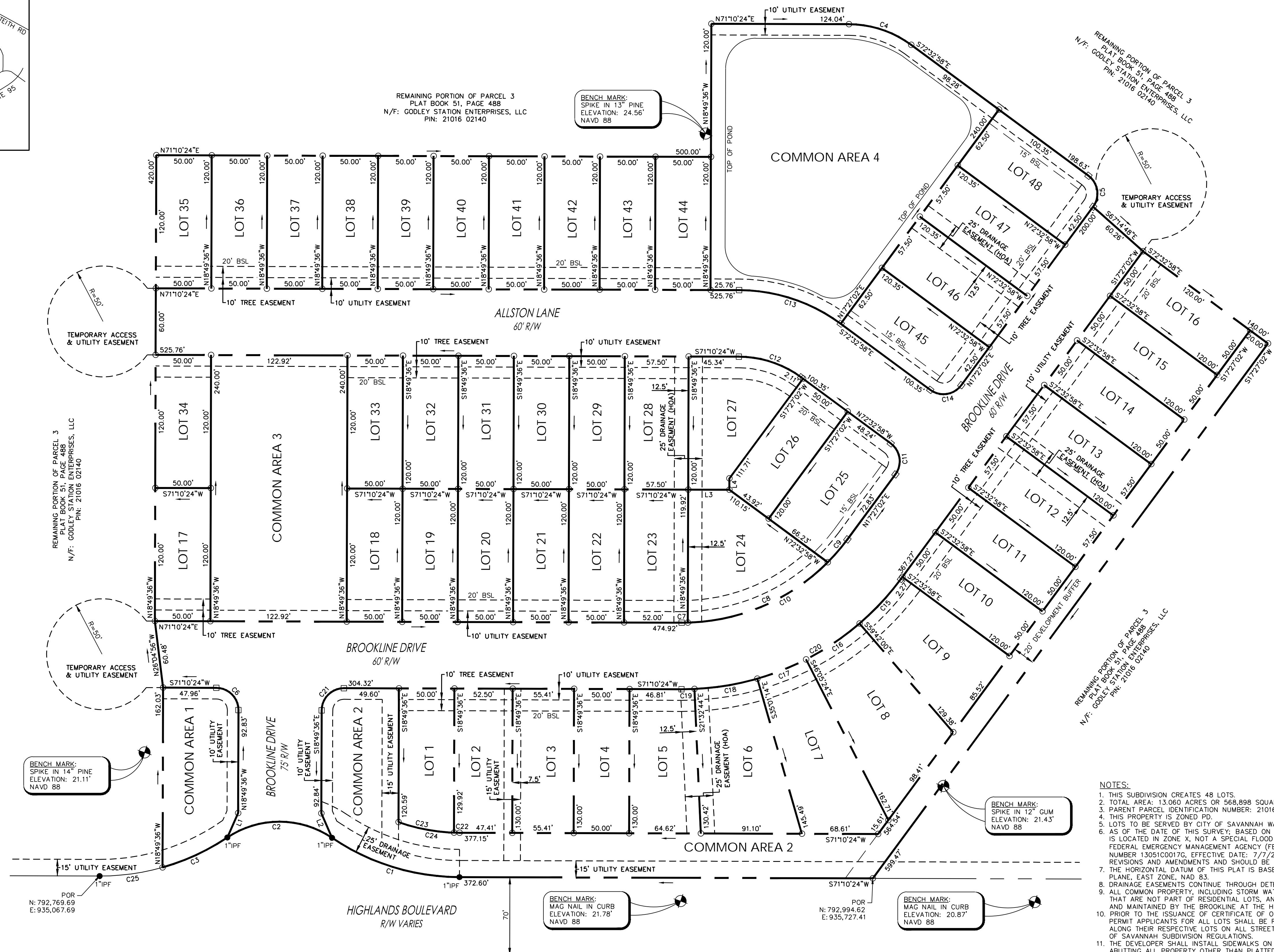


LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
1	0.145	6,329	104 BROOKLINE DRIVE	21016J02001
2	0.157	6,825	106 BROOKLINE DRIVE	21016J02002
3	0.165	7,203	108 BROOKLINE DRIVE	21016J02003
4	0.149	6,500	110 BROOKLINE DRIVE	21016J02004
5	0.184	8,000	112 BROOKLINE DRIVE	21016J02005
6	0.230	10,022	114 BROOKLINE DRIVE	21016J02006
7	0.228	9,917	116 BROOKLINE DRIVE	21016J02007
8	0.249	10,829	118 BROOKLINE DRIVE	21016J02008
9	0.201	8,736	120 BROOKLINE DRIVE	21016J02009
10	0.138	6,000	122 BROOKLINE DRIVE	21016J02010
11	0.138	6,000	124 BROOKLINE DRIVE	21016J02011
12	0.158	6,900	126 BROOKLINE DRIVE	21016J02012
13	0.158	6,900	128 BROOKLINE DRIVE	21016J02013
14	0.138	6,000	130 BROOKLINE DRIVE	21016J02014
15	0.138	6,000	132 BROOKLINE DRIVE	21016J02015
16	0.138	6,000	134 BROOKLINE DRIVE	21016J02016
17	0.138	6,000	369 BROOKLINE DRIVE	21016J03001
18	0.138	6,000	101 BROOKLINE DRIVE	21016J03002
19	0.138	6,000	103 BROOKLINE DRIVE	21016J03003
20	0.138	6,000	105 BROOKLINE DRIVE	21016J03004
21	0.138	6,000	107 BROOKLINE DRIVE	21016J03005
22	0.138	6,000	109 BROOKLINE DRIVE	21016J03006
23	0.158	6,900	111 BROOKLINE DRIVE	21016J03007
24	0.229	9,982	113 BROOKLINE DRIVE	21016J03008
25	0.186	8,085	11 ALLSTON LANE	21016J03009
26	0.137	5,975	13 ALLSTON LANE	21016J03010
27	0.192	8,372	15 ALLSTON LANE	21016J03011
28	0.158	6,900	17 ALLSTON LANE	21016J03012
29	0.138	6,000	19 ALLSTON LANE	21016J03013
30	0.138	6,000	21 ALLSTON LANE	21016J03014
31	0.138	6,000	23 ALLSTON LANE	21016J03015
32	0.138	6,000	25 ALLSTON LANE	21016J03016
33	0.138	6,000	27 ALLSTON LANE	21016J03017
34	0.138	6,000	29 ALLSTON LANE	21016J03018
35	0.138	6,000	32 ALLSTON LANE	21016J04001
36	0.138	6,000	30 ALLSTON LANE	21016J04002
37	0.138	6,000	28 ALLSTON LANE	21016J04003
38	0.138	6,000	26 ALLSTON LANE	21016J04004
39	0.138	6,000	24 ALLSTON LANE	21016J04005
40	0.138	6,000	22 ALLSTON LANE	21016J04006
