





THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

TYPICAL BUILDING SETBACK,  
UNLESS OTHERWISE NOTED

## CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

KURT SANDNESS  
DIRECTOR OF DEVELOPMENT

DATE

## CITY OF SAVANNAH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS  
MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF  
PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH**

JULIE MCLEAN, P.E.  
CITY ENGINEER

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

MARK MASSEY  
CLERK OF COUNCIL

DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON  
EXECUTIVE DIRECTOR

## NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 Z2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 139,537 FEET, AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "BHT" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1235,310.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 1303C, PANEL 005G, EFFECTIVE AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONES X, X(SHADED), AE (7) AND AE (8).
7. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND THE DEPT. OF DEFENSE. ANY DISTURBANCE OF WETLANDS BY THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION OF ANY OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
9. TAX MAP NUMBER: 21047 03010, 21047 03021
10. PROPERTY OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
11. TITLE REFERENCE: PB 28, PG 505
12. THE CERTIFICATION HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS (GABRS) 6-67, AND THE RULES OF THE LAW PRACTICE:
13. LOTS ARE TO BE SERVICED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
14. THE DEVELOPER SHALL INSTALL A SIDEWALK ON ALL STREETS ALONG ALL PROPERTY OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
15. THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THE LOT IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

### LEGEND

- |       |                                 |  |
|-------|---------------------------------|--|
|       | CONCRETE MONUMENT (SET)         |  |
|       | CONC. MONUMENT FOUND            |  |
|       | IRON PIPE FOUND                 |  |
|       | IRON REBAR FOUND                |  |
|       | 3/4" IRON PIPE (SET)            |  |
| #(##) | PROPERTY ADDRESS                |  |
| (FFE) | FINISHED FLOOR ELEVATION        |  |
| (GAR) | FINISHED GARAGE FLOOR ELEVATION |  |
|       |                                 | ADJOINER PROPERTY LINE                     |
|       |                                 | SUBJECT PROPERTY LINE                      |
|       |                                 | EASEMENT LINE                              |
|       |                                 | SETBACK LINE                               |
|       |                                 | APPROXIMATE FLOOD ZONE                     |
|       |                                 | BOUNDARY LINE                              |
|       |                                 | FRESHWATER WETLAND EDGE                    |
|       |                                 |  |
|       |                                 | FRESHWATER WETLAND<br>(NON-JURISDICTIONAL) |

### NOTE

1. SEE SHEET 3 FOR LINE TABLES, CURVE TABLES AND NOTES.

PARCEL 2  
P.B. 52, PG 383

VICINITY MAP not to scale

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**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (J) 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 STATEMENTS DO NOT CONSTITUTE AN ENDORSEMENT OF ANY OF 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 OFFICIAL RELATIONSHIP OF THE SURVEYING BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



## MAJOR SUBDIVISION

**THE PINES AT NEW  
HAMPSTEAD  
PHASE 2  
BEING A PORTION OF  
PARCEL 1A  
OF THE NEW HAMPSTEAD  
DEVELOPMENT AREA**

8TH G.M. DISTRICT, CITY OF SAVANNAH  
CHATHAM COUNTY, GEORGIA

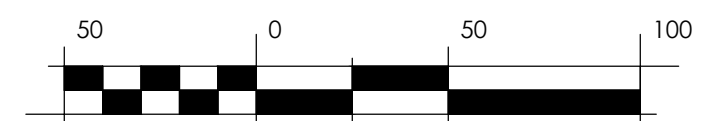
prepared for  
FORESTAR (USA) REAL ESTATE GROUP, INC.

No.	Revision	By	Date



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plat	drawn	reviewed	field	crew
04/27/2021	IRI	RKM	10/11/2019	RI

job 26404.1000 SHEET 2 OF 3



