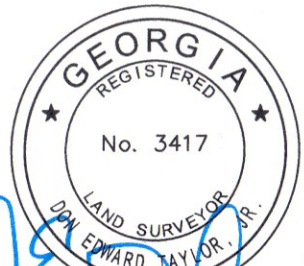


SURVEYORS CERTIFICATION

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

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 *8/1/25*

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA

JULIE McLEAN P.E. CITY ENGINEER DATE *8/1/25*

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

SUBDIVISION NOTES:

- THIS SUBDIVISION CONTAINS 69 LOTS.
- TOTAL AREA: 18,623 ACRES; 811,222 SQUARE FEET.
- PROPERTY ADDRESS: 3401-A HIGHGATE BOULEVARD, SAVANNAH.
- PARENT PROPERTY IDENTIFICATION NUMBER: 21047 03031.
- THIS PROPERTY IS CURRENTLY ZONED PD.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, AND X SHADED, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0105G, EFFECTIVE DATE: AUGUST 16, 2018. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) 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 HOME BUILDER FOR EACH LOT 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 FOR INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
- THE FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 20.60' AND THE GARAGE FLOOR ELEVATION IS 20.10'. 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 $\pm 1\text{CM} + 1\text{ PART PER MILLION}$ AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1\text{ PART PER MILLION}$.
- THE SUBDIVISION IS LOCATED WITHIN THE AID (AORP OVERLAY DISTRICT).
- ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USES INTENDED.

OWNER (AUTHORIZED REPRESENTATIVE): BEACON NEW HOMES, LLC
CONOR WILSON

LEGEND

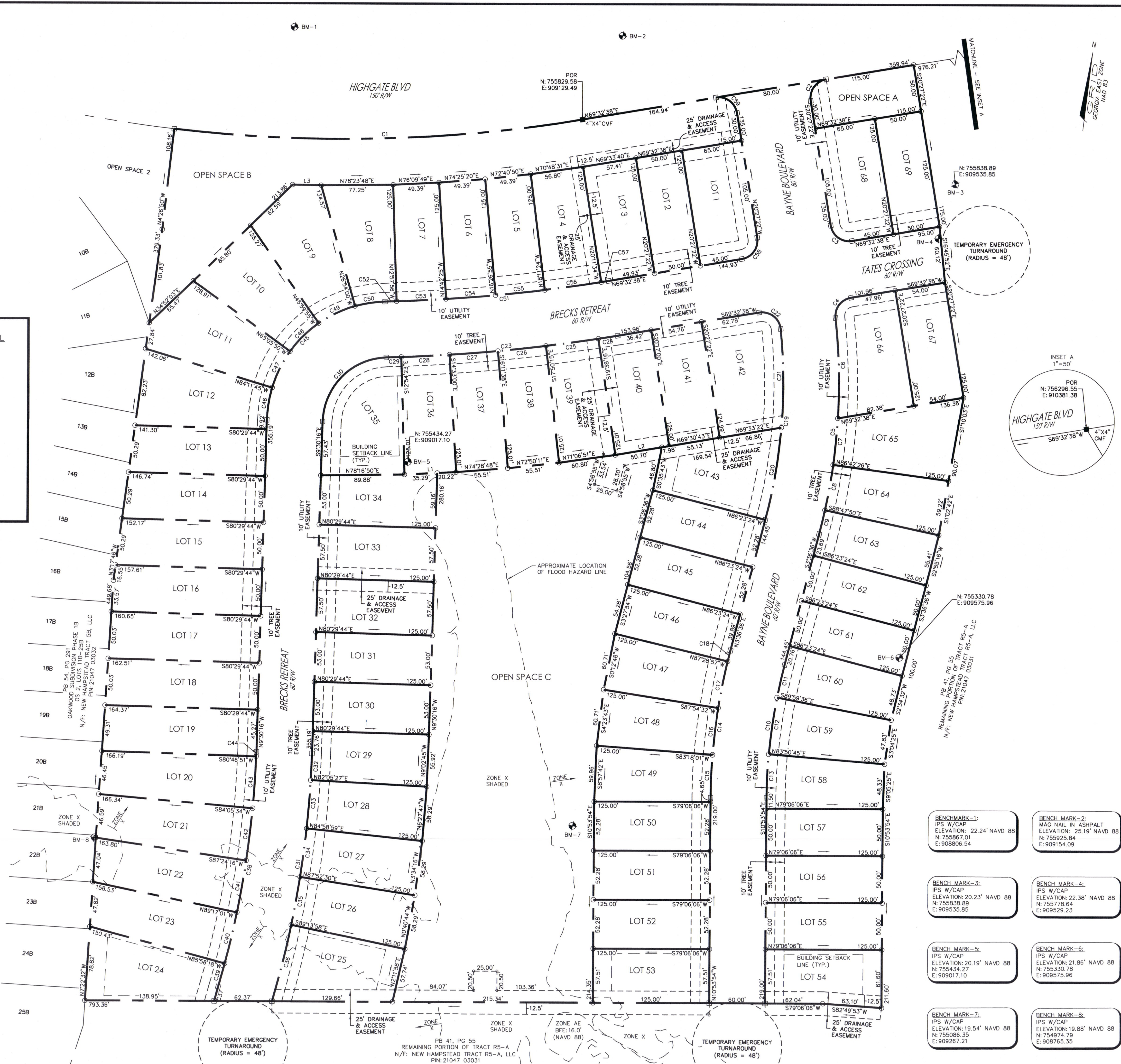
- | | |
|-----|------------------------------|
| IPS | BENCH MARK |
| CMS | 1" IRON PIPE SET |
| R/W | CONCRETE MONUMENT SET |
| PB | RIGHT-OF-WAY |
| PN | PLAT BOOK |
| BSL | PARCEL IDENTIFICATION NUMBER |
| BFE | BUILDING SETBACK LINE |
| POR | BASE FLOOD ELEVATION |
| BM | POINT OF REFERENCE |
| | BENCHMARK |

