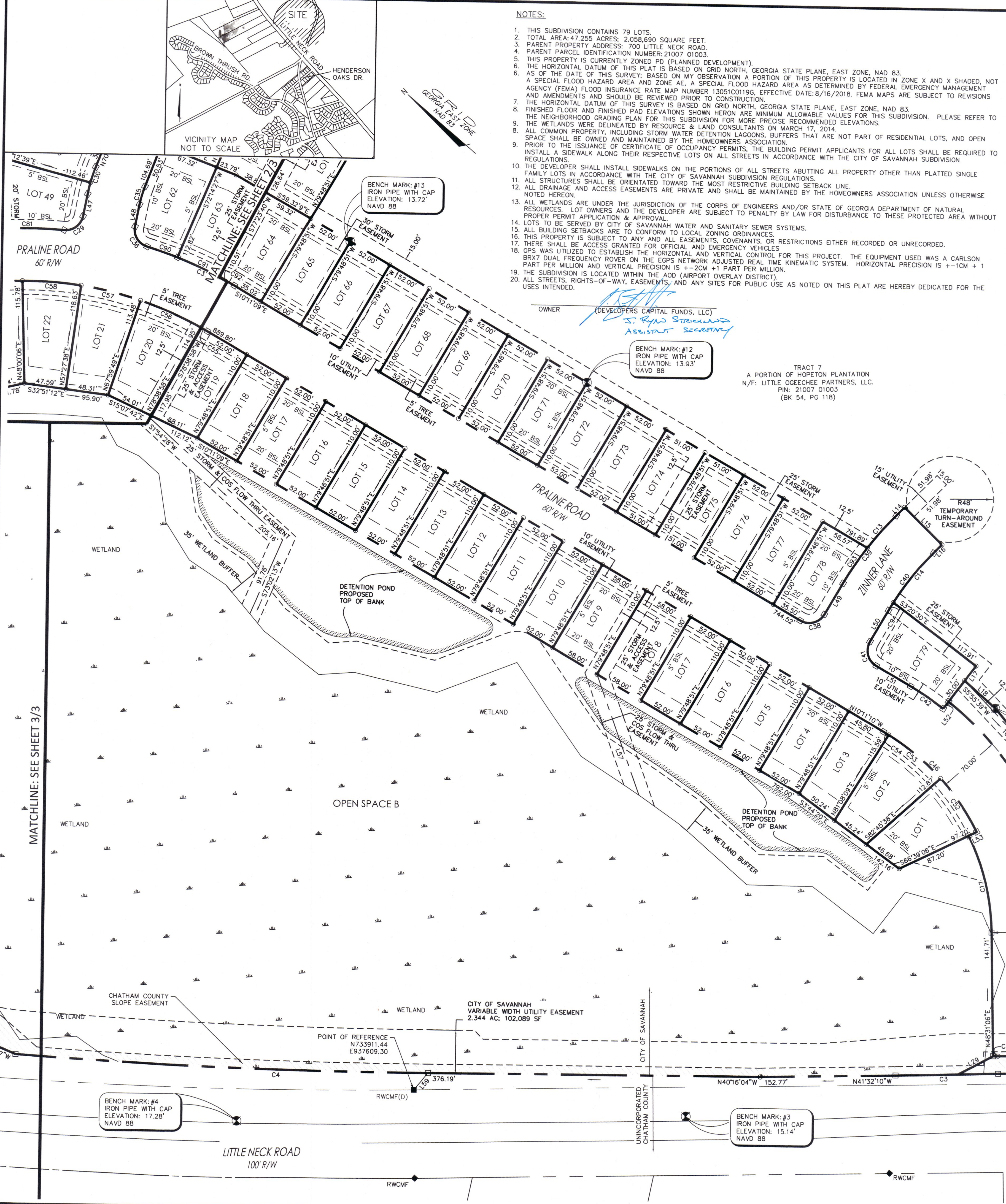


DATE PLOTTED: 5/24/2025 2:23 PM BY: Justin Palmer DRAWING PATH: C:\2023\23-316 Hopeton Tract7 MAJOR SUBDIVISION.dwg

COLEMAN COMPANY, INC.




