



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). EGPS VRS
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8). EGPS VRS
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. MAPS NO. 13051C0104G AND 13051D0105G, DATED AUGUST 16, 2018, THIS PHASE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN. FEMA MAPS SHOULD BE RE-CHECKED PRIOR TO CONSTRUCTION.
- THE CERTIFICATION, AS SHOWN HEREON, IS 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.
- ALL PROPERTY CORNERS IN THIS SUBDIVISION ARE NEW 5/8" IRON PINS SET UNLESS NOTED OTHERWISE.
- NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.
- CURRENT OWNER: R-6 SAVANNAH LLC
- PARENT PIN: 2-1047-03-011 R-6 SAVANNAH LLC DB 318C, PG 73
- LOTS ARE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- THE SEPCO EASEMENT AND THE CITY OF SAVANNAH EASEMENT ARE INTENDED TO BE ADJACENT AND PARALLEL. IT WAS FOUND THAT THE SEPCO EASEMENT ENDOACHES INTO THIS PARENT PARCEL THAT WE ARE SUBDIVIDING. THIS WAS NOT REFLECTED ON PREVIOUS SURVEYS. OUR SURVEY WAS BASED ON THE TOWER LOCATIONS INSIDE THE SEPCO EASEMENT.
- A 20-FOOT SETBACK IS REQUIRED FOR A GARAGE OR PARKING PAD.
- ALL SINGLE-FAMILY DETACHED LOTS SHALL HAVE A GARAGE OR PARKING PAD AND SHALL PROVIDE PARKING FOR NOT LESS THAN TWO VEHICLES (CARS OR TRUCKS).
- ALL COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE PALMS HOMEOWNERS ASSOCIATION.
- ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
- ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
- 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 A SIDEWALK ON ALL STREETS ALONG ALL PROPERTY OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.

DIRECTOR DATE
 APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH
 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

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITE FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: R-6 SAVANNAH LLC - SIGNATURE
 GUS H. BELL, III - MANAGING PARTNER
 OWNER: R-6 SAVANNAH LLC - PRINTED NAME

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.

