

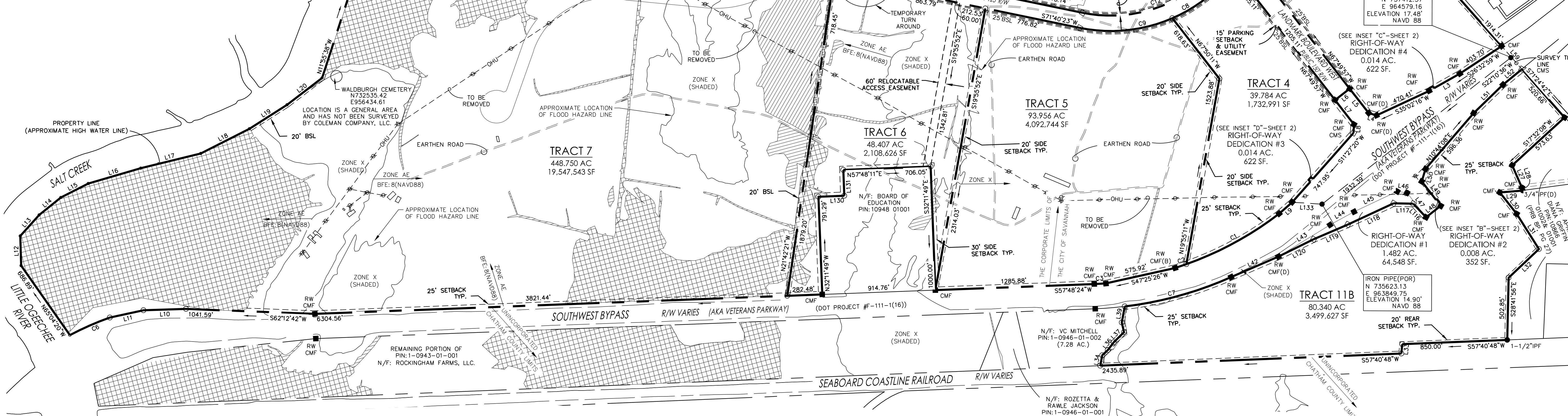
LEGEND

●	IRF	5/8" IRON ROD FOUND	▨	FRESH WATER WETLAND
○	IPF	1 1/2" IRON PIPE FOUND	▩	SALT WATER WETLAND
■	CMF	3"x3" CONCRETE MONUMENT FOUND		
□	RWC/MF	6"x6" RIGHT-OF-WAY CMF		
○		5/8" IRON ROD SET		
○		4"x4" CONCRETE MONUMENT SET		
○		PROPERTY CORNER ALONG MARSH/WETLAND		
—	RR/I	RAIL ROAD IRON		
(D)		DISTURBED		
(B)		BROKEN		
R/R		RAILROAD		
R/W		RIGHT-OF-WAY		
DB		DEED BOOK		
PRB		PLAT RECORD BOOK		
SMB		SUBDIVISION MAP BOOK		
PB		PLAT BOOK		
PIN		PARCEL IDENTIFICATION NUMBER		
BFE		BASE FLOOD ELEVATION		
CLF		CHAIN LINK FENCE		
—	WIRE	WIRE FENCE		
○		BENCH MARK		
—	PP	POWER POLE		
—	OHU	OVERHEAD UTILITY		

SETBACKS:
 FRONT: 25'
 SIDE: 20'(INTERIOR) 15'(ARTERIAL STREET)
 REAR: 20'

