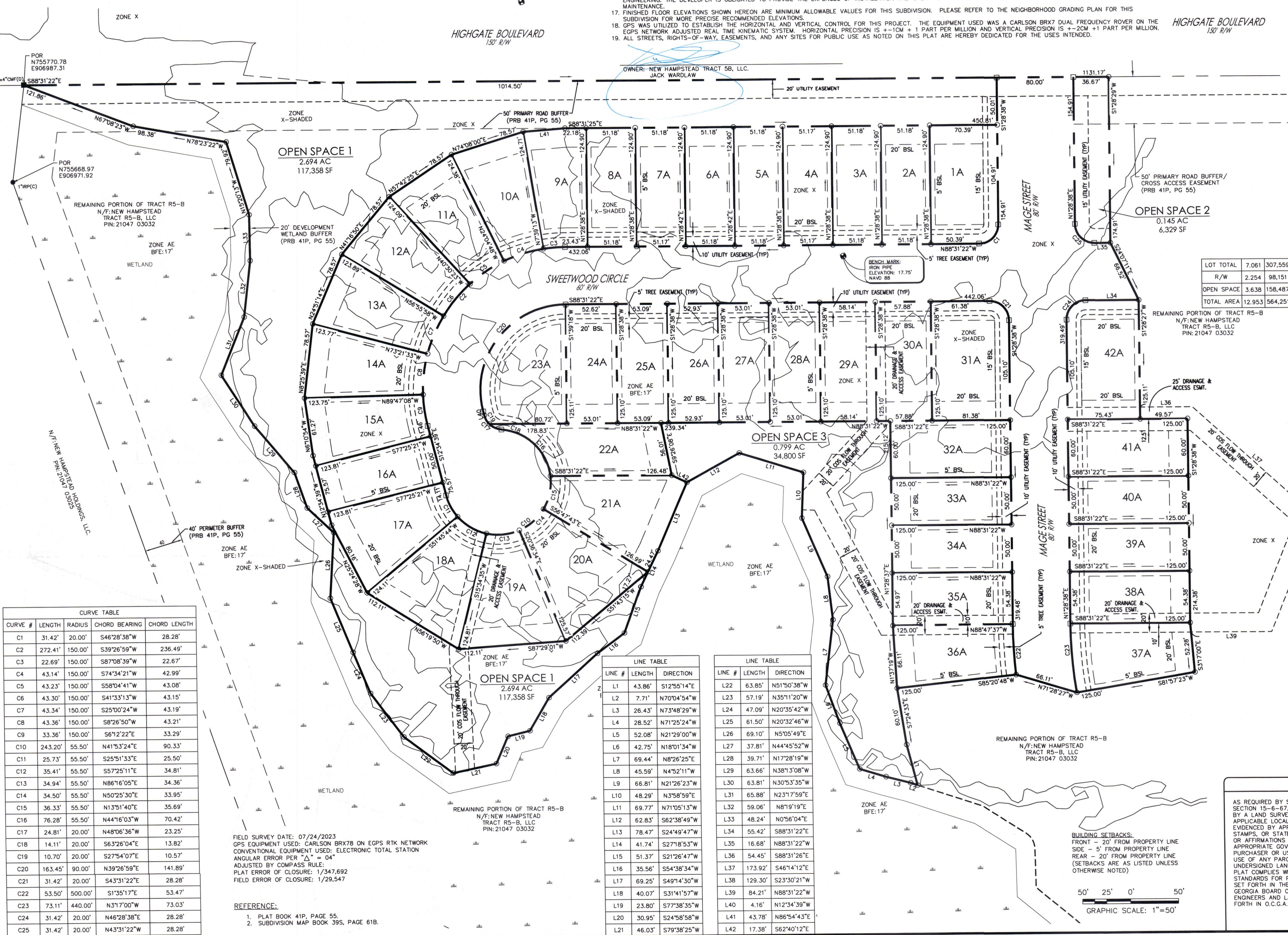
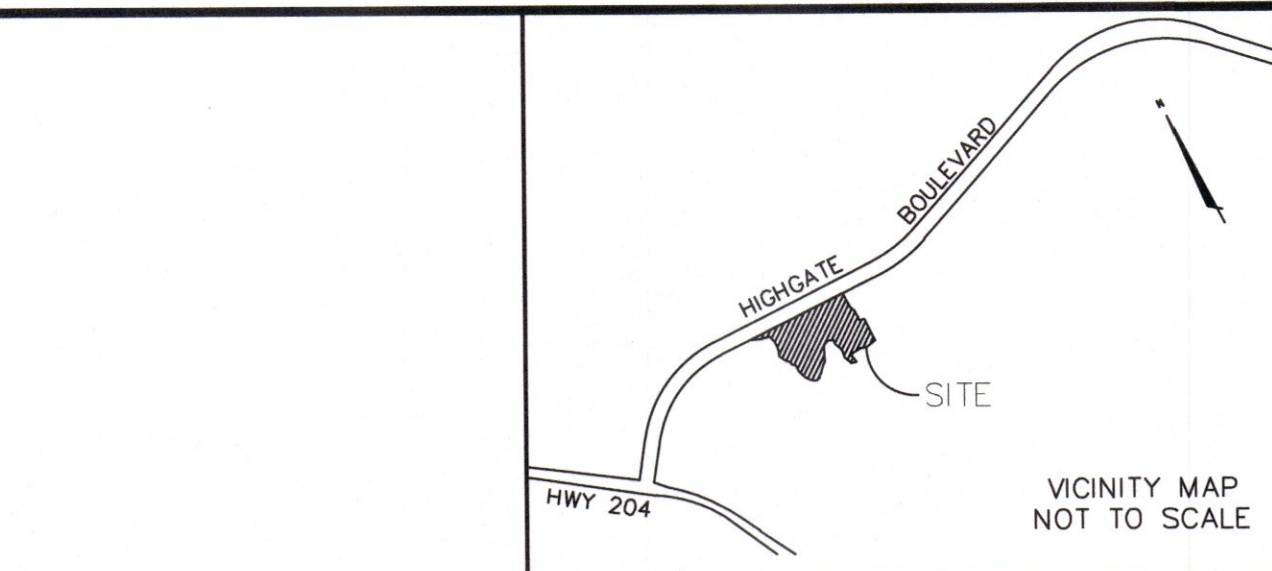


