

Surveyor's Notes

1. Only aboveground, readily visible structures and utilities were located for this survey. This Surveyor makes no warranty or guarantee as to the location, existence, or non-existence of any below ground, non-visible utilities or structures.
2. The field data upon which this plat is based has a closure precision of 1 foot in 27,850 feet, an angular error of 7 seconds per station, and was adjusted with the compass rule. The plat has been checked for closure, and has been found to have a closure precision of 1 foot in 999,999 feet or better. A 5 second total station was used to determine the angular and linear measurements that form the basis of this plat.
3. This property served by existing City of Savannah water & sewer systems.
4. Elevations shown are based on NAVD88 datum. Contour interval is 1 foot.
5. Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Topcon GR3 dual frequency GPS unit using differential corrections obtained from the EGPS RTK network was used to position control points used in the survey.
6. Minimum finish floor elevation shall be 39.0
7. This site to be used for residential purposes.

Reference Plat

Lot A, a Minor Subdivision and Recombination of lots 17, 18, 19, & 20 Estill Ward, prepared by this Surveyor, dated 2/1/99, recorded at SMB 19-S, Pg. 22.

Property Information

Current Zoning: TN-2
 Tax Assessor's Property Identification Number: 2-0065-07-013
 Total Lot Area: 16,164 Sq.Ft.
 0.37 Ac.

Legend

Abbreviations	
DB Pg.	Deed Book / Page
PB Pg.	Plat Book / Page
PRB Pg.	Plat Record Book / Page
SMB Pg.	Subdivision Map Book / Page
IRS	1/2" Iron Rebar W/Cap Set
IPF	Iron Pipe Found
IRF	Iron Rebar Found
PIN	Property Identification Number
R/W	Right of Way
NAVD88	National Vertical Datum of 1988
IE	Invert Elevation
BSL	Building Setback Line
Linetypes	
—————	Property Line
- - - - -	Easement/Setback Line

Flood Note

According to the Flood Insurance Rate Maps, as prepared by the Federal Emergency Management Agency, this property does not lie in a flood hazard area as shown thereon. (Community Panel No. 13051C0161G, Zone X, Map Date 08/16/2018). It shall be the responsibility of the user of this drawing to verify the Flood Zone and Base Flood Elevation with the proper municipal authorities before commencing the design and construction of improvements to the site. The user is also cautioned that there is a 1 foot freeboard requirement above the Base Flood Elevation as mandated by Chatham County/City of Savannah.

This opinion is not a certification of flood hazard status, but is an interpretation of the referenced map and public data. If the exact location or elevation(s) of flood hazard boundaries are necessary, a more detailed study may be needed. This Surveyor and this Firm assumes no responsibility or liability for the accuracy of the referenced map or public data.

All streets, rights of way, easements, and any sites for public use as noted on this plat are hereby dedicated for the uses intended.

Cross Road Development, LLC, Owner _____ Date
 Leigh Colyer, III, Officer

Approved by Chatham County Department of Public Health, Division of Engineering and Sanitation _____ Date
 Mike Pitts, Director

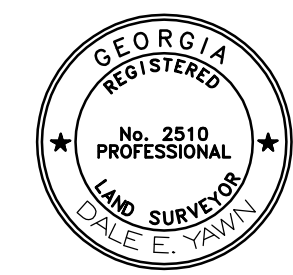
Approved by the City Engineer, City of Savannah, Georgia _____ Date
 Julie McLean, P.E. — City Engineer

Approved by the Mayor & Aldermen, City Of Savannah, Georgia _____ Date
 Luciana Spracher, Clerk Of Council

Approved by Metropolitan Planning Commission _____ Date
 Melanie Wilson, Executive Director