41	0.138	6,000	20 ALLSTON LANE	21016J04007
42	0.138	6,000	18 ALLSTON LANE	21016J04008
43	0.138	6,000	16 ALLSTON LANE	21016J04009
44	0.138	6,000	14 ALLSTON LANE	21016J04010
45	0.171	7,436	127 BROOKLINE DRIVE	21016J04011
46	0.159	6,920	129 BROOKLINE DRIVE	21016J04012
47	0.159	6,920	131 BROOKLINE DRIVE	21016J04013
48	0.171	7,436	133 BROOKLINE DRIVE	21016J04014
TOTAL LOT AREA	7.470	325,087		
COMMON AREA 1	0.226	9,874	376 BROOKLINE DRIVE	21016J01001
COMMON AREA 2	0.895	39,013	102 BROOKLINE DRIVE	21016J02017
COMMON AREA 3	0.676	29,501	99 BROOKLINE DRIVE	21016J03019
COMMON AREA 4	1.137	49,591		21016J04015
COMMON AREA TOTAL	2.934	127,979		
RIGHT-OF-WAY	2.653	115,832		
TOTAL PLAT AREA	13.060	568,898		



- NOTES:**
- THIS SUBDIVISION CREATES 48 LOTS.
 - TOTAL AREA: 13.060 ACRES OR 568,898 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02140
 - THIS PROPERTY IS ZONED PD.
 - 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 BROOKLINE AT THE HIGHLANDS 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 PLATED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BROOKLINE AT THE HIGHLANDS HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREOF.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	122.03'	206.00'	33°56'31"	62.87'	S88°08'39"W	120.26'
C2	100.12'	84.50'	67°53'02"	56.87'	S71°10'24"W	94.36'
C3	64.55'	206.00'	17°57'09"	32.54'	S46°12'27"W	64.28'
C4	60.15'	95.00'	36°16'38"	31.12'	N89°18'43"E	59.15'
C5	31.42'	20.00'	90°00'00"	20.00'	S27°32'58"E	28.28'
C6	31.42'	20.00'	90°00'00"	20.00'	N63°49'36"W	28.28'
C7	5.50'	185.00'	1°42'08"	2.75'	N70°19'19"E	5.50'
C8	140.70'	185.00'	43°34'35"	73.95'	N47°40'58"E	137.33'
C9	27.26'	185.00'	8°26'39"	13.66'	N21°40'21"E	27.24'
C10	173.46'	185.00'	53°43'22"	93.70'	N44°18'43"E	167.18'
C11	31.42'	20.00'	90°00'00"	20.00'	N27°32'58"W	28.28'
C12	60.15'	95.00'	36°16'38"	31.12'	S89°18'43"W	59.15'
C13	98.14'	155.00'	36°16'38"	50.78'	S89°18'43"W	96.51'

