

LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPS 1" IRON PIPE SET
- CMS CONCRETE MONUMENT SET
- CMF CONCRETE MONUMENT FOUND
- RWCMF RIGHT-OF-WAY CMF
- PP POWER POLE
- OHU OVERHEAD UTILITY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PB PLAT BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- BFE BASE FLOOD ELEVATION
- POR POINT OF REFERENCE
- POB POINT OF BEGINNING
- ▨ FRESH WATER WETLAND
- ▨ SALT WATER WETLAND

- NOTES:**
- THIS SUBDIVISION CREATES THREE LOTS & ADDITIONAL R/W.
 - TOTAL AREA: 448.807 ACRES; 19,550,030 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 20943 01008
 - PARENT ADDRESS: 147 FELDSPAR DRIVE
 - THIS PROPERTY IS CURRENTLY ZONED M-CO.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - AS OF THE DATE OF THIS SURVEY, 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 & 13051C0145G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 8'. NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - 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.
 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS OF BUILDING SHALL BE FLOOD PROOFED OR ELEVATED TO NO LOWER THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) IN ACCORDANCE WITH DIVISION II, PART 8, CHAPTER 7 - FLOOD DAMAGE PREVENTION, OF THE CITY OF SAVANNAH CODE OF ORDINANCES.
 - AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE 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.
 - SALT MARSH SUBJECT TO STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) DELINEATION, A 25' BUFFER WILL BE APPLIED UPON DELINEATION OF DNR LINE.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

APPROVED
OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
HUGH "TRIP" TOLLISON
PRESIDENT & CEO

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	143.33'	N29°16'42"E
L2	149.76'	N16°58'26"E
L3	132.39'	N10°36'35"E
L4	287.34'	N16°26'19"E
L5	200.20'	N11°08'35"E
L6	69.90'	S41°19'48"E
L7	56.55'	S67°33'44"E
L8	45.31'	S84°34'15"E
L9	66.56'	S64°11'08"E
L10	110.42'	S16°42'07"W
L11	104.64'	S17°15'33"W
L12	39.35'	S77°17'22"W
L13	72.80'	S35°11'44"W
L14	80.63'	S20°46'14"W
L15	46.70'	S11°36'50"W
L16	23.50'	S51°08'31"E
L17	65.16'	S10°00'03"W
L18	15.20'	S43°05'07"W
L19	125.21'	S21°42'21"E
L20	23.29'	N82°58'45"W
L21	21.32'	N7°25'23"E
L22	23.29'	S82°58'45"E
L23	21.32'	S77°25'23"W

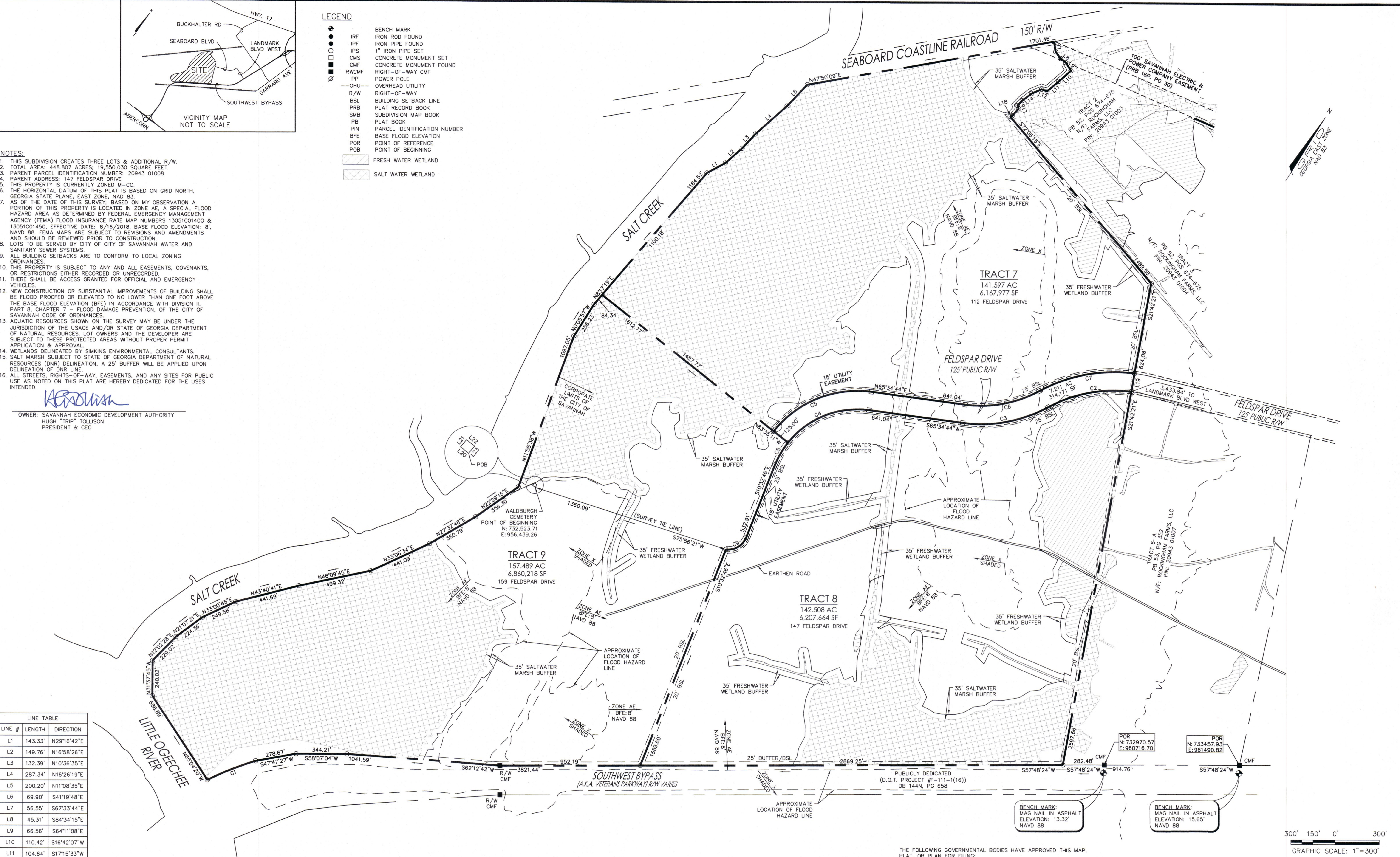
CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	352.78'	2134.86'	S36°13'48"W	352.38'
C2	585.84'	950.00'	S47°05'36"W	576.60'
C3	599.42'	950.00'	S47°30'11"W	589.52'
C4	619.58'	600.00'	S35°59'46"W	592.41'
C5	748.65'	725.00'	N35°59'46"E	715.83'
C6	520.55'	825.00'	N47°30'11"E	511.95'
C7	670.64'	1075.00'	N47°17'57"E	659.82'
C8	177.60'	600.00'	S2°03'58"E	176.95'
C9	173.39'	132.00'	S27°05'05"W	161.19'

REFERENCE:

- PLAT BOOK 52, PAGES 674-675.
- PLAT BOOK 53, PAGE 352.

SURVEY DATE: 7/21/2021
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

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

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 COMPLETES 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
No. 3417
DON EDWARD TAYLOR, JR.
DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

DATE: 1/24/23

