

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

**NOTES**

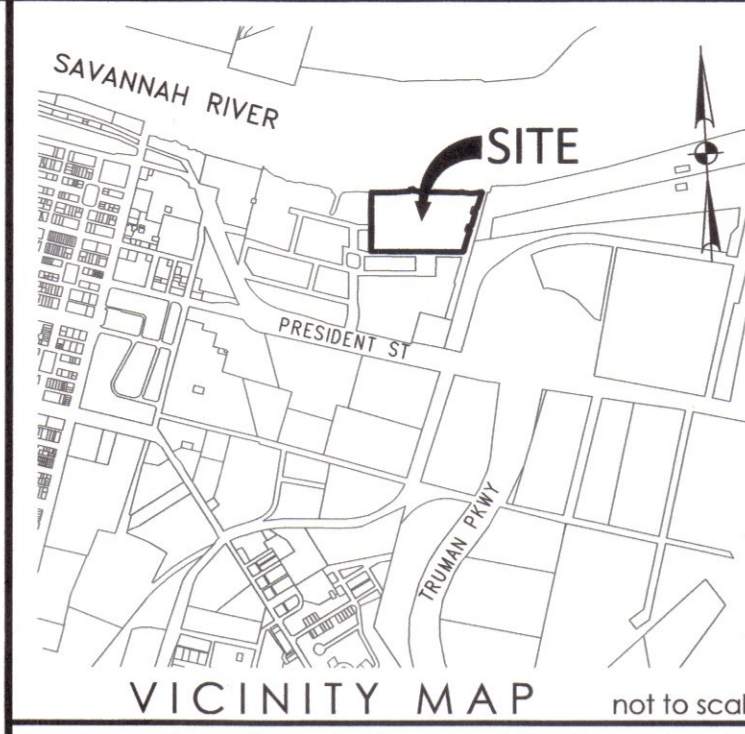
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 01546, 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).
- 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.
- TAX MAP NUMBER: 20006-05005
- PROPERTY OWNER: PMC-SRL, LLC (PER TAX RECORDS)
- PLAT REFERENCE: PLAT BOOK 52, PAGE 555
- UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 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.
- IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN.
- THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
- LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME LABEL TAGS HAVE BEEN OMITTED FOR LEGIBILITY AND CLARITY.
- 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.
- STREET NAMES SHOWN HEREON HAVE NOT YET BEEN APPROVED AND ARE SUBJECT TO CHANGE.
- 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.
- ALL PARCELS WITHIN THE PROPOSED SUBDIVISION WILL BE SUBJECT TO ALL CONDITIONS IDENTIFIED ON THE APPROVED EASTERN WHARF MASTER PLAN (FORMERLY KNOWN AS SAVANNAH RIVER LANDINGS).
- OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION (POA).

**REFERENCES**

- 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.
- 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.
- A 'MAJOR SUBDIVISION PLAT OF PARCEL R-1, EASTERN WHARF', PREPARED FOR PMC-SRL, LLC BY THOMAS & HUTTON ENGINEERING CO., DATED AUGUST 10, 2019, RECORDED IN PLAT BOOK 52, PAGE 456, CHATHAM COUNTY RECORDS.
- A 'MINOR SUBDIVISION OF THE REMAINING PORTION PARCEL R-1, EASTERN WHARF', PREPARED FOR PMC-SRL MAYORS ONE, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 555, CHATHAM COUNTY RECORDS.
- A 'MINOR SUBDIVISION OF PARCEL C-2 & EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF', PREPARED FOR SRL LAND VENTURE, LLC & PMC-SRL, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 508, CHATHAM COUNTY RECORDS.
- A 'MAJOR SUBDIVISION AND RECOMBINATION OF THE MAYORS ONE PARCEL AND THE REMAINING PORTION OF PARCEL R-1, EASTERN WHARF', PREPARED FOR PMC-SRL MAYORS ONE, LLC & PMS-SRL, LLC, BY THOMAS & HUTTON, DATED MARCH 4, 2021, TO BE RECORDED, CHATHAM COUNTY RECORDS.