FIELD SURVEY DATE: 5/8/2024
GPS EQUIPMENT USED:
CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED:
ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/551,401
FIELD ERROR OF CLOSURE: 1/29,547

REFERENCE:

- PLAT BOOK 54, PAGE 164.
- PLAT BOOK 54, PAGE 275.
- PLAT BOOK 41P, PAGE 55.
- SUBDIVISION MAP BOOK 39S, PAGE 61B.

BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
SIDE W/ STREET - 20' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE
(SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)



BENCHMARK-1:
IPS W/CAP
ELEVATION: 22.24' NAVD 88
N: 755867.01
E: 909586.54

BENCHMARK-2:
MAG NAIL IN ASPHALT
ELEVATION: 25.19' NAVD 88
N: 755925.81
E: 909514.09

BENCHMARK-3:
IPS W/CAP
ELEVATION: 20.23' NAVD 88
N: 755838.89
E: 909535.85

BENCHMARK-4:
IPS W/CAP
ELEVATION: 22.38' NAVD 88
N: 755838.89
E: 909529.23

BENCHMARK-5:
IPS W/CAP
ELEVATION: 20.19' NAVD 88
N: 755434.27
E: 909017.10

BENCHMARK-6:
IPS W/CAP
ELEVATION: 21.86' NAVD 88
N: 755330.78
E: 909575.96

BENCHMARK-7:
IPS W/CAP
ELEVATION: 19.54' NAVD 88
N: 755086.35
E: 909267.21

BENCHMARK-8:
IPS W/CAP
ELEVATION: 19.88' NAVD 88
N: 754974.79
E: 908765.35

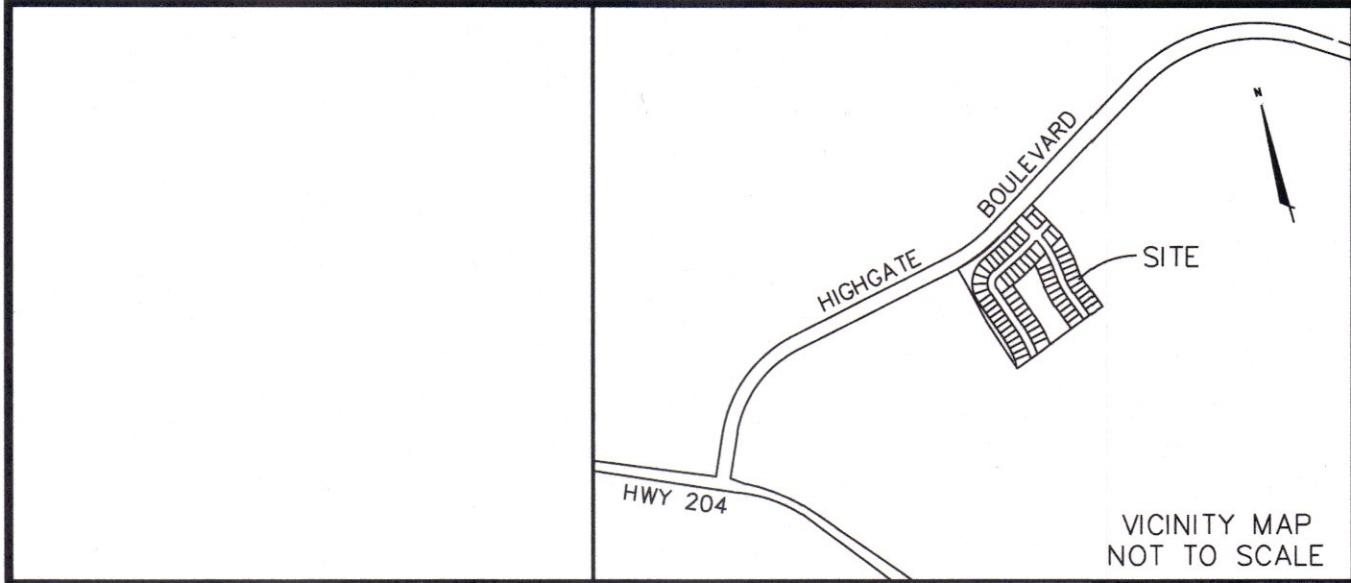
BEACON POINT AT NEW HAMPTSTEAD PHASE 1A
A MAJOR SUBDIVISION OF TRACT R5-A
NEW HAMPTSTEAD DEVELOPMENT AREA