- NOTES:
- THIS SUBDIVISION CONTAINS 79 LOTS.
 - TOTAL AREA: 47.255 ACRES; 2,058,690 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 700 LITTLE NECK ROAD.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21007 01003.
 - THIS PROPERTY IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT).
 - 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 X AND X SHADED, NOT A SPECIAL FLOOD HAZARD AREA AND ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0119G, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE WETLANDS WERE DELINEATED BY RESOURCE & LAND CONSULTANTS ON MARCH 17, 2014.
 - ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - 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.
 - 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 +/- 1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2CM + 1 PART PER MILLION.
 - THE SUBDIVISION IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

LOT TABLE				
LOT #	ACRE	SF	ADDRESS	FFE(MIN)
1	0.144	6,251	101 PRALINE ROAD	14.33'
2	0.162	7,063	103 PRALINE ROAD	14.33'
3	0.133	5,786	105 PRALINE ROAD	14.33'
4	0.131	5,720	107 PRALINE ROAD	14.33'
5	0.131	5,720	109 PRALINE ROAD	14.33'
6	0.131	5,720	111 PRALINE ROAD	14.33'
7	0.131	5,720	113 PRALINE ROAD	14.33'
8	0.146	6,380	115 PRALINE ROAD	14.33'
9	0.146	6,380	117 PRALINE ROAD	14.33'
10	0.131	5,720	119 PRALINE ROAD	14.33'
11	0.131	5,720	121 PRALINE ROAD	14.33'
12	0.131	5,720	123 PRALINE ROAD	14.33'
13	0.131	5,720	125 PRALINE ROAD	14.33'
14	0.131	5,720	127 PRALINE ROAD	14.33'
15	0.131	5,720	129 PRALINE ROAD	14.33'
16	0.131	5,720	131 PRALINE ROAD	14.33'
17	0.131	5,720	133 PRALINE ROAD	14.33'
18	0.131	5,720	135 PRALINE ROAD	14.33'
19	0.153	6,648	137 PRALINE ROAD	14.33'
20	0.171	7,433	141 PRALINE ROAD	14.33'
21	0.157	6,857	143 PRALINE ROAD	14.33'
22	0.155	6,733	145 PRALINE ROAD	14.33'
23	0.157	6,820	147 PRALINE ROAD	14.33'
79	0.168	7,335	101 ZINNER LANE	14.33'
78	0.139	6,069	110 PRALINE ROAD	14.33'
77	0.131	5,720	112 PRALINE ROAD	14.33'
76	0.131	5,720	114 PRALINE ROAD	14.33'
75	0.129	5,610	116 PRALINE ROAD	14.33'
74	0.129	5,610	118 PRALINE ROAD	14.33'
73	0.131	5,720	120 PRALINE ROAD	14.33'
72	0.131	5,720	122 PRALINE ROAD	14.33'
71	0.131	5,720	124 PRALINE ROAD	14.33'
70	0.131	5,720	126 PRALINE ROAD	14.33'
69	0.131	5,720	128 PRALINE ROAD	14.33'
68	0.131	5,720	130 PRALINE ROAD	14.33'
67	0.131	5,720	132 PRALINE ROAD	14.33'
66	0.131	5,720	134 PRALINE ROAD	14.33'
65	0.131	5,720	136 PRALINE ROAD	14.33'
64	0.144	6,272	138 PRALINE ROAD	14.33'

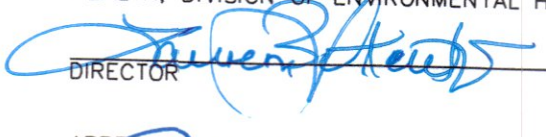
SURVEYORS CERTIFICATION

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

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

DIRECTOR:  DATE: 4/25/2025

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER DATE: 7/20/25

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: _____

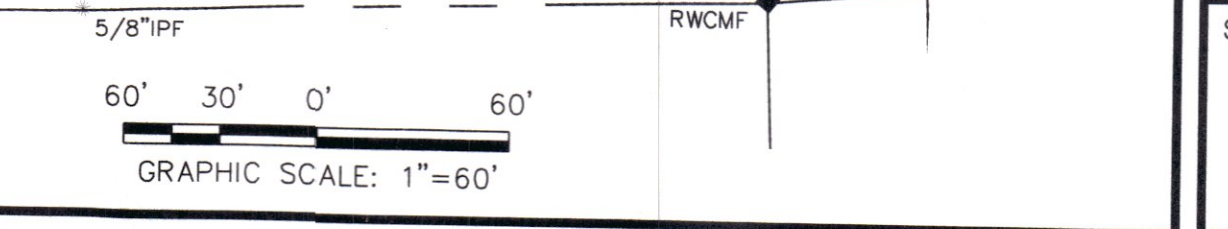
BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