**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
- 488 STREET ADDRESS



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**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.

J. PATRICK MALLOY  
PMC-SRL, LLC  
DATE: 3/18/24

**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  
DIRECTOR: [Signature] DATE: 3/20/2024

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH  
JULIE MCLEAN, P.E. DATE: 3/29/24  
CITY ENGINEER

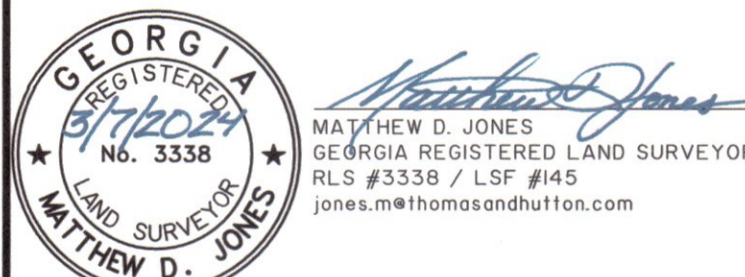
APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

MARK MASSEY DATE: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION  
MELANIE WILSON DATE: \_\_\_\_\_  
EXECUTIVE DIRECTOR

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (b) 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.



**MAJOR SUBDIVISION OF HAMILTON ONE & HAMILTON TWO, EASTERN WHARF**

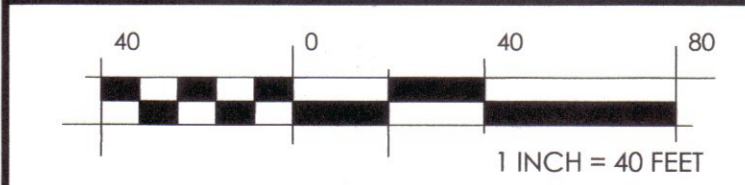
2ND G.M. DISTRICT, LAMAR WARD,  
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