**LEGEND**

IPS	BENCH MARK
CMF	1" IRON PIPE SET
R/W	CONCRETE MONUMENT SET
COS	CONCRETE MONUMENT FOUND
PRB	RIGHT-OF-WAY
PIN	CITY OF SAVANNAH
BSL	PLAT RECORD BOOK
BFE	PARCEL IDENTIFICATION NUMBER
FEE	BUILDING SETBACK LINE
GFE	BASE FLOOD ELEVATION
	FINISHED FLOOR ELEVATION
	GROUND FLOOR ELEVATION

- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 42 LOTS.
  - TOTAL AREA: 12.953 ACRES; 564,251 SQUARE FEET.
  - PROPERTY ADDRESS: 3401-B HIGHGATE BOULEVARD, SAVANNAH.
  - PARENT PROPERTY IDENTIFICATION NUMBER: 21047 03032.
  - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 30510105G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 17', 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, NAD83.
  - 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 AREAS (OPEN SPACES), INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOME OWNER OR HOME OWNERS ASSOCIATION.
  - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION 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 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.
  - 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 +3CM ± 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.



**LOT TABLE**

LOT #	ACRE	SF	ADDRESS	FEE(MIN)	GFE(MIN)
1A	0.200	8,706	2 SWEETWOOD CIRCLE	19.75'	19.25'
2A	0.147	6,392	4 SWEETWOOD CIRCLE	19.75'	19.25'
3A	0.147	6,392	6 SWEETWOOD CIRCLE	19.75'	19.25'
4A	0.147	6,392	8 SWEETWOOD CIRCLE	19.75'	19.25'
5A	0.147	6,392	10 SWEETWOOD CIRCLE	19.75'	19.25'
6A	0.147	6,392	12 SWEETWOOD CIRCLE	19.75'	19.25'
7A	0.147	6,392	14 SWEETWOOD CIRCLE	19.75'	19.25'
8A	0.147	6,392	16 SWEETWOOD CIRCLE	19.75'	19.25'
9A	0.160	6,973	18 SWEETWOOD CIRCLE	19.75'	19.25'
10A	0.171	7,448	20 SWEETWOOD CIRCLE	19.75'	19.25'
11A	0.171	7,434	22 SWEETWOOD CIRCLE	19.75'	19.25'
12A	0.170	7,424	24 SWEETWOOD CIRCLE	19.75'	19.25'
13A	0.170	7,416	26 SWEETWOOD CIRCLE	19.75'	19.25'
14A	0.170	7,414	28 SWEETWOOD CIRCLE	19.75'	19.25'
15A	0.165	7,189	30 SWEETWOOD CIRCLE	19.75'	19.25'
16A	0.142	6,191	32 SWEETWOOD CIRCLE	19.75'	19.25'
17A	0.187	8,134	34 SWEETWOOD CIRCLE	19.75'	19.25'
18A	0.198	8,625	36 SWEETWOOD CIRCLE	19.75'	19.25'
19A	0.199	8,652	38 SWEETWOOD CIRCLE	19.75'	19.25'
20A	0.199	8,676	40 SWEETWOOD CIRCLE	19.75'	19.25'
21A	0.217	9,431	42 SWEETWOOD CIRCLE	19.75'	19.25'
22A	0.175	7,641	44 SWEETWOOD CIRCLE	19.75'	19.25'
23A	0.216	9,411	17 SWEETWOOD CIRCLE	19.75'	19.25'
24A	0.152	6,607	15 SWEETWOOD CIRCLE	19.75'	19.25'
25A	0.152	6,642	13 SWEETWOOD CIRCLE	19.75'	19.25'
26A	0.152	6,621	11 SWEETWOOD CIRCLE	19.75'	19.25'
27A	0.152	6,631	9 SWEETWOOD CIRCLE	19.75'	19.25'
28A	0.152	6,632	7 SWEETWOOD CIRCLE	19.75'	19.25'
29A	0.167	7,273	5 SWEETWOOD CIRCLE	19.75'	19.25'
30A	0.166	7,241	3 SWEETWOOD CIRCLE	19.75'	19.25'
31A	0.232	10,095	1 SWEETWOOD CIRCLE	19.75'	19.25'
32A	0.172	7,500	2 MAGE STREET	19.75'	19.25'
33A	0.143	6,250	4 MAGE STREET	19.75'	19.25'