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C14	31.42'	20.00'	90°00'00"	20.00'	S62°27'02"W	28.28'
C15	54.95'	245.00'	12°50'58"	27.59'	S23°52'31"W	54.83'
C16	58.20'	245.00'	13°36'36"	29.24'	S37°06'18"W	58.06'
C17	47.33'	245.00'	11°04'10"	23.74'	S49°26'41"W	47.26'
C18	57.62'	245.00'	13°28'30"	28.94'	S61°43'01"W	57.49'
C19	11.63'	245.00'	2°43'08"	5.81'	S69°48'50"W	11.62'
C20	229.72'	245.00'	53°43'22"	124.09'	S44°18'43"W	221.40'
C21	31.42'	20.00'	90°00'00"	20.00'	S26°10'24"W	28.28'
C22	5.10'	166.00'	1°45'31"	2.55'	S72°03'09"W	5.10'
C23	51.06'	166.00'	17°37'31"	25.74'	S81°44'40"W	50.86'
C24	56.16'	166.00'	19°23'02"	28.35'	S80°51'54"W	55.89'
C25	57.49'	206.00'	15°59'22"	28.93'	N63°10'42"E	57.30'

LEGEND

- ◈ BENCH MARK
- CONCRETE MONUMENT SET
- IPF 1" IRON PIPE FOUND
- IPF 1" IRON PIPE SET
- R/W RIGHT-OF-WAY
- PIN PARCEL IDENTIFICATION NUMBER
- B/S BUILDING SETBACK LINE
- HOA HOME OWNER ASSOCIATION
- POR POINT OF REFERENCE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	24.10'	N4°52'39"E
L2	24.09'	S42°30'26"E
L3	37.15'	S71°10'24"W
L4	10.28'	S18°49'36"E

GRAPHIC SCALE: 1" = 50'

OWNER: GODLEY STATION ENTERPRISES, LLC
JACK WARDLAW

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 SHALL BE THE BASIS FOR 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.

DON EDWARD TAYLOR, JR.
A REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167



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 McLEAN, P.E., CITY ENGINEER _____ DATE _____

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

MARK MASSEY, ACTING CLERK OF COUNCIL _____ DATE _____

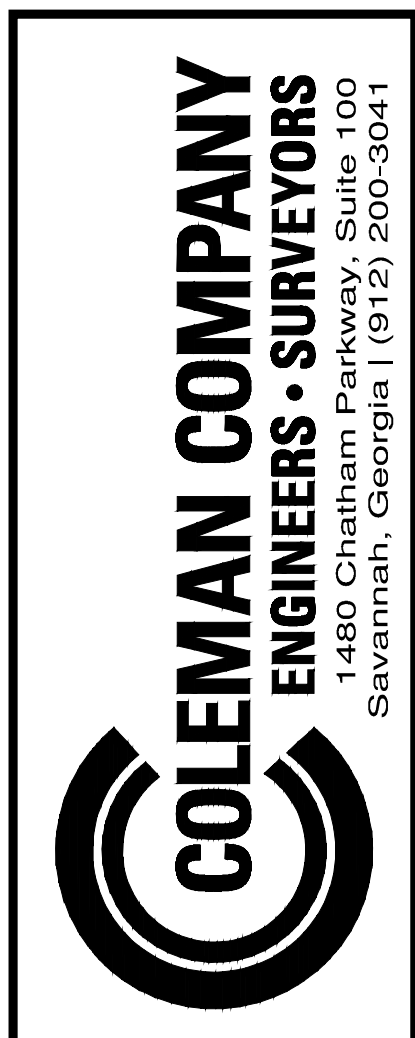
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____

BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE (INTERIOR) - 5' FROM PROPERTY LINE
SIDE (CORNER LOT) - 15' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

SURVEY DATE: 7/10/2020
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/318,759
FIELD ERROR OF CLOSURE: 1/62,847

REFERENCE:
1. PLAT BOOK 51, PAGE 488.



**BROOKLINE SUBDIVISION, PHASE 1
A MAJOR SUBDIVISION OF A PORTION OF PARCEL 3,
FORMERLY TRACT M, THE HIGHLANDS AT GODLEY STATION,
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA**

PREPARED FOR: GODLEY STATION ENTERPRISES, LLC

JOB NUMBER: 20-117
DATE: 2/18/2021
DRAWN BY: JPA
CHECKED BY: JPA
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1