- NOTES:**
- THIS SUBDIVISION CONTAINS 8 LOTS.
 - TOTAL AREA: 1,035,279 ACRES; 45,096,762 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 343 BUCKHALTER ROAD, SAVANNAH, GA.
 - PARENT PARCEL IDENTIFICATION NUMBER: 20943 01001 & 20943 01002.
 - THIS PROPERTY IS CURRENTLY ZONED M-OD.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C0140G & 13051C0145F, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 8' NAVD 88.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USACE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - WETLANDS DELINEATED BY SIMKINS ENVIRONMENTAL CONSULTANTS.
 - ACCESS ON BUCKHALTER ROAD SHALL BE RESTRICTED WITH THE EXCEPTION OF EMERGENCY VEHICLES AND CITY MAINTENANCE VEHICLES.
 - THE PROPOSED 100 FOOT PRIVATE ACCESS EASEMENT EXTENDING FROM THE PROPOSED RIVERHILL BOULEVARD SHALL BE PAVED TO THE MINIMUM STANDARDS AS REQUIRED BY THE CITY ENGINEER TO ACCOMMODATE THE TRUCK TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED WAREHOUSE DEVELOPMENT.
 - VEHICLES USED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PROPOSED INTERCHANGE WILL BE ALLOWED ACCESS ON VETERANS PARKWAY IN ACCORDANCE WITH A STAGING AREA APPROVED BY THE COUNTY AND/OR CITY ENGINEER.
 - SALT MARSH SUBJECT TO STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) DELINEATION, A 25' BUFFER WILL BE APPLIED UPON DELINEATION OF DNR LINE.
 - THERE SHALL BE 80' RESERVED FOR A FUTURE COUNTY DRAINAGE RIGHT-OF-WAY ADJACENT TO SEABOARD COASTLINE RAILROAD ON TRACT 11B.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNERS: JACK WARLAW



ACREAGE TABLE

TRACT	TOTAL (AC)	TOTAL (SF)	STREET ADDRESS
TRACT-1	99.1490	4,318,879	100 LANDMARK BOULEVARD WEST
TRACT-2	106.3620	4,633,110	120 LANDMARK BOULEVARD WEST
TRACT-3	103.7960	4,521,347	100 SEABOARD BOULEVARD
TRACT-4	39.7840	1,732,991	101 SEABOARD BOULEVARD
TRACT-5	93.9560	4,092,774	123 SEABOARD BOULEVARD
TRACT-6	48.4070	2,108,626	135 SEABOARD BOULEVARD
TRACT-7	448.7500	19,547,543	147 SEABOARD BOULEVARD
TRACT-11B	80.3400	3,499,627	200 LANDMARK BOULEVARD EAST
TRACT TOTAL	1020.5440	44,454,897	
RIGHT-OF-WAY	14.735000	641,865	
PROJECT TOTAL	1035.2790	45,096,762	

- REFERENCE:**
- PLAT RECORD BOOK R, PAGE 154.
 - PLAT RECORD BOOK 40P, PAGE 24.
 - PLAT RECORD BOOK 16P, PAGE 30.
 - PLAT RECORD BOOK 13P, PAGE 76.

SURVEY DATE: 03/10/2020
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "A" = 04"
 ADJUSTED BY COMPASS RULE:
 PLAT ERROR OF CLOSURE: 1/642,732
 FIELD ERROR OF CLOSURE: 1/182,566

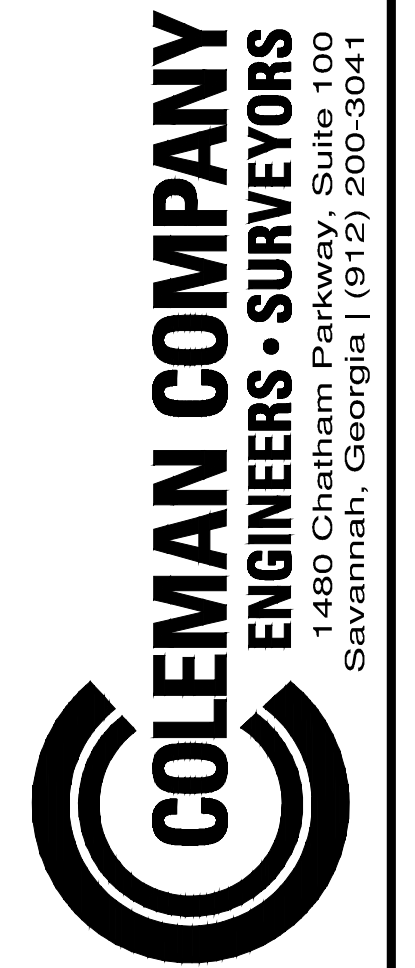
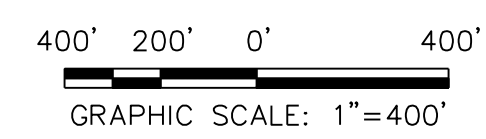
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

- APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH
- 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, 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 15-6-67, 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 THE PLAT COMPLIES WITH THE MINIMUM STANDARDS FOR PROFESSIONAL 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
 CA REG. LAND SURVEYOR NO. 2486
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167



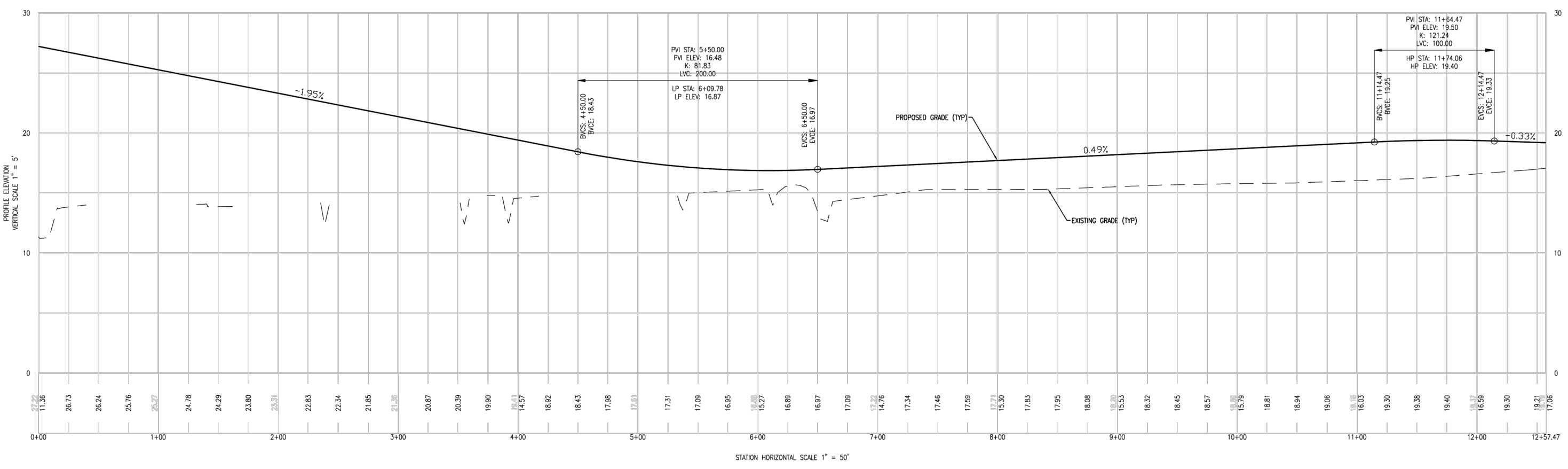
A SUBDIVISION OF
 ROCKINGHAM FARM AND DAVID RAHN DAIRY TRACT
 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

JOB NUMBER: 17-727
 DATE: 02/10/2020
 DRAWN BY: DET
 CHECKED BY: JBT
 SCALE: 1" = 400'