REFERENCE:

- PLAT BOOK 6P, PAGE 108A.
- PLAT BOOK R, PAGE 24.
- MAP BOOK 2, PAGE 258.
- CHATHAM COUNTY R/W PLANS 1172326
- PLAT BOOK 54, PAGE 118
- PLAT BOOK 54, PAGE 285

SURVEY DATE: 4/30/2024
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY LEASE SQUARES:
PLAT ERROR OF CLOSURE: 1/362,428
FIELD ERROR OF CLOSURE: 1/44,923

- LEGEND**
- 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
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PB PLAT BOOK
 - PN PARCEL IDENTIFICATION NUMBER
 - BM BENCH MARK
 - COS CITY OF SAVANNAH



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

HOPETON TRACT 7 PHASE 1A
A MAJOR SUBDIVISION OF
A PORTION OF HOPETON PLANTATION
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: DEVELOPERS CAPITAL FUNDS, LLC

JOB NUMBER: 23-316
DATE: 04/27/2024
DRAWN BY: RRG
CHECKED BY:
SCALE: 1"=60'

MAJOR SUBDIVISION

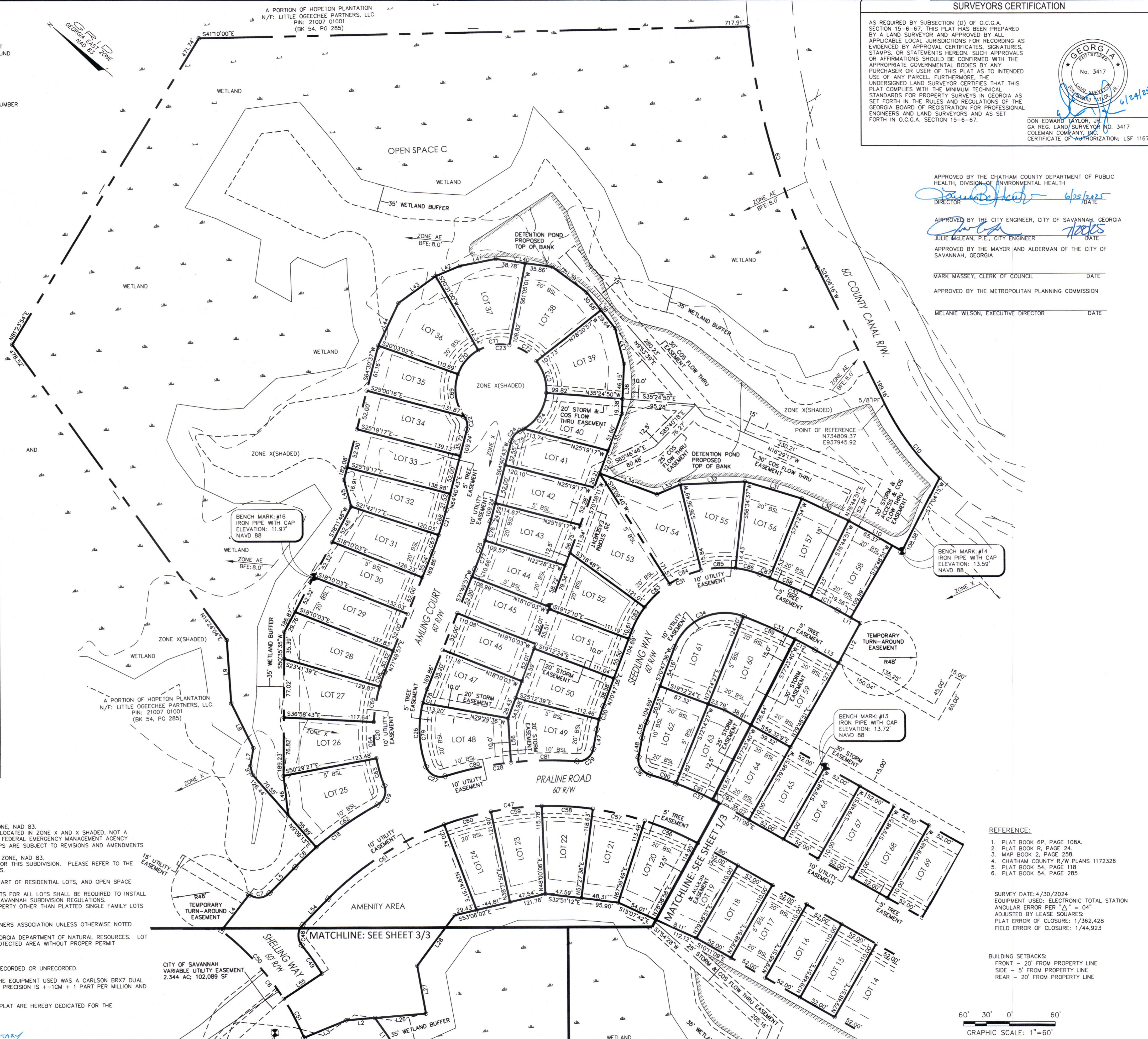
SHEET: 1/3

LEGEND					
●	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			
■	R/W	RIGHT-OF-WAY			
■	DB	DEED BOOK			
■	PRB	PLAT RECORD BOOK			
■	SMB	SUBDIVISION MAP BOOK			
■	PB	PLAT BOOK			
■	PIN	PARCEL IDENTIFICATION NUMBER			
■	BM	BENCH MARK			
■	COS	CITY OF SAVANNAH			

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
24	0.151	6,586	149 PRALINE ROAD	14.33'	
25	0.222	9,673	101 AMLING COURT	14.33'	
26	0.170	7,426	103 AMLING COURT	14.33'	
27	0.173	7,541	105 AMLING COURT	14.33'	
28	0.179	7,780	107 AMLING COURT	14.33'	
29	0.161	7,017	109 AMLING COURT	14.33'	
30	0.154	6,715	111 AMLING COURT	14.33'	
31	0.158	6,873	113 AMLING COURT	14.33'	
