THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0154G, REVISED AUGUST 16, 2018, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 10 FEET).
7. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. TAX MAP NUMBER: 2-0006-05-005
   PROPERTY OWNER: PMC-SRL, LLC (PER TAX RECORDS)
   PLAT REFERENCE: PLAT BOOK 51, PAGE 146
9. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
10. THE D.N.R. JURISDICTIONAL LINE ALONG THE BANK OF SAVANNAH RIVER WAS DELINEATED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY OF 2004 AND WAS VERIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON APRIL 7, 2004 (SEC(#01-03-271). AREA BETWEEN EXISTING SEA WALL AND NORTHERN BOUNDARY LINE (D.N.R. JURISDICTIONAL LINE) HAS BEEN FILLED UNDER U.S.A.C.E. PERMIT NUMBER 200415260.
11. IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN.
12. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
13. LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME LABEL TAGS HAVE BEEN OMITTED FOR LEGIBILITY AND CLARITY.
15. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE SAVANNAH RIVER LANDING PUD.
16. STREET NAMES SHOWN HEREON HAVE NOT YET BEEN APPROVED AND ARE SUBJECT TO CHANGE.
17. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY 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. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
18. SIDEWALKS WILL BE INSTALLED BY THE OWNER OF ALL PROPERTIES IN ACCORDANCE WITH THE APPROVED SAVANNAH RIVER LANDING PUD TEXT AMENDMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

REFERENCES

1. A RECOMBINATION & MAJOR SUBDIVISION OF SAVANNAH RIVER LANDING, PREPARED FOR SAVANNAH RIVER LANDING LAND JV, LLC, BY THOMAS & HUTTON ENGINEERING CO. DATED AUGUST 8, 2017, RECORDED IN PLAT BOOK 51, PAGE 146, CHATHAM COUNTY RECORDS.
2. A MAJOR SUBDIVISION PLAT OF PARCEL R-1, EASTERN WHARF, PREPARED FOR PMC-SRL, LLC BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 4, 2019, RECORDED IN PLAT BOOK 52, PAGE 95, CHATHAM COUNTY RECORDS.