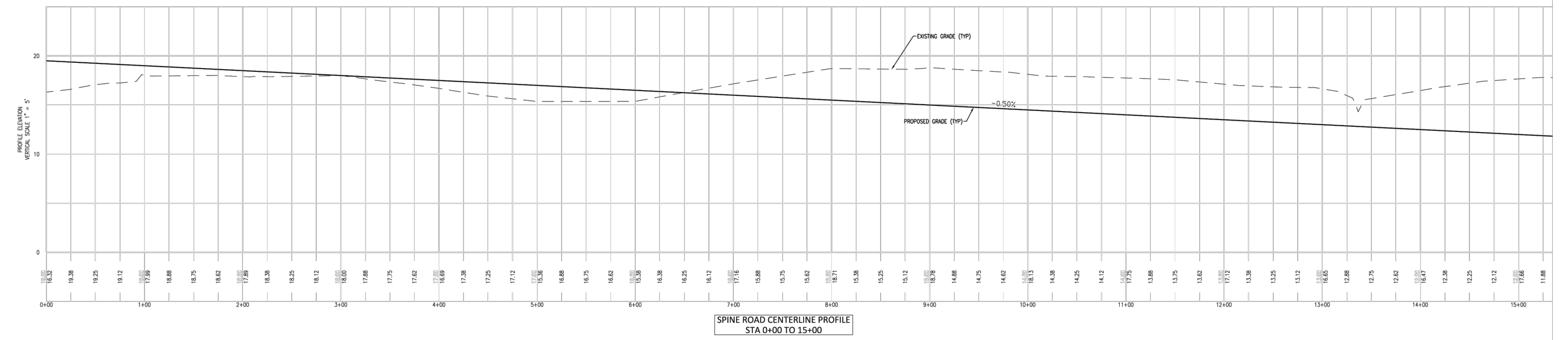
MAJOR SUBDIVISION

SHEET: 1/2

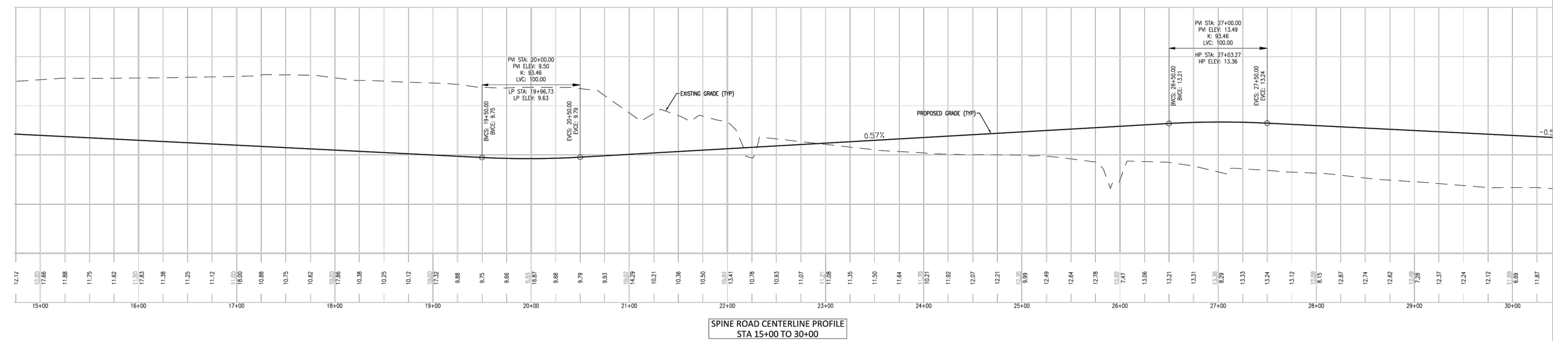
COLEMAN COMPANY, INC. DATE PLOTTED: 03/09/2020 3:24:41 PM. REV: Don Taylor DRAWING DATA: \\S3-168-01-247-0101\17-727-000\DWG\SURVEYS\17-727-000\DWG\SCALE 2020.07.08.dwg