32	0.159	6,916	115 AMLING COURT	14.33'	
33	0.166	7,231	117 AMLING COURT	14.33'	
34	0.164	7,150	119 AMLING COURT	14.33'	
35	0.149	6,505	121 AMLING COURT	14.33'	
36	0.210	9,147	123 AMLING COURT	14.33'	
37	0.207	9,018	125 AMLING COURT	14.33'	
38	0.207	9,037	126 AMLING COURT	14.33'	
39	0.202	8,802	124 AMLING COURT	14.33'	
40	0.146	6,342	122 AMLING COURT	14.33'	
41	0.145	6,314	120 AMLING COURT	14.33'	
42	0.140	6,104	118 AMLING COURT	14.33'	
43	0.138	6,018	116 AMLING COURT	14.33'	
44	0.136	5,945	114 AMLING COURT	14.33'	
45	0.131	5,696	112 AMLING COURT	14.33'	
46	0.132	5,752	110 AMLING COURT	14.33'	
47	0.162	7,061	106 AMLING COURT	14.33'	
48	0.206	8,986	102 AMLING COURT	14.33'	
49	0.178	7,742	101 SEEDLING WAY	14.33'	
50	0.161	7,034	103 SEEDLING WAY	14.33'	
51	0.142	6,167	105 SEEDLING WAY	14.33'	
52	0.164	7,126	107 SEEDLING WAY	14.33'	
53	0.235	10,215	109 SEEDLING WAY	14.33'	
54	0.197	8,568	111 SEEDLING WAY	14.33'	
55	0.168	7,314	113 SEEDLING WAY	14.33'	
56	0.159	6,910	115 SEEDLING WAY	14.33'	
57	0.162	7,058	117 SEEDLING WAY	14.33'	
58	0.158	6,881	119 SEEDLING WAY	14.33'	
59	0.181	7,879	118 SEEDLING WAY	14.33'	
60	0.195	8,500	116 SEEDLING WAY	14.33'	
61	0.172	7,502	114 SEEDLING WAY	14.33'	
62	0.165	7,174	142 PRALINE ROAD	14.33'	
63	0.148	6,446	140 PRALINE ROAD	14.33'	
TOTAL LOT	12.130	528,678			
OPEN SPACE A	0.308	13,411	104 PRALINE ROAD	14.33'	
OPEN SPACE B	16.370	713,074	139 PRALINE ROAD	14.33'	
OPEN SPACE C	12.410	540,599	119 SEEDLING WAY	14.33'	
R/W	5.171	225,226			
FUTURE AMENITY	0.866	37,702	151 PRALINE ROAD	14.33'	
TOTAL AREA	47.255	2,058,690			

