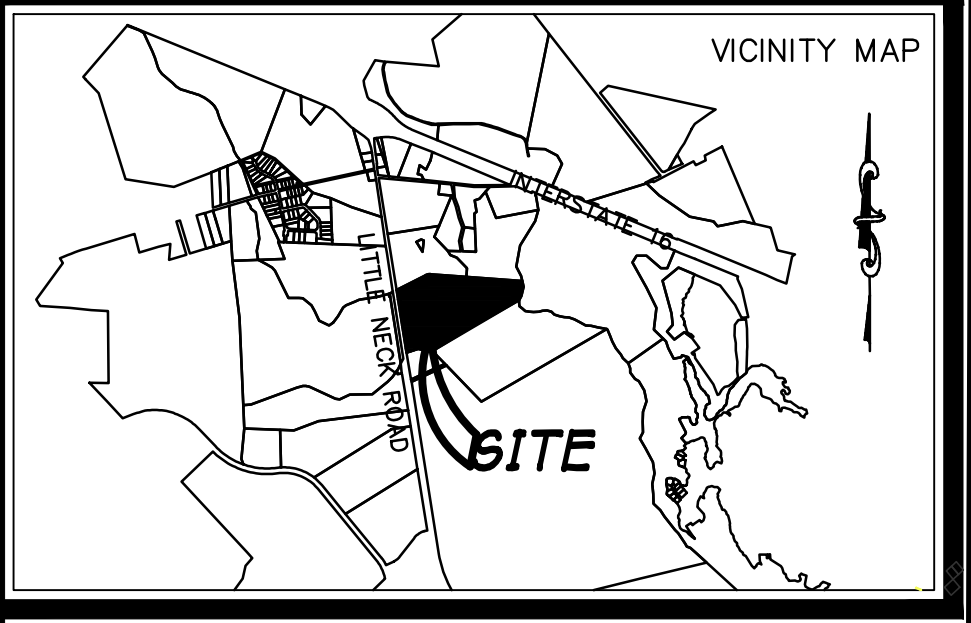


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NOTES: 1. IN MY OPINION IN ACCORDANCE WITH FIRM MAP NO. 13051C0104G, EFFECTIVE DATE AUGUST 16, 2018, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. ZONE "AE" HOWEVER ALL LOT AREAS HAVE BEEN REMOVED FROM THE FLOOD ZONE BY FEMA LOMA NO. 21-04-5937A. 2. 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. IN ADDITION, APPROVAL MUST BE OBTAINED FROM THE COUNTY ENGINEERS OFFICE PRIOR TO DISTURBANCE OF THE WETLAND AREAS. WETLANDS SHOWN WERE DELINEATED BY SIMPKINS ENVIRONMENTAL AND ARE CONFIRMED BY USAGE PERMIT NO. SAS-2019-00331. 3. CURRENT OWNER: CAMDEN CROSSING LLC. 4. PARENT PIN IS 21024-01005 AND 21024-01006. 5. THIS SITE IS ZONED PD. 6. 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 THAT WOULD BE DISCOVERED BY A TITLE EXAMINATION. 7. THIS SURVEY DOES NOT ADDRESS ANY WETLAND OR ENVIRONMENTAL ISSUES. 8. THE COORDINATES AND BEARINGS, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NAD 83. 9. 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. 10. THE CERTIFICATION IS REQUIRED FOR A GARAGE OR PARKING PAD. 11. 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). 12. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION. 13. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SAVANNAH. 14. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE. 15. 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. 16. 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.

REFERENCES: 1. MINOR SUBDIVISION PLAT BY HUSSEY GAY BELL OF PARCEL A-1 (56.26 ACRES) AND PARCEL A-2 (51.41 ACRES), NEW HAMPSTEAD, ON OCTOBER 14, 2008 AND RECORDED IN PLAT BOOK 40-S PAGE 101.

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH, GEORGIA
MARK MASSEY, CLERK OF COUNCIL DATE
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE MCLEAN, P.E., CITY ENGINEER DATE
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELANIE WILSON, EXECUTIVE DIRECTOR DATE
APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION
DIRECTOR DATE



CAMDEN CROSSING LLC FUTURE DEVELOPMENT 21024 01005

CAMDEN CROSSING LLC FUTURE DEVELOPMENT 21024 01005

CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists curves C1 through C21.

CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists curves C22 through C43.

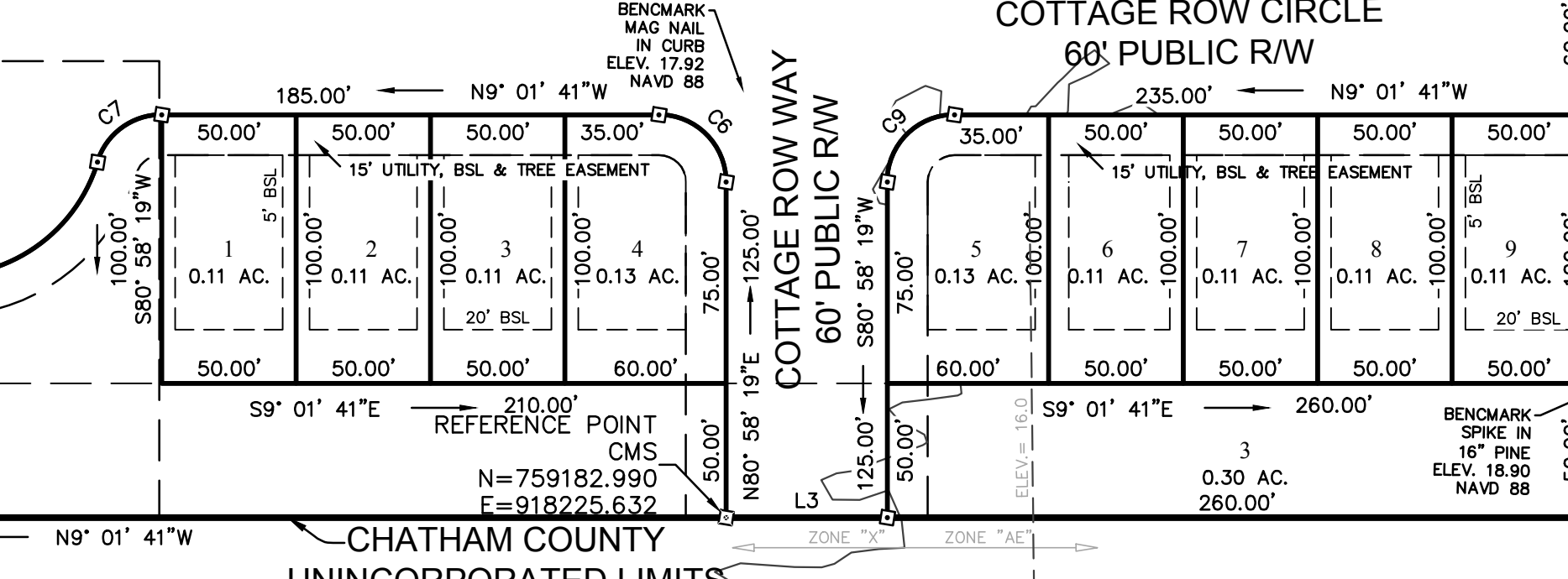
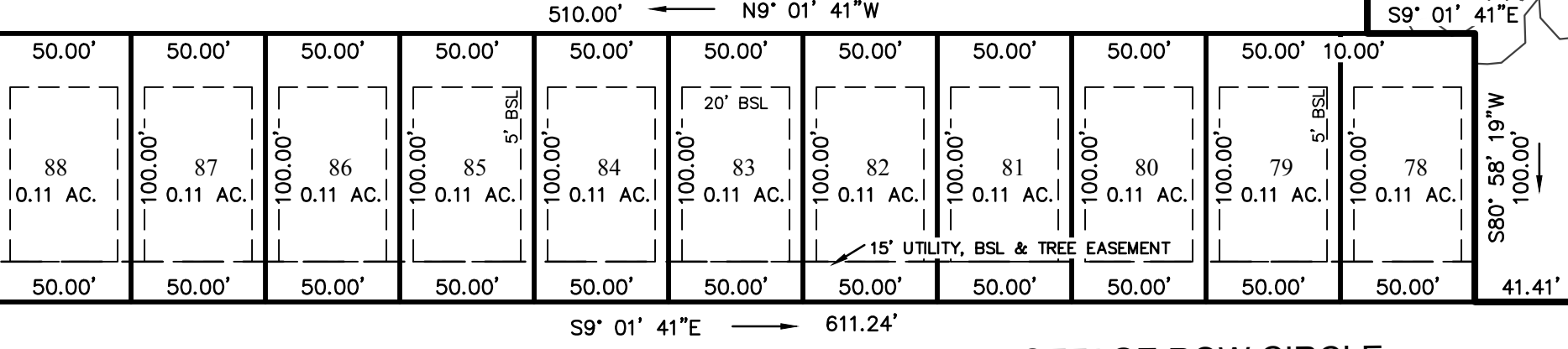
CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists curves C44 through C63.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Lists lines L1, L2, and L3.