prepared for  
PMC-SRL, LLC

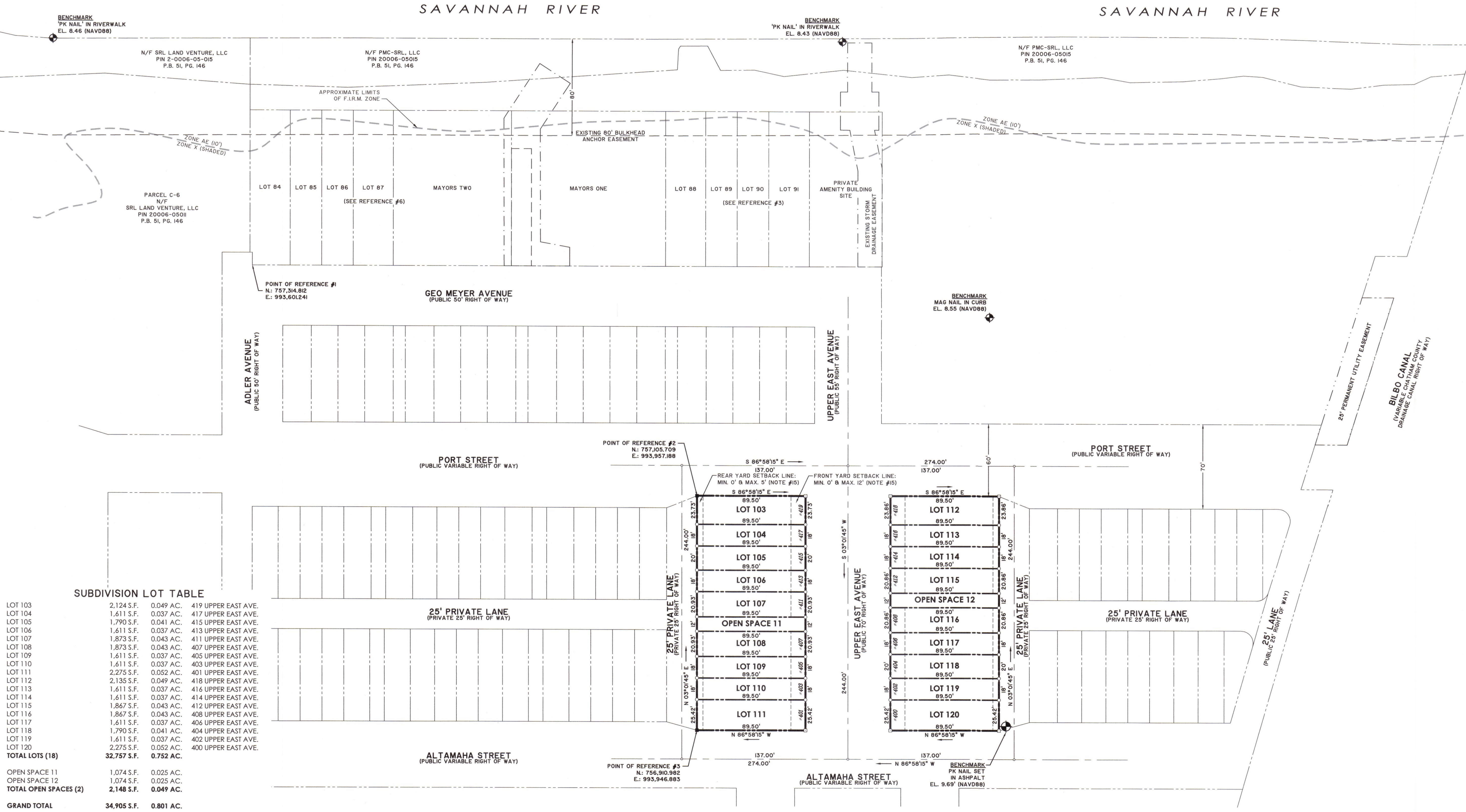
No.	Revision	By	Date



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www.thomasandhutton.com



plot drawn reviewed field crew  
8/18/2023 MDJ MDJ 3/2/2023 JH



**SUBDIVISION LOT TABLE**

LOT 103	2,124 S.F.	0.049 AC.	419 UPPER EAST AVE.
LOT 104	1,611 S.F.	0.037 AC.	417 UPPER EAST AVE.
LOT 105	1,790 S.F.	0.041 AC.	415 UPPER EAST AVE.
LOT 106	1,611 S.F.	0.037 AC.	413 UPPER EAST AVE.
LOT 107	1,873 S.F.	0.043 AC.	411 UPPER EAST AVE.
LOT 108	1,873 S.F.	0.043 AC.	407 UPPER EAST AVE.
LOT 109	1,611 S.F.	0.037 AC.	405 UPPER EAST AVE.
LOT 110	1,611 S.F.	0.037 AC.	403 UPPER EAST AVE.
LOT 111	2,275 S.F.	0.052 AC.	401 UPPER EAST AVE.
LOT 112	2,135 S.F.	0.049 AC.	418 UPPER EAST AVE.
LOT 113	1,611 S.F.	0.037 AC.	414 UPPER EAST AVE.
LOT 114	1,611 S.F.	0.037 AC.	414 UPPER EAST AVE.
LOT 115	1,867 S.F.	0.043 AC.	412 UPPER EAST AVE.
LOT 116	1,611 S.F.	0.037 AC.	408 UPPER EAST AVE.
LOT 117	1,611 S.F.	0.037 AC.	406 UPPER EAST AVE.
LOT 118	1,790 S.F.	0.041 AC.	404 UPPER EAST AVE.
LOT 119	1,611 S.F.	0.037 AC.	402 UPPER EAST AVE.
LOT 120	2,275 S.F.	0.052 AC.	400 UPPER EAST AVE.
<b>TOTAL LOTS (18)</b>	<b>32,757 S.F.</b>	<b>0.752 AC.</b>	
OPEN SPACE 11	1,074 S.F.	0.025 AC.	
OPEN SPACE 12	1,074 S.F.	0.025 AC.	
<b>TOTAL OPEN SPACES (2)</b>	<b>2,148 S.F.</b>	<b>0.049 AC.</b>	
<b>GRAND TOTAL</b>	<b>34,905 S.F.</b>	<b>0.801 AC.</b>	