- NOTES:
- THIS SUBDIVISION CONTAINS 79 LOTS.
 - TOTAL AREA: 47.255 ACRES; 2,058,690 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 700 LITTLE NECK ROAD.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21007 01001.
 - THIS PROPERTY IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT).
 - 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 X AND X SHADED, NOT A SPECIAL FLOOD HAZARD AREA AND ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0119G, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
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 - THE WETLANDS WERE DELINEATED BY RESOURCE & LAND CONSULTANTS ON MARCH 17, 2014.
 - ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
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 - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
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 - ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
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 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - 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 EOPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 1\text{CM} + 1\text{ PART PER MILLION}$ AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1\text{ PART PER MILLION}$.
 - THE SUBDIVISION IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER (DEVELOPERS CAPITAL FUNDS, LLC)



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

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

DIRECTOR

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER

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

MARK MASSEY, CLERK OF COUNCIL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR

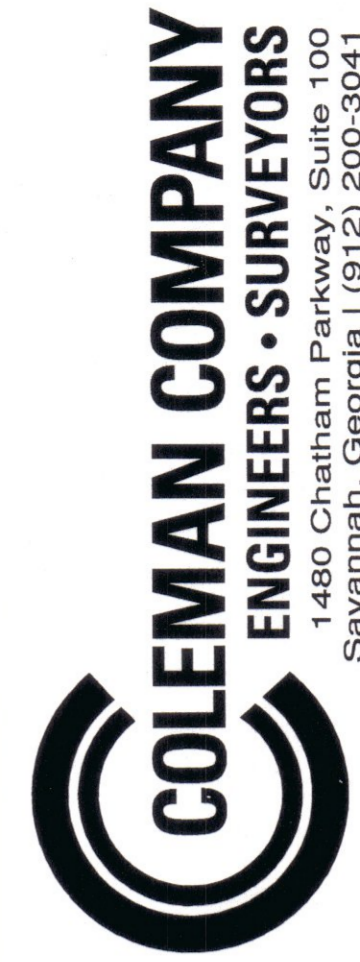
REFERENCE:

- PLAT BOOK 6P, PAGE 108A.
- PLAT BOOK R, PAGE 24.
- MAP BOOK 2, PAGE 258.
- CHATHAM COUNTY R/W PLANS 1172326
- PLAT BOOK 54, PAGE 118
- PLAT BOOK 54, PAGE 285

SURVEY DATE: 4/30/2024
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY LEASE SQUARES:
PLAT ERROR OF CLOSURE: 1/362,428
FIELD ERROR OF CLOSURE: 1/44,923

BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

GRAPHIC SCALE: 1"=60'