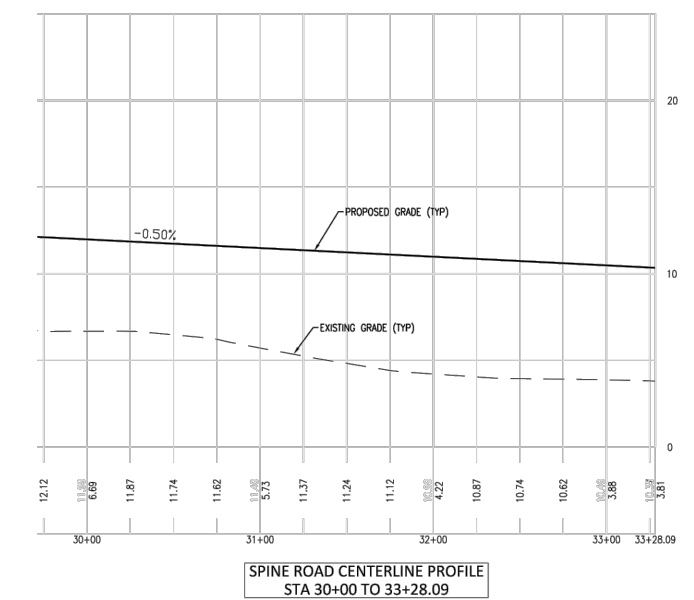
MAIN ENTRANCE ROAD CENTERLINE PROFILE
STA. 0+00.00 TO STA. 12+57.47



SPINE ROAD CENTERLINE PROFILE
STA. 15+00 TO 15+40