8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: BEACON NEW HOMES, LLC

JOB NUMBER: 21-327.001
DATE: 5/8/2024
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 50'

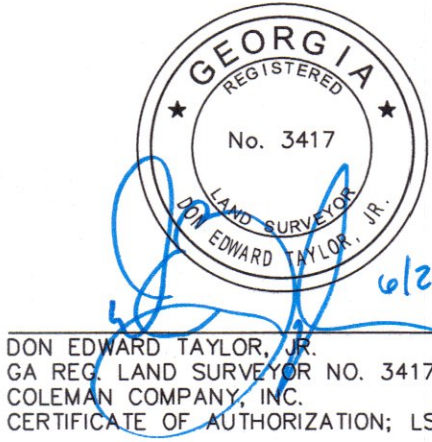
MAJOR
SUBDIVISION

SHEET:



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

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

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

SUBDIVISION NOTES:

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- 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(AUTHORIZED REPRESENTATIVE): BEACON NEW HOMES, LLC
CORDE WILSON

FIELD SURVEY DATE: 5/8/2024
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 0.4"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/551,401
FIELD ERROR OF CLOSURE: 1/29,547

REFERENCE:

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- PLAT BOOK 54, PAGE 275.
- PLAT BOOK 41P, PAGE 55.
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SIDE - 5' FROM PROPERTY LINE
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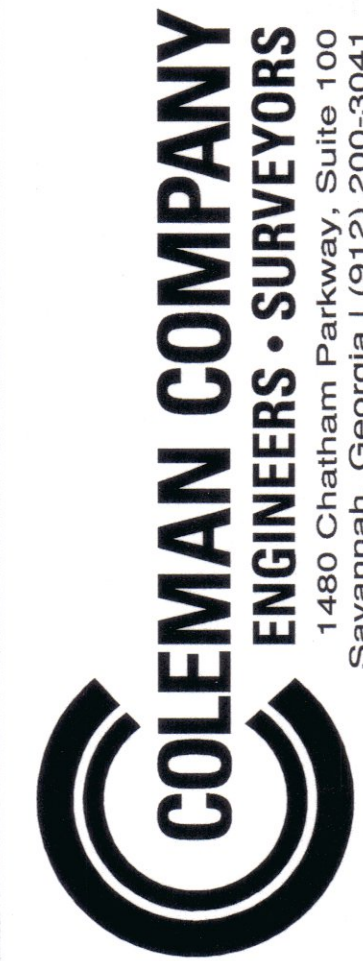
LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PIN
1	0.185	8,039	100 BRECKS RETREAT	21047D01001
2	0.143	6,250	102 BRECKS RETREAT	21047D01002
3	0.166	7,212	104 BRECKS RETREAT	21047D01003
4	0.169	7,383	106 BRECKS RETREAT	21047D01004
5	0.147	6,418	108 BRECKS RETREAT	21047D01005
6	0.147	6,418	110 BRECKS RETREAT	21047D01006
7	0.147	6,418	112 BRECKS RETREAT	21047D01007
8	0.178	7,769	114 BRECKS RETREAT	21047D01008
9	0.208	9,048	116 BRECKS RETREAT	21047D01009
10	0.186	8,123	118 BRECKS RETREAT	21047D01010
11	0.213	9,270	120 BRECKS RETREAT	21047D01011
12	0.203	8,843	122 BRECKS RETREAT	21047D01012
13	0.165	7,201	124 BRECKS RETREAT	21047D01013
14	0.172	7,473	126 BRECKS RETREAT	21047D01014
15	0.178	7,745	128 BRECKS RETREAT	21047D01015
16	0.183	7,976	130 BRECKS RETREAT	21047D01016
17	0.186	8,079	132 BRECKS RETREAT	21047D01017
18	0.188	8,172	134 BRECKS RETREAT	21047D01018
19	0.189	8,213	136 BRECKS RETREAT	21047D01019
20	0.196	8,534	138 BRECKS RETREAT	21047D01020
21	0.195	8,478	140 BRECKS RETREAT	21047D01021
22	0.190	8,296	142 BRECKS RETREAT	21047D01022
23	0.183	7,983	144 BRECKS RETREAT	21047D01023