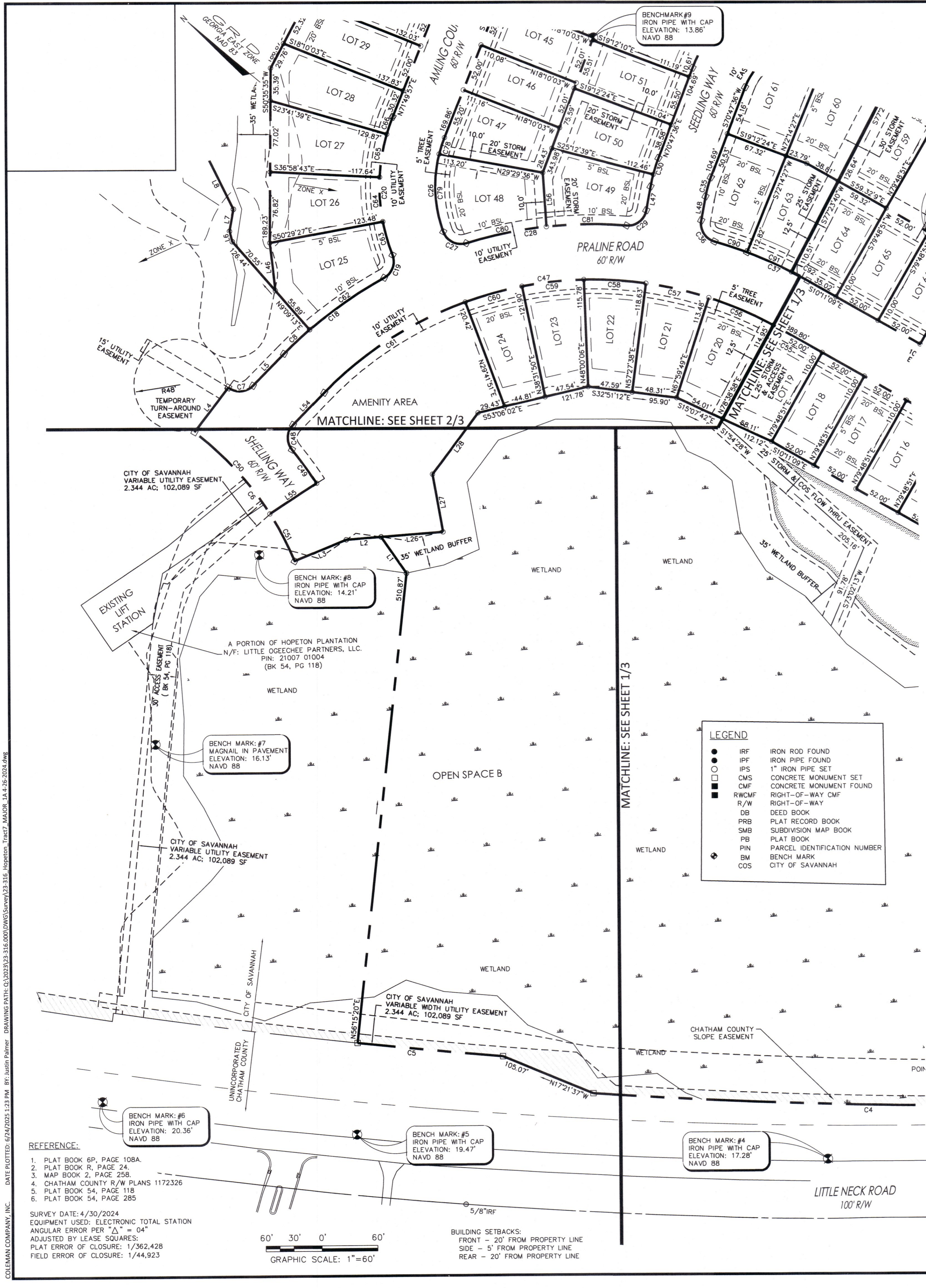
HOPETON TRACT 7 PHASE 1A
A MAJOR SUBDIVISION OF
A PORTION OF HOPETON PLANTATION
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: DEVELOPERS CAPITAL FUNDS, LLC

JOB NUMBER: 23-316
DATE: 04/27/2024
DRAWN BY: RRC
CHECKED BY:
SCALE: 1"=60'

MAJOR SUBDIVISION

SHEET:

2/3



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	121.58'	12983.67'	N40°51'36"W	121.58'
C2	244.74'	12938.00'	N41°19'24"W	244.74'
C3	116.65'	12953.15'	N41°48'14"W	116.65'
C4	467.70'	6444.00'	N38°11'18"W	467.60'
C5	157.08'	6411.00'	N34°31'05"W	157.08'
C6	178.23'	340.00'	N12°38'54"E	176.20'
C7	29.03'	20.00'	S43°57'03"E	26.55'
C8	38.03'	465.00'	S83°11'21"E	38.02'
C9	332.03'	930.00'	S34°19'54"W	330.27'
C10	121.08'	340.00'	S13°54'04"W	120.45'
C11	39.87'	745.00'	S11°43'09"E	39.87'
C12	29.65'	685.00'	N11°25'34"W	29.65'
C13	49.35'	390.00'	S89°22'12"E	49.31'
C14	72.72'	330.00'	S87°56'30"W	72.58'
C15	140.43'	12918.00'	S41°33'17"E	140.43'
C16	122.59'	12963.67'	S40°51'42"E	122.59'
C17	114.22'	260.00'	N35°56'00"E	113.30'
C18	136.01'	465.00'	S77°09'11"E	135.52'
C19	28.70'	20.00'	N70°07'24"E	26.30'
C20	153.18'	205.00'	N50°25'35"E	149.64'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	58.68'	470.00'	N68°15'20"E	58.65'
C22	17.81'	20.00'	N39°09'51"E	17.23'
C23	292.91'	59.50'	N25°19'17"W	74.84'
C24	17.81'	20.00'	N69°48'26"W	17.23'
C25	66.18'	530.00'	S68°15'20"W	66.13'
C26	104.55'	145.00'	S51°10'32"W	102.30'
C27	30.52'	20.00'	S13°12'16"E	27.65'
C28	174.60'	465.00'	S48°10'16"E	173.57'
C29	29.35'	20.00'	S77°27'21"E	26.79'
C30	32.33'	180.00'	N65°38'53"E	32.29'
C31	205.06'	130.00'	S64°01'08"E	184.45'
C32	112.41'	745.00'	S14°30'31"E	112.30'
C33	103.36'	685.00'	N14°30'31"W	103.26'
C34	110.41'	70.00'	N64°01'08"W	99.32'
C35	21.55'	120.00'	S65°38'53"W	21.52'
C36	29.35'	20.00'	S18°27'41"W	26.79'
C37	108.70'	465.00'	S16°52'59"E	108.46'
C38	31.42'	20.00'	S55°11'09"E	28.28'
C39	98.30'	390.00'	N87°02'04"E	98.04'
C40	83.17'	330.00'	S87°02'04"W	82.95'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	31.42'	20.00'	S34°48'51"W	28.28'
C42	44.82'	330.00'	S61°7'43"E	44.78'
C43	302.35'	340.00'	S23°02'36"W	292.48'
C44	74.38'	12918.00'	N40°56'43"W	74.38'
C45	5.62'	12933.15'	N42°03'01"W	5.62'
C46	158.03'	270.00'	N6°34'52"E	155.78'
C47	532.59'	405.00'	N47°51'33"W	495.04'
C48	29.03'	20.00'	S52°53'11"W	26.55'
C49	45.25'	400.00'	N14°32'45"E	45.23'
C50	120.83'	340.00'	N7°48'40"E	120.19'
C51	57.41'	340.00'	N22°49'44"E	57.34'
C52	73.79'	270.00'	N15°31'09"E	73.56'
C53	77.45'	270.00'	N0°31'39"W	77.18'
C54	6.79'	270.00'	N9°27'56"W	6.79'
C55	8.23'	405.00'	N10°46'05"W	8.23'
C56	75.30'	405.00'	N16°40'36"W	75.19'
C57	69.48'	405.00'	N26°55'03"W	69.39'
C58	66.86'	405.00'	N36°33'41"W	66.78'
C59	66.95'	405.00'	N46°01'35"W	66.87'
C60	63.49'	405.00'	N55°15'09"W	63.42'