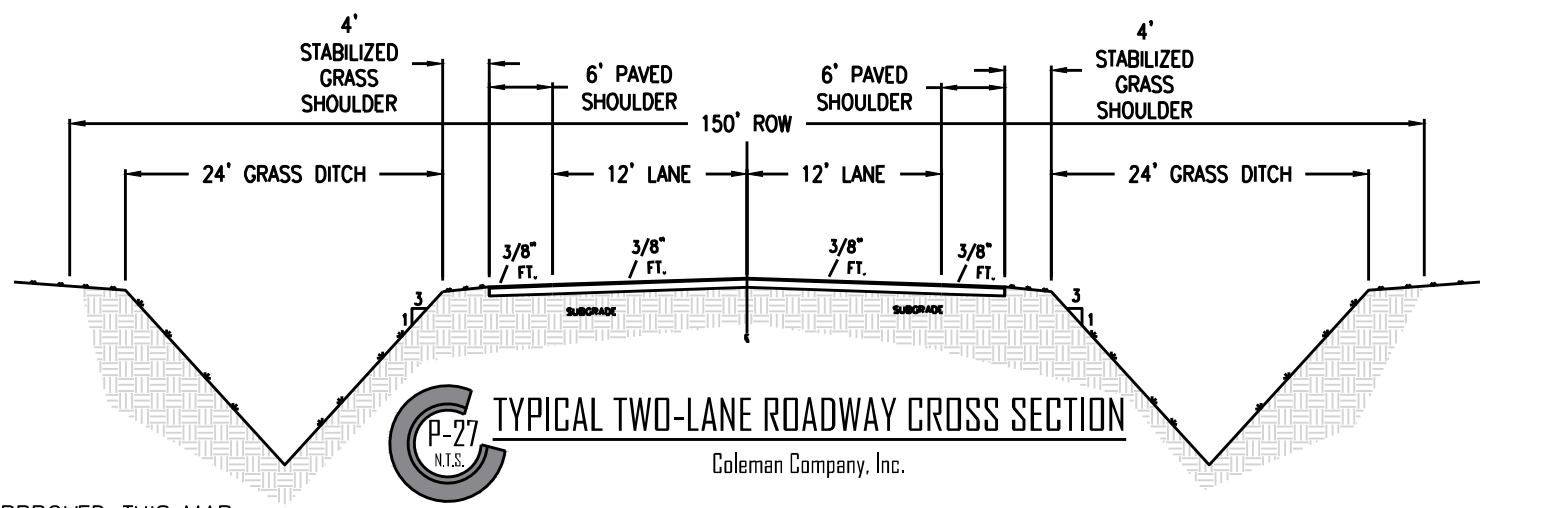
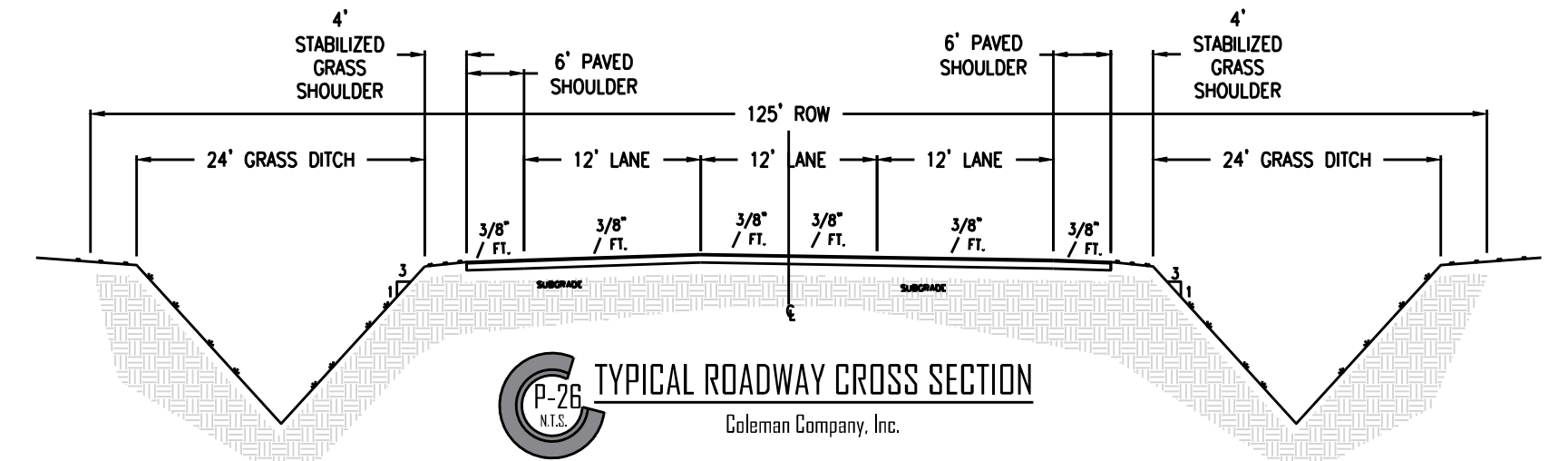
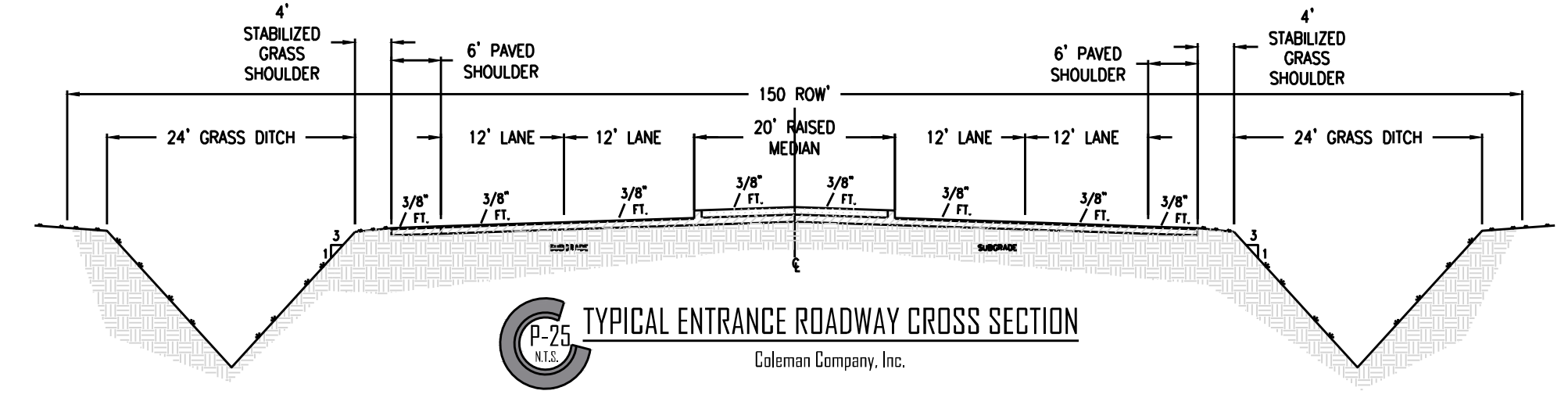
SPINE ROAD CENTERLINE PROFILE
STA. 15+00 TO 30+00