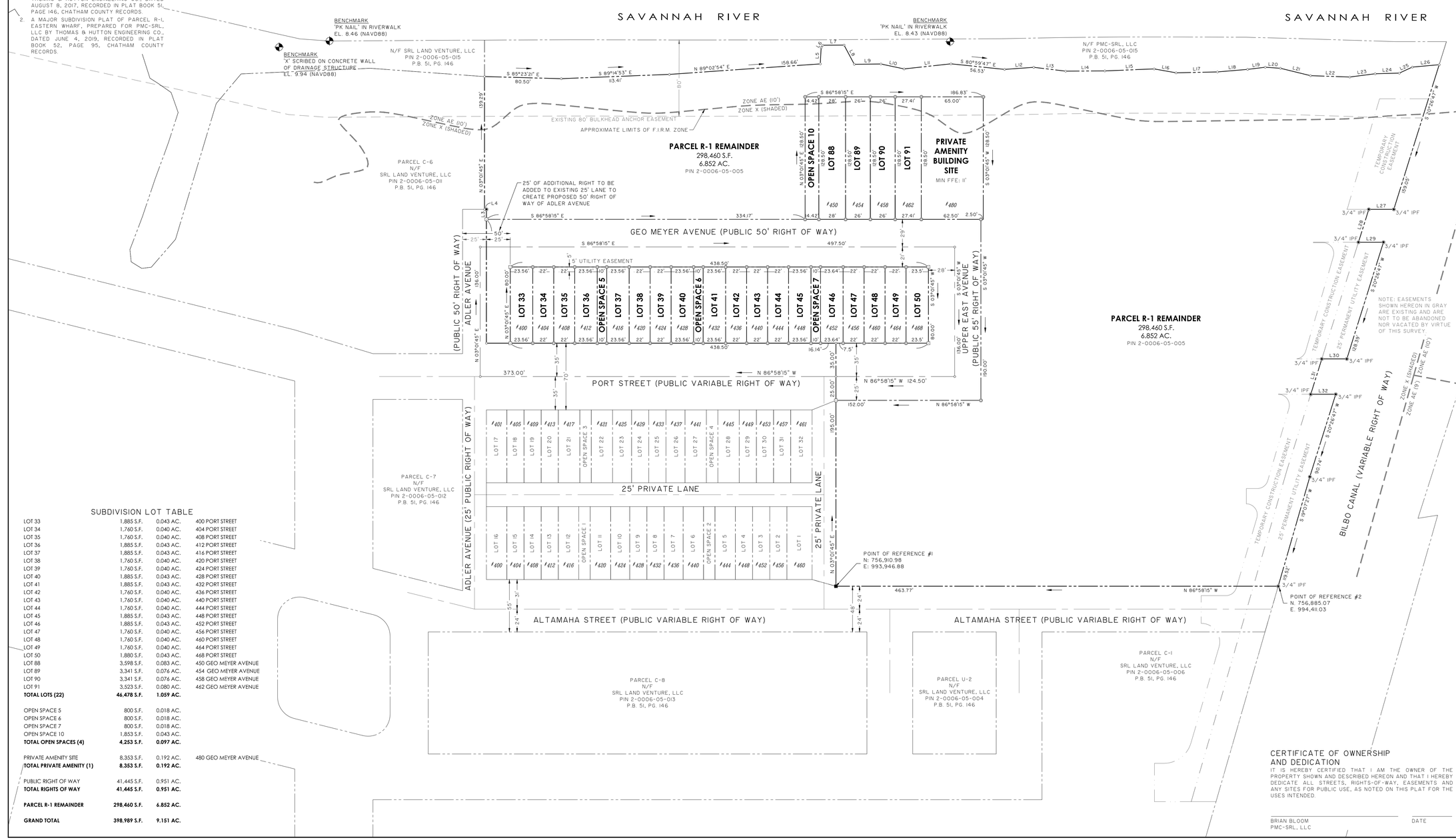
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°01'45" E	7.00'
L2	N 03°01'45" E	25.00'
L3	N 03°01'45" E	10.50'
L4	N 86°58'13" W	2.00'
L5	N 06°09'01" E	17.10'
L6	N 36°31'54" E	2.99'
L7	S 87°22'02" E	22.36'
L8	S 24°55'37" E	22.80'
L9	S 87°35'51" E	27.96'
L10	S 74°54'42" E	24.82'
L11	N 86°48'34" E	49.47'
L12	N 88°53'08" E	30.68'
L13	S 80°09'19" E	33.64'
L14	S 87°15'34" E	41.11'
L15	S 89°20'54" E	51.74'
L16	S 76°45'10" E	23.43'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S 88°13'29" E	43.32'
L18	N 88°16'31" E	31.81'
L19	N 86°04'44" E	18.63'
L20	S 83°19'02" E	15.93'
L21	S 73°07'12" E	32.49'
L22	S 84°56'14" E	41.16'
L23	N 85°39'07" E	26.83'
L24	S 88°27'23" E	25.37'
L25	N 68°01'38" E	15.06'
L26	N 87°56'03" E	28.29'
L27	N 86°58'15" W	26.20'
L28	S 20°26'47" W	36.16'
L29	S 86°58'15" E	26.20'
L30	N 86°58'15" W	26.20'
L31	S 20°26'47" W	38.86'
L32	S 86°58'15" E	26.20'