24	0.197	8,586	146 BRECKS RETREAT	21047D01024
25	0.203	8,845	148 BRECKS RETREAT	21047D02001
26	0.158	6,879	143 BRECKS RETREAT	21047D02002
27	0.158	6,879	141 BRECKS RETREAT	21047D02003
28	0.158	6,879	139 BRECKS RETREAT	21047D02004
29	0.155	6,765	137 BRECKS RETREAT	21047D02005
30	0.152	6,625	135 BRECKS RETREAT	21047D02006
31	0.152	6,625	133 BRECKS RETREAT	21047D02007
32	0.165	7,187	131 BRECKS RETREAT	21047D02008
33	0.165	7,188	129 BRECKS RETREAT	21047D02009
34	0.160	6,951	127 BRECKS RETREAT	21047D02010
35	0.225	9,786	115 BRECKS RETREAT	21047D02011
36	0.154	6,708	113 BRECKS RETREAT	21047D02012
37	0.154	6,708	111 BRECKS RETREAT	21047D02013
38	0.154	6,708	109 BRECKS RETREAT	21047D02014
39	0.169	7,345	107 BRECKS RETREAT	21047D02015
40	0.166	7,245	105 BRECKS RETREAT	21047D02016
41	0.158	6,869	103 BRECKS RETREAT	21047D02017
42	0.220	9,603	101 BRECKS RETREAT	21047D02018
43	0.212	9,218	100 BAYNE BLVD	21047D02019
44	0.150	6,535	104 BAYNE BLVD	21047D02020
45	0.150	6,535	106 BAYNE BLVD	21047D02021
46	0.152	6,634	108 BAYNE BLVD	21047D02022
47	0.159	6,938	110 BAYNE BLVD	21047D02023
48	0.159	6,938	112 BAYNE BLVD	21047D02024
49	0.158	6,901	114 BAYNE BLVD	21047D02025
50	0.150	6,535	116 BAYNE BLVD	21047D02026
51	0.150	6,535	118 BAYNE BLVD	21047D02027
52	0.150	6,535	120 BAYNE BLVD	21047D02028
53	0.165	7,188	122 BAYNE BLVD	21047D02029
54	0.168	7,317	123 BAYNE BLVD	21047D03001
55	0.143	6,250	121 BAYNE BLVD	21047D03002
56	0.143	6,250	119 BAYNE BLVD	21047D03003
57	0.143	6,250	117 BAYNE BLVD	21047D03004
58	0.154	6,708	115 BAYNE BLVD	21047D03005
59	0.157	6,842	113 BAYNE BLVD	21047D03006
60	0.151	6,597	111 BAYNE BLVD	21047D03007
61	0.143	6,250	109 BAYNE BLVD	21047D03008
62	0.143	6,250	107 BAYNE BLVD	21047D03009
63	0.151	6,587	105 BAYNE BLVD	21047D03010
64	0.155	6,769	103 BAYNE BLVD	21047D03011
65	0.204	8,891	101 BAYNE BLVD	21047D03012
66	0.207	9,010	201 TATES CROSSING	21047D03013
67	0.155	6,750	203 TATES CROSSING	21047D03014
68	0.185	8,039	200 TATES CROSSING	21047D04001
69	0.143	6,250	202 TATES CROSSING	21047D04002
OS A	0.131	5,664	N/A	
OS B	0.941	40,947	21047D01025	
OS C	2.636	114,787		
R/W	3.275	142,600		
TOTAL	18.623	811,222		