SPINE ROAD CENTERLINE PROFILE
STA. 30+00 TO 33+28.09

LINE #	LENGTH	DIRECTION
L1	105.10'	S70°20'15"E
L2	50.86'	S24°11'34"W
L3	284.55'	S30°36'09"W
L4	66.10'	S76°59'36"W
L5	250.00'	N67°49'57"W
L6	150.00'	S22°10'03"W
L7	250.00'	S67°49'57"E
L8	68.90'	S26°18'50"E
L9	140.11'	S18°49'52"W
L10	344.21'	S58°07'04"W
L11	278.67'	S47°47'27"W
L12	240.02'	N31°37'45"W
L13	229.02'	N12°02'28"E
L14	224.36'	N21°07'21"E
L15	249.58'	N33°00'45"E
L16	441.69'	N43°40'41"E
L17	499.32'	N46°09'45"E
L18	441.09'	N33°06'34"E
L19	360.79'	N27°32'48"E
L20	356.30'	N22°29'15"E
L21	256.23'	N0°05'57"W
L22	143.33'	N29°16'42"E
L23	149.76'	N16°58'26"E
L24	132.39'	N10°36'35"E
L25	287.34'	N16°26'19"E
L26	200.20'	N11°08'35"E
L27	194.97'	S53°29'27"E
L28	26.57'	S48°40'28"E
L29	187.15'	S55°24'36"W
L30	220.38'	S68°12'45"E
L31	336.84'	S62°20'05"E
L32	337.39'	S16°28'16"W
L33	75.66'	S24°43'32"E
L34	86.38'	N18°50'05"W
L35	61.61'	N16°52'43"E
L36	78.79'	N71°32'23"E
L37	116.76'	N43°36'19"E
L38	80.02'	N42°58'19"W
L39	132.02'	N19°48'35"W
L40	417.53'	N36°41'41"E
L41	490.03'	N28°20'48"E
L42	221.41'	N31°20'52"E
L43	490.03'	N28°20'48"E
L44	221.41'	N31°20'52"E
L45	385.15'	N34°47'50"E
L46	80.71'	N67°49'02"E
L47	250.00'	S67°49'57"E
L48	150.00'	N22°10'03"E
L49	250.00'	N67°49'57"W
L50	105.42'	N13°15'55"W
L51	329.86'	S48°40'28"E
L52	197.96'	N20°46'49"E
L53	57.78'	S48°16'59"W
L54	181.16'	S58°07'04"W
L55	181.16'	N18°10'31"E
L56	54.69'	N5°43'25"W
L57	150.00'	N18°10'31"E
L58	182.80'	S71°49'29"E
L59	248.84'	S71°24'42"E
L60	15.20'	N43°05'07"E
L61	65.16'	N10°00'03"E
L62	23.50'	N51°08'31"W
L63	46.70'	N11°36'50"E
L64	80.63'	N20°46'14"E
L65	72.80'	N35°11'44"E
L66	39.35'	N77°17'22"E
L67	104.64'	N17°15'33"E
L68	110.42'	N16°42'07"E
L69	66.56'	N64°11'08"W
L70	45.31'	N84°34'15"W
L71	56.55'	N67°33'44"W
L72	27.42'	S26°04'45"W
L73	48.61'	S25°29'30"E
L74	37.49'	S23°44'37"E
L75	57.95'	S35°50'37"E
L76	47.75'	S44°44'59"E
L77	76.36'	S41°43'36"E
L78	43.03'	S63°49'37"E
L79	53.13'	S72°34'53"E
L80	75.95'	S12°58'12"E
L81	55.28'	S0°54'03"W
L82	71.10'	S9°19'03"W
L83	135.06'	N81°40'17"W
L84	86.48'	N77°57'34"W
L85	41.08'	S12°02'26"W
L86	59.22'	S32°54'04"W
L87	77.21'	S43°43'24"W
L88	44.06'	S5°54'46"W
L89	49.41'	S61°26'52"E
L90	72.94'	S26°13'22"W
L91	71.71'	N80°40'38"W
L92	27.42'	S26°04'45"W
L93	50.03'	S40°34'42"E
L94	42.72'	S67°24'04"W
L95	66.14'	S60°16'53"W
L96	5.24'	S5°52'34"E
L97	60.15'	S67°28'35"E
L98	67.12'	S65°27'26"E
L99	12.32'	N15°38'15"E
L100	28.11'	N64°41'25"E