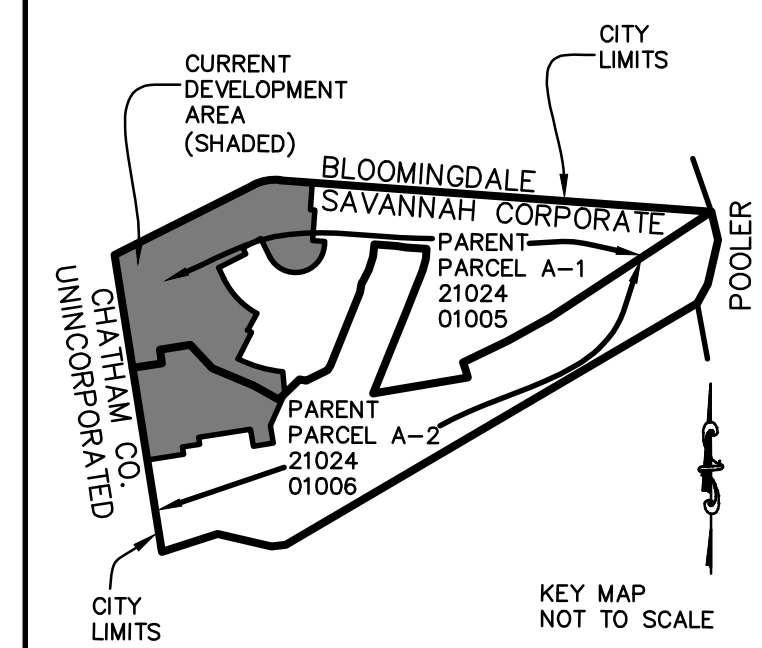
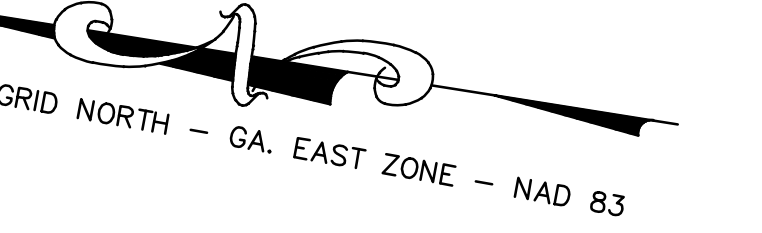
CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists curves C64 and C65.

OLD PARCEL A-1 21024 01005

OLD PARCEL A-2 21024 01006



LEGEND: IPF - IRON PIN FOUND; CMS - 4" CONCRETE MONUMENT SET; ALL NON-DESCRIBED LOTS CORNERS OR ANGLE BREAKS ARE 5/8" IRON PINS SET.



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 THE BOARD OF SURVEYORS AND MAPPING OF THE STATE OF GEORGIA.

MAJOR SUBDIVISION PLAT
CAMDEN CROSSING AND COTTAGE ROW PHASE 1
LANDS OF CAMDEN CROSSING LLC, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
FOR: CAMDEN CROSSING LLC

DATE: OCTOBER 27, 2021
REVIS: [blank]
JOB NO. [blank]
SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/55,455
ERROR OF CLOSURE: PLAT - 1/1,947,667
ANGULAR ERROR: 1" PER POINT
NUMBER OF LOTS: 64
AREA: 24.98 ACRES
EQUIPMENT USED: TRIMBLE S6 TOTAL STATION AND CHAMPION GPS

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