- NOTES:
- THIS SUBDIVISION CONTAINS 79 LOTS.
 - TOTAL AREA: 47.255 ACRES; 2,058,690 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 700 LITTLE NECK ROAD.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21007 01003
 - THIS PROPERTY IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT).
 - 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, THE UNDESIGNED 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.
 - A SPECIAL FLOOD HAZARD AREA AND ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0119G, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - FINISHED FLOOR AND FINISHED PAD 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.
 - THE WETLANDS WERE DELINEATED BY RESOURCE & LAND CONSULTANTS ON MARCH 17, 2014.
 - ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - 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.
 - 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 +/- 1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2CM + 1 PART PER MILLION.
 - THE SUBDIVISION IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER (DEVELOPERS: CAPITAL FUNDS, LLC)
CITY OF SAVANNAH
ASSISTANT SECRETARY

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C61	182.29'	405.00'	N72°38'16"W	180.76'
C62	97.98'	465.00'	S74°48'36"E	97.80'
C63	37.53'	205.00'	N34°15'53"E	37.48'
C64	48.35'	205.00'	N46°15'55"E	48.23'
C65	47.53'	205.00'	N59°39'49"E	47.42'
C66	19.77'	205.00'	N69°04'09"E	19.77'
C67	24.02'	470.00'	N70°22'07"E	24.01'
C68	34.67'	470.00'	N66°47'30"E	34.66'
C69	58.47'	59.50'	N41°47'59"E	56.14'
C70	42.13'	59.50'	N89°46'01"W	41.25'
C71	42.13'	59.50'	N49°11'59"W	41.25'
C72	42.13'	59.50'	S83°37'58"E	41.25'
C73	44.59'	59.50'	S33°07'07"W	43.55'
C74	57.62'	59.50'	S82°19'37"W	55.39'
C75	5.86'	59.50'	N67°06'46"W	5.85'
C76	26.32'	530.00'	S66°06'05"W	26.32'
C77	39.85'	530.00'	S69°40'42"W	39.84'
C78	19.08'	145.00'	S68°03'47"W	19.07'
C79	85.47'	145.00'	S47°24'22"W	84.24'
C80	88.23'	465.00'	S51°29'32"E	88.10'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	47.70'	N15°24'33"E
L2	37.51'	N44°26'40"W
L3	60.00'	N62°20'02"W
L4	60.00'	N87°37'50"E
L5	47.96'	S85°31'56"E
L6	11.58'	N35°26'30"E
L7	24.16'	N60°20'30"E
L8	65.75'	N24°05'11"E
L9	82.95'	N46°19'31"E
L10	80.07'	N10°10'50"W
L11	33.85'	S10°11'09"E
L12	60.01'	S78°41'40"W
L13	35.02'	N10°11'09"W
L14	13.45'	S85°44'42"E
L15	60.00'	S47°51'18"W
L16	13.45'	N85°44'42"W
L17	21.05'	S86°39'30"W
L18	46.79'	S10°07'09"W
L19	54.75'	S10°02'06"W
L20	52.66'	S17°20'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	46.47'	S25°02'04"W
L22	52.07'	S31°53'12"W
L23	55.03'	S40°59'19"W
L24	21.08'	S46°53'09"W
L25	20.16'	S20°33'01"W
L26	66.86'	S44°26'40"E
L27	63.58'	N40°04'46"E
L28	82.40'	N86°48'20"E
L29	44.89'	N68°34'57"W
L30	67.78'	N14°25'09"W
L31	77.46'	N23°09'01"W
L32	84.99'	N42°28'09"W
L33	32.90'	N63°16'35"W
L34	79.97'	N19°21'49"W
L35	83.67'	N70°38'11"E
L36	65.53'	N52°40'07"E
L37	48.41'	N36°07'15"E
L38	60.32'	N12°08'39"E
L39	55.30'	N31°14'44"W
L40	74.63'	N31°53'46"W