P. NATHAN BROWN - GA. REG. LAND SURVEYOR #3185

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	90°00'00"	39.27'	25.00'	25.00'	N51°58'47"E	35.36'
C2	55°09'00"	9.63'	10.00'	5.22'	N20°35'44"W	9.26'
C3	290°18'01"	304.00'	60.00'	41.78'	S83°01'13"E	68.57'
C4	55°09'00"	9.63'	10.00'	5.22'	S34°33'17"W	9.26'
C5	90°00'00"	39.27'	25.00'	25.00'	S38°01'13"E	35.36'
C6	26°06'53"	442.12'	970.00'	224.97'	N83°55'20"E	438.30'
C7	93°20'12"	40.73'	25.00'	26.50'	N24°11'48"E	36.37'
C8	55°09'00"	9.63'	10.00'	5.22'	N50°02'48"W	9.26'
C9	290°18'01"	304.00'	60.00'	41.78'	N67°31'42"E	68.57'
C10	55°09'00"	9.63'	10.00'	5.22'	S5°06'12"W	9.26'
C11	93°20'12"	40.73'	25.00'	26.50'	S89°08'24"E	36.37'
C12	7°41'05"	130.10'	970.00'	65.15'	N60°20'58"E	130.00'
C13	80°19'26"	182.25'	1300.00'	109.71'	S83°19'51"E	167.69'
C14	80°19'26"	98.13'	70.00'	59.07'	N83°19'51"W	90.29'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C15	40°28'21"	727.57'	1030.00'	379.71'	S76°44'36"W	712.54'
C16	90°00'00"	39.27'	25.00'	25.00'	S51°58'47"W	35.36'
C17	90°00'00"	39.27'	25.00'	25.00'	N38°01'13"W	35.36'
C18	18°16'49"	19.14'	60.00'	9.65'	S39°01'49"E	19.06'
C19	54°18'00"	56.86'	60.00'	30.77'	S24°42'25"E	54.76'
C20	48°22'48"	50.66'	60.00'	26.95'	S48°35'59"W	49.17'
C21	48°22'48"	50.66'	60.00'	26.95'	N83°01'13"W	49.17'
C22	48°22'48"	50.66'	60.00'	26.95'	N34°38'26"W	49.17'
C23	54°17'41"	56.86'	60.00'	30.77'	N16°42'07"E	54.75'
C24	18°16'49"	19.14'	60.00'	9.65'	N52°59'23"E	19.06'
C25	2°29'57"	42.31'	970.00'	21.66'	N84°16'12"W	42.31'
C26	41°8'33"	72.95'	970.00'	36.49'	N87°40'27"W	72.94'
C27	3°54'58"	66.30'	970.00'	33.16'	S88°12'48"W	66.29'
C28	3°59'40"	67.62'	970.00'	33.83'	S84°15'29"W	67.61'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C29	40°24'24"	68.96'	970.00'	34.49'	S80°13'27"W	68.94'
C30	40°24'24"	68.96'	970.00'	34.49'	S76°09'04"W	68.94'
C31	31°4'58"	55.01'	970.00'	27.51'	S72°29'23"W	55.01'
C32	45°56'53"	8.02'	10.00'	4.24'	S45°26'45"E	7.81'
C33	91°20'7"	1.61'	10.00'	0.80'	S73°01'15"E	1.60'
C34	63°52'40"	66.89'	60.00'	37.40'	S45°40'58"E	63.48'
C35	54°10'53"	56.74'	60.00'	30.69'	S13°20'48"W	54.65'
C36	54°10'53"	56.74'	60.00'	30.69'	S67°31'42"W	54.65'
C37	54°10'53"	56.74'	60.00'	30.69'	N58°17'25"W	54.65'
C38	63°52'40"	66.89'	60.00'	37.40'	N0°44'22"E	63.48'
C39	91°20'7"	1.61'	10.00'	0.80'	N28°04'39"E	1.60'
C40	45°56'53"	8.02'	10.00'	4.24'	N0°30'08"E	7.81'
C41	31°4'58"	55.01'	970.00'	27.51'	S62°34'01"W	55.01'
C42	33°4'24"	60.49'	970.00'	30.26'	S59°09'20"W	60.48'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C43	0°51'42"	14.59'	970.00'	7.30'	S56°56'17"W	14.59'
C44	17°10'21"	38.96'	1300.00'	19.63'	S65°05'36"W	38.82'
C45	22°37'50"	51.35'	1300.00'	26.01'	S84°59'42"W	51.01'
C46	22°37'50"	51.35'	1300.00'	26.01'	N72°22'28"W	51.01'
C47	17°53'25"	40.59'	1300.00'	20.46'	N52°06'51"W	40.43'
C48	11°17'11"	23.12'	1030.00'	11.56'	N57°09'01"E	23.12'
C49	31°4'16"	58.21'	1030.00'	29.11'	N59°24'44"E	58.20'
C50	31°4'16"	58.21'	1030.00'	29.11'	N62°39'00"E	58.20'
C51	31°5'21"	58.53'	1030.00'	29.27'	N65°53'49"E	58.52'
C52	31°3'11"	57.88'	1030.00'	28.95'	N69°08'05"E	57.87'
C53	31°4'16"	58.21'	1030.00'	29.11'	N72°21'48"E	58.20'
C54	31°4'16"	58.21'	1030.00'	29.11'	N75°36'04"E	58.20'
C55	31°4'16"	58.21'	1030.00'	29.11'	N78°50'20"E	58.20'
C56	31°4'16"	58.21'	1030.00'	29.11'	N82°04'36"E	58.20'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C57	31°4'16"	58.21'	1030.00'	29.11'	N85°18'52"E	58.20'
C58	31°4'16"	58.21'	1030.00'	29.11'	N88°33'09"E	58.20'
C59	31°4'16"	58.21'	1030.00'	29.11'	S88°12'35"E	58.20'
C60	3°08'50"	58.09'	1057.49'	29.05'	S84°59'35"E	58.08'
C61	0°11'41"	6.10'	1793.73'	3.05'	S83°01'13"E	6.10'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N83°01'13"W	17.71'
L2	N51°58'06"W	14.39'
L3	N83°01'13"W	29.90'
L4	N83°01'13"W	2.33'

□ = CONCRETE MONUMENT SET
 ALL OTHER LOT CORNERS ARE 5/8" IRON PINS SET.

MAJOR SUBDIVISION PLAT - THE PALMS, PHASE 2

PORTION OF PARCEL V, BEING A PORTION OF PARCEL B-1, NEW HAMPSTEAD TRACTS, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

FOR: R6 SAVANNAH LLC

PLAT DATE: MARCH 30, 2020
 FIELD DATE: FEBRUARY 2019

REVISIONS:

JOB NO.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION/CHAMPION GPS

SCALE: 1" = 50'

ERROR OF CLOSURE: FIELD - 1/85,548
 ERROR OF CLOSURE: PLAT - 1/988,030
 ANGULAR ERROR: 1" PER POINT
 NUMBER OF LOTS: 49
 AREA: 13.90 AC.
 EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION/CHAMPION GPS

HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REGISTERED LAND SURVEYOR No. 3185
 P. NATHAN BROWN