L101	7.42'	N37°38'09"W
L102	14.47'	N60°49'58"E
L103	6.98'	S10°14'43"E
L104	31.57'	S84°23'27"E
L105	38.69'	S47°42'45"E
L106	17.85'	S70°48'54"E
L107	52.63'	S9°55'06"E
L108	18.80'	N34°56'10"E
L109	27.51'	N77°19'42"E
L110	50.61'	S41°17'56"W
L111	102.82'	S12°31'21"E
L112	76.34'	S73°52'21"E
L113	98.54'	N17°15'25"E
L114	210.00'	S17°49'56"W
L115	153.07'	N27°50'46"W
L116	150.84'	N73°31'24"W
L117	158.90'	S61°01'26"W
L118	408.12'	S35°10'27"W
L119	300.68'	S36°41'35"W
L120	316.90'	S33°37'23"W
L121	10.05'	N22°09'54"E
L122	35.00'	S67°50'06"E
L123	10.05'	S22°09'54"W
L124	19.67'	N54°57'53"W
L125	30.00'	N35°02'07"E
L126	17.35'	S54°57'53"E
L127	20.74'	N78°32'48"W
L128	30.00'	N11°27'12"E
L129	20.74'	S78°32'48"E
L130	208.71'	N57°48'11"E
L131	208.71'	N32°11'49"W
L132	181.74'	N55°38'51"W
L133	241.74'	S63°34'34"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	857.48'	2727.29'	18°00'51"	432.31'	N31°24'47"E	853.95'
C2	94.85'	2727.29'	1°59'34"	47.43'	N41°24'59"E	94.85'
C3	92.11'	2727.29'	1°56'06"	46.06'	N56°51'08"E	92.10'
C4	78.39'	1125.00'	3°59'33"	39.21'	N69°49'43"E	78.37'
C5	74.60'	975.00'	4°23'02"	37.32'	S70°01'28"E	74.58'
C6	352.78'	2134.86'	9°28'05"	176.79'	S36°13'48"W	352.38'
C7	894.73'	2964.79'	17°17'28"	450.79'	N44°32'37"E	891.34'
C8	400.34'	1250.00'	18°21'01"	201.90'	N27°21'01"E	398.63'
C9	766.80'	1250.00'	35°08'51"	395.89'	N54°05'57"E	754.83'
C10	114.63'	950.00'	6°54'48"	57.38'	S68°12'59"W	114.56'
C11	121.99'	1075.00'	6°30'06"	61.06'	S68°25'19"W	121.92'
C12	1050.43'	1125.00'	53°29'52"	567.02'	N44°55'27"E	1012.68'
C13	352.93'	1250.00'	16°10'38"	177.65'	S63°44'10"E	351.76'



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 CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
- JULIE McLEAN, P.E., CITY ENGINEER
- APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA
- MARK MASSEY, CLERK OF COUNCIL
- APPROVED BY THE METROPOLITAN PLANNING COMMISSION
- MELANIE WILSON, EXECUTIVE DIRECTOR

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 THE PURCHASER OR USER OF THIS PLAT. THE USE OF ANY PART OF THIS PLAT FOR ANY PURPOSE UNDERSTOOD AND INTENDED 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
CA REG. LAND SURVEYOR NO. 2486
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

FOR REVIEW

REGISTERED LAND SURVEYOR
TERRY MACK COLEMAN
NO. 2486

JOB NUMBER: 17-727
DATE: 02/10/2020
DRAWN BY: DET
CHECKED BY:
SCALE: AS SHOWN

MAJOR SUBDIVISION

SHEET: 2/2