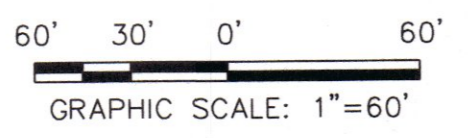
LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	47.86'	N50°36'27"W
L42	34.35'	N62°39'21"W
L43	60.49'	N76°08'52"W
L44	61.84'	S75°25'51"W
L45	36.36'	S35°15'37"W
L46	52.14'	S43°44'25"W
L47	26.23'	N60°30'10"E
L48	26.23'	S60°30'10"W
L49	41.18'	N79°48'51"E
L50	41.18'	S79°48'51"W
L51	45.28'	S10°11'09"E
L52	10.00'	N86°39'30"E
L53	10.00'	S66°39'06"E
L54	47.96'	N85°31'56"W
L55	60.01'	N73°22'24"W
L56	58.53'	S46°33'08"W
L57	145.97'	S30°05'50"W
L58	29.48'	N70°00'27"W
L59	24.89'	N88°53'25"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C81	86.37'	465.00'	S40°44'08"E	86.24'
C82	36.06'	130.00'	N78°44'24"E	35.95'
C83	45.30'	130.00'	S83°19'54"E	45.07'
C84	45.30'	130.00'	S63°22'05"E	45.07'
C85	45.30'	130.00'	S43°24'17"E	45.07'
C86	33.11'	130.00'	S26°07'38"E	33.02'
C87	13.60'	745.00'	S18°18'29"E	13.60'
C88	58.93'	745.00'	S15°31'08"E	58.92'
C89	73.71'	685.00'	N15°44'55"W	73.67'
C90	36.69'	465.00'	S21°19'11"E	36.68'
C91	52.38'	465.00'	S15°49'57"E	52.35'
C92	19.64'	465.00'	S11°23'45"E	19.63'
C93	48.95'	390.00'	N83°24'35"E	48.92'
C94	10.45'	330.00'	S80°43'17"W	10.45'
C95	30.00'	12918.00'	N41°10'36"W	30.00'

REFERENCE:

- PLAT BOOK 6P, PAGE 108A.
- PLAT BOOK R, PAGE 24.
- MAP BOOK 2, PAGE 258.
- CHATHAM COUNTY R/W PLANS 1172326
- PLAT BOOK 54, PAGE 118
- PLAT BOOK 54, PAGE 285

SURVEY DATE: 4/30/2024
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY LEASE SQUARES:
PLAT ERROR OF CLOSURE: 1/362,428
FIELD ERROR OF CLOSURE: 1/44,923



BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

1480 Chatham Parkway, Suite 100
Savannah, Georgia 31401
(912) 200-3041

HOPETON TRACT 7 PHASE 1A
A MAJOR SUBDIVISION OF
A PORTION OF HOPETON PLANTATION
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: DEVI POERS, CAPITAL FUNDS, LLC

JOB NUMBER: 23-00000000-0000
DATE: 04/27/2024
DRAWN BY: R
CHECKED BY: 1
SCALE: 1"=60'

MAJOR SUBDIVISION

3/3