LEGEND

- BENCHMARK
- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- INTERIOR PARCEL/LOT LINE
- #### STREET ADDRESS

GRID NORTH, NAD83 (2011)
GEORGIA SPCS, EAST ZONE



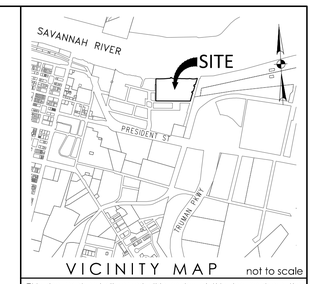
SUBDIVISION LOT TABLE

LOT 33	1,885 S.F.	0.043 AC.	400 PORT STREET
LOT 34	1,760 S.F.	0.040 AC.	404 PORT STREET
LOT 35	1,760 S.F.	0.040 AC.	408 PORT STREET
LOT 36	1,885 S.F.	0.043 AC.	412 PORT STREET
LOT 37	1,885 S.F.	0.043 AC.	416 PORT STREET
LOT 38	1,760 S.F.	0.040 AC.	420 PORT STREET
LOT 39	1,760 S.F.	0.040 AC.	424 PORT STREET
LOT 40	1,885 S.F.	0.043 AC.	428 PORT STREET
LOT 41	1,885 S.F.	0.043 AC.	432 PORT STREET
LOT 42	1,760 S.F.	0.040 AC.	436 PORT STREET
LOT 43	1,760 S.F.	0.040 AC.	440 PORT STREET
LOT 44	1,760 S.F.	0.040 AC.	444 PORT STREET
LOT 45	1,885 S.F.	0.043 AC.	448 PORT STREET
LOT 46	1,885 S.F.	0.043 AC.	452 PORT STREET
LOT 47	1,760 S.F.	0.040 AC.	456 PORT STREET
LOT 48	1,760 S.F.	0.040 AC.	460 PORT STREET
LOT 49	1,760 S.F.	0.040 AC.	464 PORT STREET
LOT 50	1,880 S.F.	0.043 AC.	468 PORT STREET
LOT 88	3,598 S.F.	0.083 AC.	450 GEO MEYER AVENUE
LOT 89	3,341 S.F.	0.076 AC.	454 GEO MEYER AVENUE
LOT 90	3,341 S.F.	0.076 AC.	458 GEO MEYER AVENUE
LOT 91	3,523 S.F.	0.080 AC.	462 GEO MEYER AVENUE
TOTAL LOTS (22)	**46,478 S.F.**	**1.059 AC.**	
OPEN SPACE 5	800 S.F.	0.018 AC.	
OPEN SPACE 6	800 S.F.	0.018 AC.	
OPEN SPACE 7	800 S.F.	0.018 AC.	
OPEN SPACE 10	1,853 S.F.	0.043 AC.	
TOTAL OPEN SPACES (4)	**4,253 S.F.**	**0.097 AC.**	
PRIVATE AMENITY SITE	8,353 S.F.	0.192 AC.	480 GEO MEYER AVENUE
TOTAL PRIVATE AMENITY (1)	**8,353 S.F.**	**0.192 AC.**	
PUBLIC RIGHT OF WAY	41,445 S.F.	0.951 AC.	
TOTAL RIGHTS OF WAY	**41,445 S.F.**	**0.951 AC.**	
PARCEL R-1 REMAINDER	**298,460 S.F.**	**6.852 AC.**	
GRAND TOTAL	**398,989 S.F.**	**9.151 AC.**	

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

BRIAN BLOOM — DATE
PMC-SRL, LLC



VICINITY MAP not to scale

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CITY OF SAVANNAH APPROVAL

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

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

MIKE PITTS — DATE
DIRECTOR

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JULIE MCLEAN, P.E. — DATE
CITY ENGINEER

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

MARK MASSEY — DATE
CLERK OF COUNCIL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON — DATE
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.

GEORGIA REGISTERED LAND SURVEYOR MATTHEW D. JONES

FOR REVIEW

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
PLS #3338 / LSF #145
jones.m@thomasandhutton.com

MAJOR SUBDIVISION OF

PARCEL R-1
EASTERN WHARF
PHASE II

2nd G.M. DISTRICT, LAMAR WARD,
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

prepared for
PMC-SRL, LLC

No.	Revision	By	Date

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Savannah, GA 31405 • 912.234.5300
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50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
08/10/2019	MDJ	MDJ	11/30/2016	BL

job 26193.0004 — SHEET 1 OF 1