34A	0.143	6,250	6 MAGE STREET	19.75'	19.25'
35A	0.157	6,834	8 MAGE STREET	19.75'	19.25'
36A	0.171	7,448	10 MAGE STREET	19.75'	19.25'
37A	0.181	7,879	11 MAGE STREET	19.75'	19.25'
38A	0.156	6,797	9 MAGE STREET	19.75'	19.25'
39A	0.143	6,250	7 MAGE STREET	19.75'	19.25'
40A	0.143	6,250	5 MAGE STREET	19.75'	19.25'
41A	0.172	7,500	3 MAGE STREET	19.75'	19.25'
42A	0.215	9,350	100 SWEETWOOD CIRCLE	19.75'	19.25'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	S46°28'38"W	28.28'
C2	272.41'	150.00'	S39°26'59"W	236.49'
C3	22.69'	150.00'	S87°08'39"W	22.67'
C4	43.14'	150.00'	S74°34'21"W	42.99'
C5	43.23'	150.00'	S58°04'41"W	43.08'
C6	43.30'	150.00'	S41°33'13"W	43.15'
C7	43.34'	150.00'	S25°00'24"W	43.19'
C8	43.36'	150.00'	S8°26'50"W	43.21'
C9	33.36'	150.00'	S67°22'22"E	33.29'
C10	243.20'	55.50'	N41°53'24"E	90.33'
C11	25.73'	55.50'	S25°51'33"E	25.50'
C12	35.41'	55.50'	S57°25'11"E	34.81'
C13	34.94'	55.50'	N86°16'05"E	34.36'
C14	34.50'	55.50'	N50°25'30"E	33.95'
C15	36.33'	55.50'	N13°51'40"E	35.69'
C16	76.28'	55.50'	N44°16'03"W	70.42'
C17	24.81'	20.00'	N48°06'36"W	23.25'
C18	14.11'	20.00'	S63°26'04"E	13.82'
C19	10.70'	20.00'	S27°54'07"E	10.57'
C20	163.45'	90.00'	N39°26'59"E	141.89'
C21	31.42'	20.00'	S43°31'22"E	28.28'
C22	53.50'	500.00'	S1°35'17"E	53.47'
C23	73.11'	440.00'	N31°7'00"W	73.03'
C24	31.42'	20.00'	N46°28'38"E	28.28'
C25	31.42'	20.00'	N43°31'22"W	28.28'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	43.86'	S12°55'14"E
L2	7.71'	N70°04'54"W
L3	26.43'	N20°35'42"W
L4	28.52'	N71°25'24"W
L5	52.08'	N21°29'00"W
L6	42.75'	N18°01'34"W
L7	69.44'	N8°26'25"E
L8	45.59'	N4°52'11"W
L9	66.81'	N21°26'23"W
L10	48.29'	N3°58'59"E
L11	69.77'	N71°05'13"W
L12	62.83'	S62°38'49"W
L13	78.47'	S24°49'47"W
L14	41.74'	S27°18'53"W
L15	51.37'	S21°26'47"W
L16	35.56'	S54°38'34"W
L17	69.25'	S49°14'30"W
L18	40.07'	S31°41'57"W
L19	23.80'	S77°38'35"W
L20	30.95'	S24°58'58"W
L21	46.03'	S79°38'25"W

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L22	63.85'	N51°50'38"W
L23	57.19'	N35°11'20"W
L24	47.09'	N20°35'42"W
L25	61.50'	N20°32'46"W
L26	69.10'	N5°05'49"E
L27	37.81'	N44°45'52"W
L28	39.71'	N17°28'19"W
L29	63.66'	N38°13'08"W
L30	63.81'	N30°53'35"W
L31	65.88'	N23°17'59"E
L32	59.06'	N8°19'19"E
L33	48.24'	N0°56'04"E
L34	55.42'	S88°31'22"E
L35	16.68'	N88°31'22"W
L36	54.45'	S88°31'26"E
L37	173.92'	S46°14'12"E
L38	129.30'	S23°30'21"W
L39	84.21'	N88°31'22"W
L40	4.16'	N12°34'39"W
L41	43.78'	N86°54'43"E
L42	17.38'	S62°40'12"E

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  
DIRECTOR: [Signature] DATE: 11/29/23

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA  
JULIE McLEAN, P.E., CITY ENGINEER DATE: 11/29/23

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 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.

11/27/23

11/27/23

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

