

NOTES:

1. THIS PLAT CREATES THREE LOTS.
2. TOTAL AREA: 155,622 ACRES; 6,778,929 SQUARE FEET.
3. PARENT PROPERTY ADDRESS: 0 FORT ARGYLE ROAD
4. PARENT PARCEL IDENTIFICATION NUMBER: 21034 01069
5. THESE PROPERTIES ARE CURRENTLY ZONED IL.
6. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. 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 13051C0118H, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
12. THE SUBDIVISION/DWELLING IS LOCATED WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).
13. ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PROPERTY SHALL BE OBLIGATED TO PAY FEES ASSOCIATED WITH EXTENSION AND CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
14. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 1\text{CM} + 1\text{ PART PER MILLION}$ AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1\text{ PART PER MILLION}$.
15. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
16. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER'S ASSOCIATION, ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

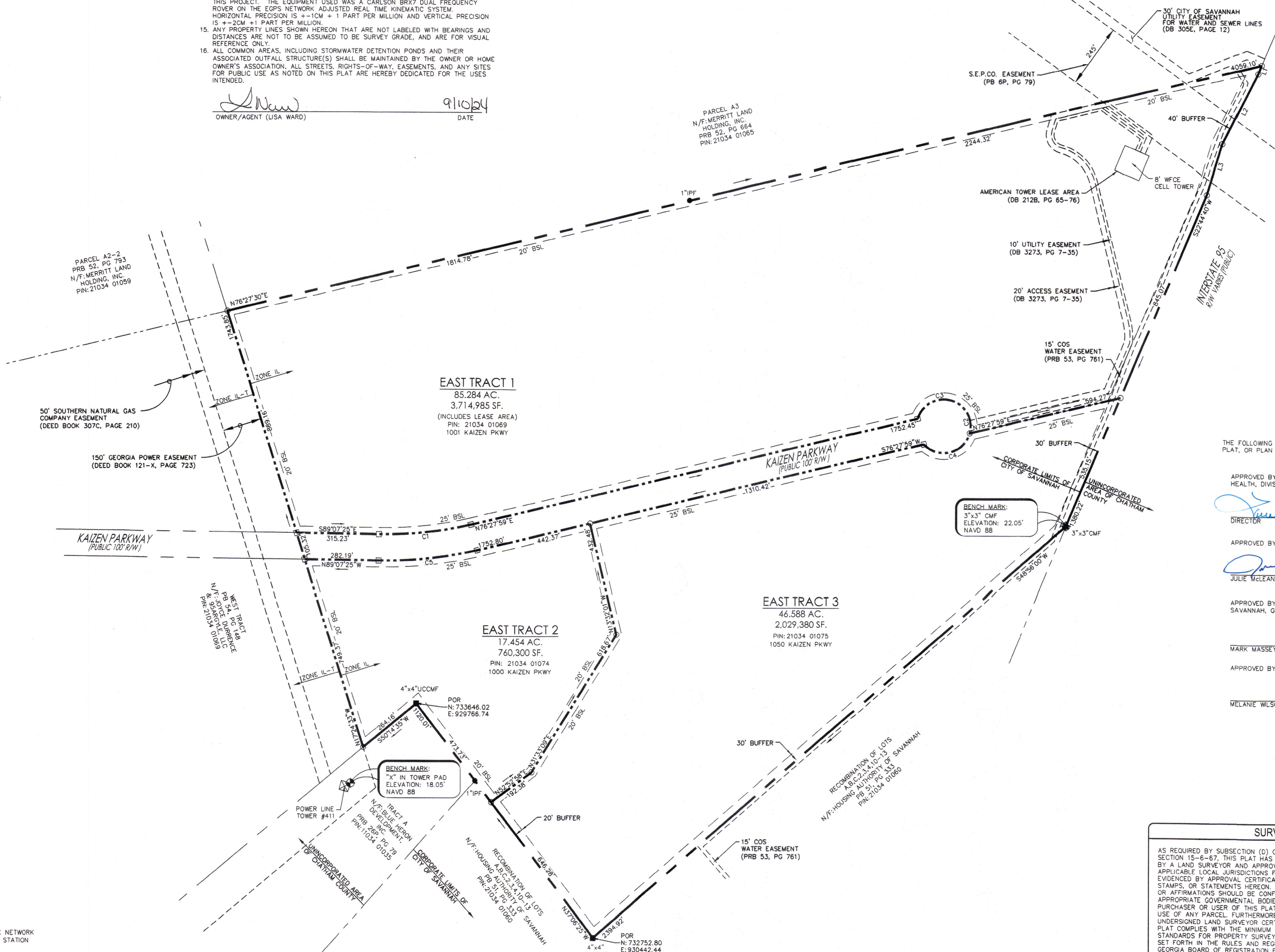
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	355.20'	1452.24'	N83°51'51"E	354.32'
C2	542.27'	102.92'	S13°32'01"E	100.00'
C3	323.34'	102.92'	S74°28'08"E	205.85'
C4	218.92'	102.92'	S76°27'59"W	179.92'
C5	379.66'	1552.24'	S83°51'51"W	378.72'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.01'	S22°44'40"W
L2	300.67'	S26°33'30"W
L3	201.00'	S17°02'00"W

LEGEND

- BENCH MARK
- 1" IRON PIPE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- RIGHT-OF-WAY CMF
- RAILROAD IRON FOUND
- UNION CAMP CMF
- (D) DISTURBED
- 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
- BSL BUILDING SETBACK LINE

Lisa Ward
OWNER/AGENT (LISA WARD) 9/10/24 DATE



AREA TABLE	
TRACT	AREA
EAST TRACT 1	3,714,985 SF 85.284 AC
EAST TRACT 2	760,300 SF 17.454 AC
EAST TRACT 3	2,029,380 SF 46.588 AC
KAIZEN PARKWAY	274,264 SF 6.256 AC
TOTAL	6,778,929 SF 155.622 AC

REFERENCE:

1. PLAT RECORD BOOK 6P, PAGE 79.
2. PLAT RECORD BOOK 50, PAGE 663.
3. PLAT RECORD BOOK 51, PAGE 333.
4. PLAT RECORD BOOK 52, PAGE 793.
5. PLAT RECORD BOOK 52, PAGE 794.
6. PLAT RECORD BOOK 52, PAGE 664.
7. PLAT RECORD BOOK 54, PAGE 148.

SURVEY DATE: 04/11/2022
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/2,883,614
FIELD ERROR OF CLOSURE: 1/9,580

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
Julie McLean 9/13/24
DIRECTOR DATE

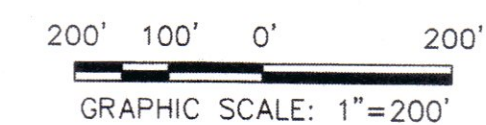
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
Julie McLean 11/5/24
JULIE McLEAN, P.E., CITY ENGINEER DATE

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 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.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION, LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A MAJOR SUBDIVISION OF,
THE HILL-DURRENCE EAST TRACT
PARCEL B, A PORTION OF THE LANCASTER TRACT
7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA
PREPARED FOR: CORES INDUSTRIAL PARTNERS

JOB NUMBER: 21-879
DATE: 5/22/2024
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 200'

MAJOR SUBDIVISION

SHEET: 1/1