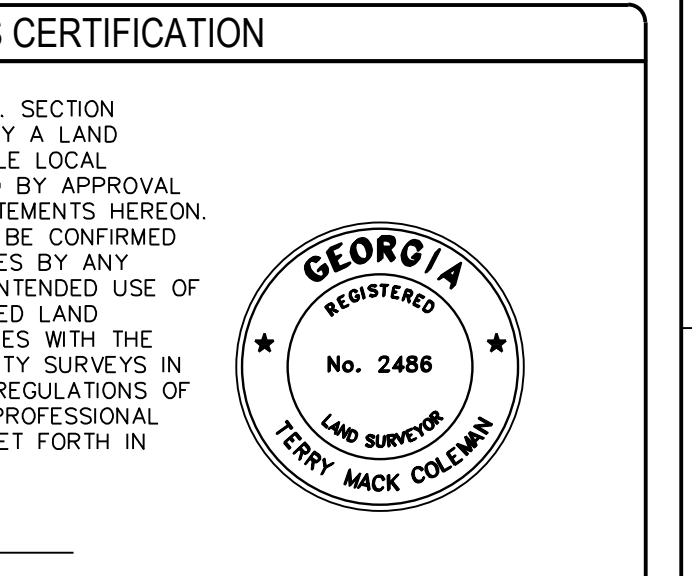
SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, 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

NOTES:

- THIS SUBDIVISION CREATES 42 LOTS.
- TOTAL AREA: 14.417 ACRES OR 628,022 SQUARE FEET.
- PARENT PARCEL IDENTIFICATION NUMBERS: 21016 02042 & 21016 02055
- THIS PROPERTY IS ZONED PUD-C.
- 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 13051C0017G, EFFECTIVE DATE: 7/7/2014. 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.
- 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 BROOKHAVEN 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 ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
- ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BROOKHAVEN 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.



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