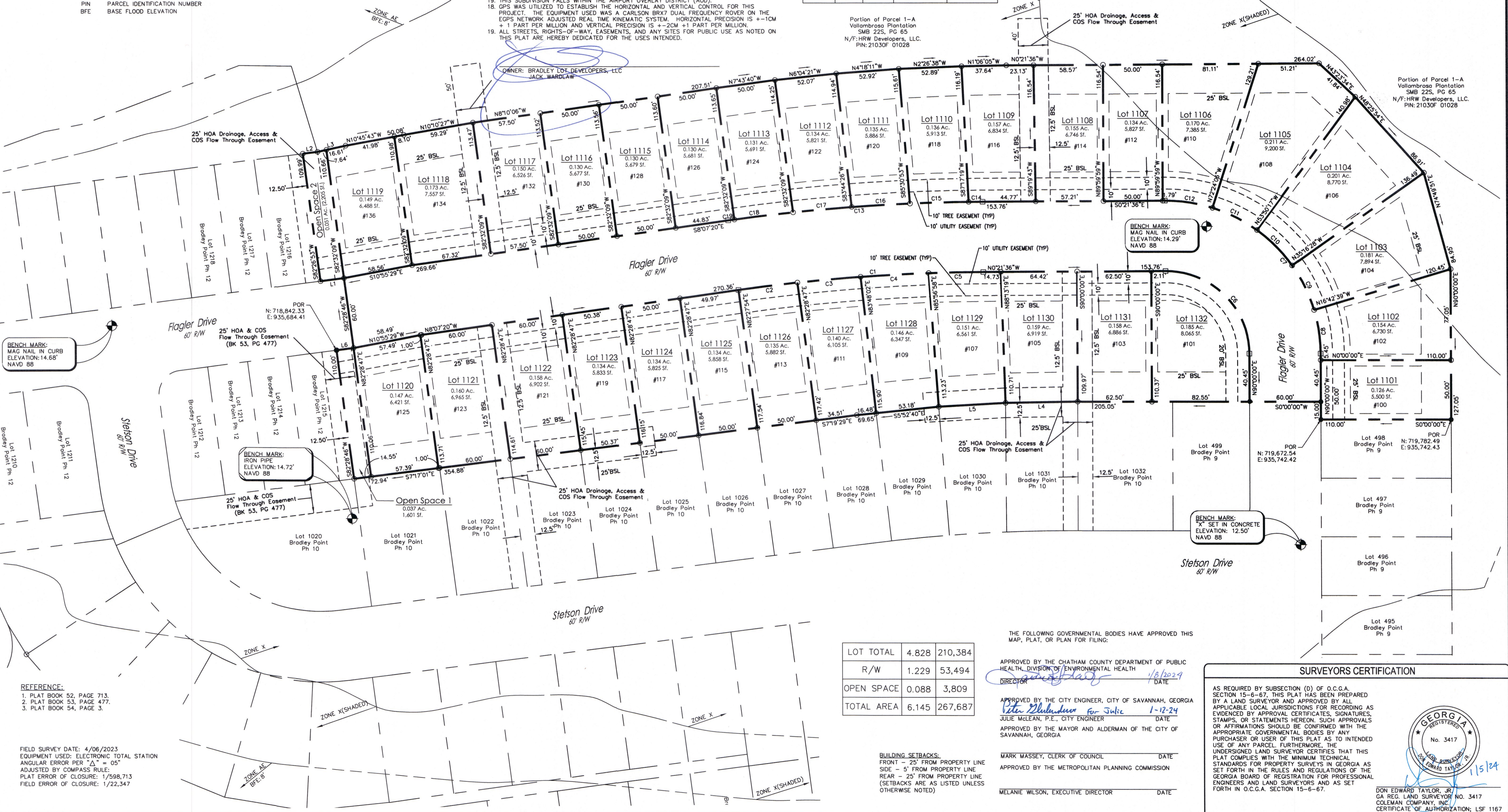
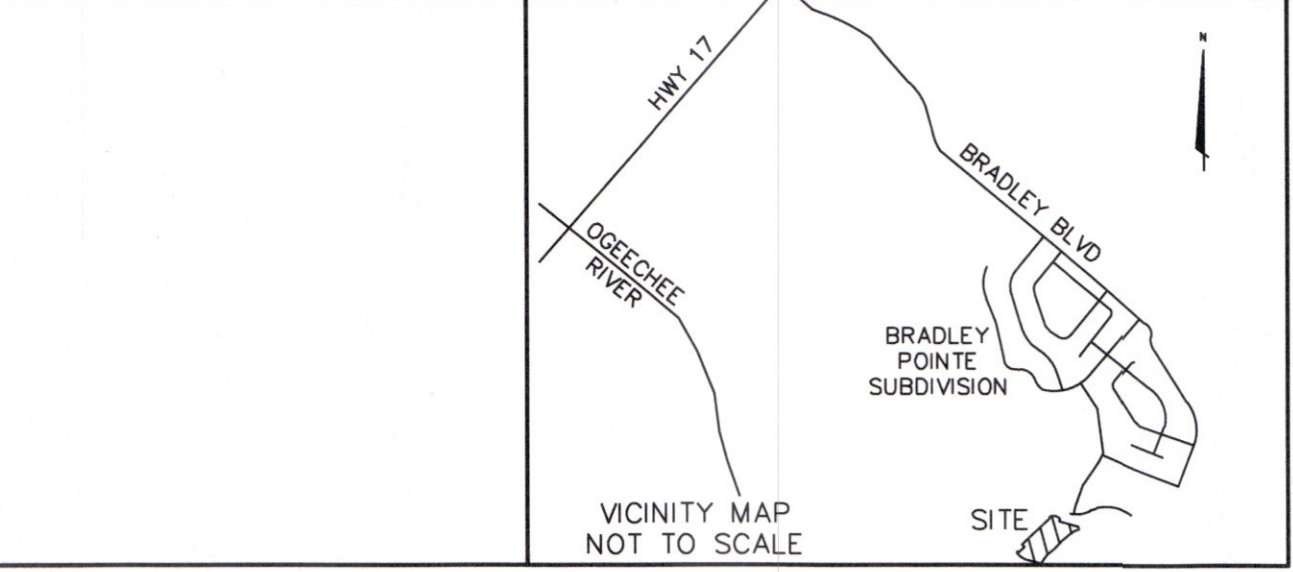


- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 32 LOTS.
 - TOTAL AREA: 6.145 ACRES; 267,687 SQUARE FEET.
 - PROPERTY ADDRESS: OGEECHEE ROAD, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21030F 01028.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THESE LOTS FALL IN ZONE X OR IN ZONE X(SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C02350, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 8.0'. NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - 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.
 - ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
 - ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
 - ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - ALL COMMON AREA (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE BRADLEY POINTE SOUTH HOMEOWNERS ASSOCIATION.
 - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION FOR ALL LOTS SHALL REQUIRE THE INSTALLATION OF A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT OF STREET LIGHTING SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING. THE DEVELOPER IS OBLIGATED TO PROVIDE THE EXPENSES OF INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
 - FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
 - THIS SUBDIVISION FALLS WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).
 - GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRK7 DUAL FREQUENCY ROVER ON THE EOPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +/- 1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2CM + 1 PART PER MILLION.
 - 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	207.28'	1530.00'	S41°4'28"E	207.12'
C2	50.03'	1528.75'	S71°10'9"E	50.03'
C3	53.70'	1530.41'	S51°4'35"E	53.69'
C4	57.51'	1529.62'	S3°09'39"E	57.50'
C5	46.04'	1530.47'	S11°3'19"E	46.04'
C6	110.40'	70.00'	S44°49'12"W	99.31'
C7	205.02'	130.00'	S44°49'12"W	184.42'
C8	37.49'	130.01'	S81°44'20"W	37.36'
C9	42.18'	129.98'	S64°10'53"W	42.00'
C10	42.22'	130.02'	S45°34'55"W	42.03'
C11	42.25'	129.98'	S26°58'04"W	42.06'
C12	40.88'	130.02'	S8°38'56"W	40.71'
C13	215.41'	1590.00'	S41°4'28"E	215.24'
C14	11.88'	1591.76'	S0°34'26"E	11.88'
C15	49.32'	1589.58'	S1°40'35"E	49.31'
C16	49.37'	1589.96'	S3°27'17"E	49.37'
C17	49.68'	1590.30'	S5°14'21"E	49.67'
C18	50.00'	1590.57'	S7°02'05"E	50.00'
C19	5.17'	1500.82'	S8°02'02"E	5.17'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.94'	S7°29'30"E
L2	12.50'	N7°31'14"W
L3	24.25'	N12°26'36"W
L4	61.00'	S1°01'18"E
L5	56.30'	S3°25'49"E
L6	14.55'	N7°31'14"W

- LEGEND**
- BENCH MARK
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - CMF CONCRETE MONUMENT FOUND
 - DB DEED BOOK
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - #14 STREET ADDRESS
 - PN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION



LOT TOTAL	4.828	210,384
R/W	1.229	53,494
OPEN SPACE	0.088	3,809
TOTAL AREA	6.145	267,687

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
DATE: 1/8/2024

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
DATE: 1-12-24

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL
DATE: _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
DATE: _____

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

1/5/24

REFERENCE:

- PLAT BOOK 52, PAGE 713.
- PLAT BOOK 53, PAGE 477.
- PLAT BOOK 54, PAGE 437.

FIELD SURVEY DATE: 4/06/2023
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 05"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/598,713
FIELD ERROR OF CLOSURE: 1/22,347