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	440.08'	1575.00'	N77°32'55"E	438.65'
C2	63.14'	485.00'	S24°32'38"W	63.10'
C3	31.42'	20.00'	S65°27'22"E	28.28'
C4	30.41'	20.00'	S25°59'23"W	27.56'
C5	232.83'	630.00'	S6°58'39"E	231.50'
C6	107.12'	630.00'	S12°41'37"E	106.99'
C7	49.81'	630.00'	S5°33'28"E	49.80'
C8	49.43'	630.00'	S1°02'42"E	49.42'
C9	26.47'	630.00'	S2°24'23"W	26.46'
C10	144.33'	570.00'	S3°38'39"E	143.95'
C11	35.85'	570.00'	S1°48'30"W	35.84'
C12	61.29'	570.00'	S3°04'25"E	61.26'
C13	47.20'	570.00'	S8°31'34"E	47.18'
C14	159.53'	630.00'	N3°38'39"W	159.10'
C15	46.17'	630.00'	N8°47'56"W	46.16'
C16	50.67'	630.00'	N4°23'43"W	50.66'
C17	50.67'	630.00'	N0°12'48"E	50.66'
C18	12.01'	630.00'	N3°03'49"E	12.01'
C19	205.42'	570.00'	N6°42'51"W	204.31'
C20	100.25'	570.00'	N1°25'43"W	100.12'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	56.07'	970.00'	N0°56'22"W	56.06'
C42	56.07'	970.00'	N4°15'05"W	56.06'
C43	56.07'	970.00'	N7°33'48"W	56.06'
C44	4.83'	970.00'	N9°21'43"W	4.83'
C45	197.29'	130.00'	N33°58'16"E	178.89'
C46	34.73'	130.00'	N1°51'00"W	34.63'
C47	43.33'	130.00'	N15°21'13"E	43.13'
C48	43.33'	130.00'	N34°27'08"E	43.13'
C49	43.33'	130.00'	N53°33'03"E	43.13'
C50	32.55'	130.00'	N70°16'24"E	32.47'
C51	241.38'	1750.00'	N73°29'42"E	241.19'
C52	12.58'	1750.00'	N77°14'28"E	12.58'
C53	53.19'	1750.00'	N76°09'49"E	53.19'
C54	53.19'	1750.00'	N74°25'20"E	53.19'
C55	53.19'	1750.00'	N72°40'50"E	53.19'
C56	61.17'	1750.00'	N70°48'31"E	61.17'
C57	8.05'	1750.00'	N69°40'31"E	8.05'
C58	31.42'	20.00'	N24°32'38"E	28.28'
C59	31.42'	20.00'	S65°27'22"E	28.28'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	105.17'	570.00'	N11°45'10"W	105.02'
C22	32.61'	20.00'	N63°44'50"W	29.12'
C23	249.65'	1810.00'	S73°29'43"W	249.45'
C24	20.86'	1810.00'	S69°52'25"W	20.86'
C25	56.87'	1810.00'	S71°06'15"W	56.87'
C26	51.93'	1810.00'	S72°49'34"W	51.92'
C27	51.93'	1810.00'	S74°28'11"W	51.92'
C28	51.93'	1810.00'	S76°06'49"W	51.92'
C29	16.15'	1810.00'	S77°11'27"W	16.15'
C30	106.23'	70.00'	S33°58'16"W	96.33'
C31	268.69'	1030.00'	S2°01'53"E	267.93'
C32	28.68'	1030.00'	S8°42'24"E	28.68'
C33	51.99'	1030.00'	S6°27'47"E	51.98'
C34	51.99'	1030.00'	S3°34'16"E	51.98'
C35	51.99'	1030.00'	S0°40'44"E	51.98'
C36	84.04'	1030.00'	S3°06'16"W	84.01'
C37	15.70'	680.00'	N4°53'23"E	15.70'
C38	254.88'	970.00'	N1°58'36"W	254.15'
C39	25.78'	970.00'	N4°47'23"E	25.78'
C40	56.07'	970.00'	N2°22'21"E	56.06'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.51'	N76°07'26"E
L2	58.68'	N69°40'59"E
L3	30.74'	N80°18'02"E



BEACON POINT AT NEW HAMPTON PHASE 1A
A MAJOR SUBDIVISION OF TRACT R5-A
NEW HAMPTON DEVELOPMENT AREA
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: BEACON NEW HOMES, LLC

JOB NUMBER: 21-327.001
DATE: 5/8/2024
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 50'

MAJOR
SUBDIVISION

SHEET:

2/2