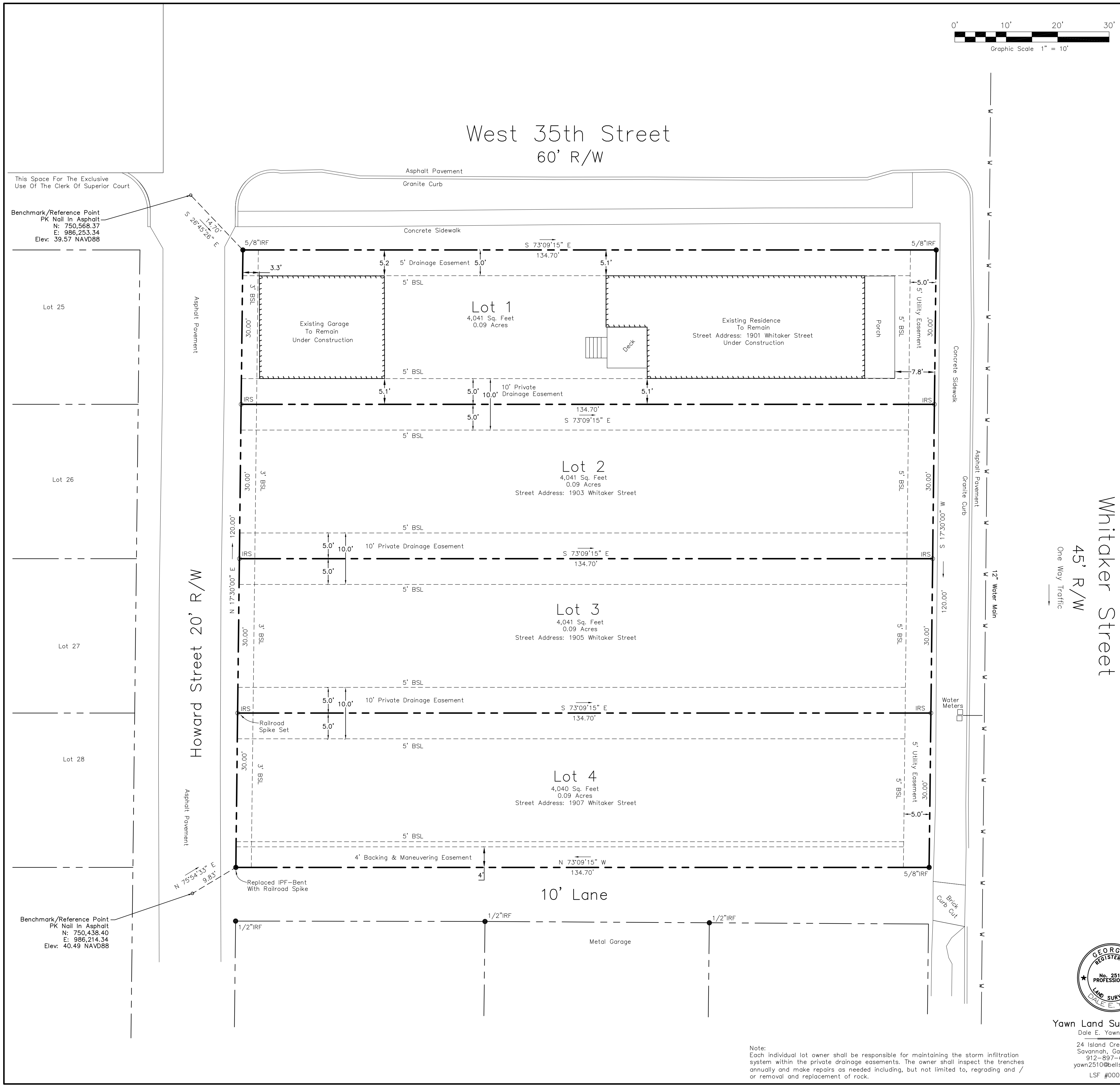
Surveyor's Certification
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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.

Dale E. Yawn, Georgia PLS No. 2510



Yawn Land Surveys, LLC
 Dale E. Yawn, R.L.S.
 24 Island Creek Lane
 Savannah, Ga. 31410
 912-897-6307
 yawn2510@ellsouth.net
 LSF #000907

Note:
 Each individual lot owner shall be responsible for maintaining the storm infiltration system within the private drainage easements. The owner shall inspect the trenches annually and make repairs as needed including, but not limited to, regrading and / or removal and replacement of rock.



This Space For The Exclusive Use Of The Clerk Of Superior Court

Benchmark/Reference Point
 PK Nail In Asphalt
 N: 750,568.37
 E: 986,253.34
 Elev. 39.57 NAVD88

Howard Street 20' R/W

Benchmark/Reference Point
 PK Nail In Asphalt
 N: 750,438.40
 E: 986,214.34
 Elev. 40.49 NAVD88

Major Subdivision Plat
 Lots 1, 2, 3, and 4
 of a Subdivision of
 Lot A of a
 Recombination of Lots
 17, 18, 19, & 20
 Estill Ward

City of Savannah
 Chatham County, Georgia

Prepared For:
Cross Road Development, LLC

Plat Date: August 15, 2017
 Field Date: September 21, 2015
 Revised September 10, 2018 To Update Signature Block