

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

CERTIFICATE OF DEDICATION
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/AGENT GABE EBNER 10/12/23
DATE

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION
DIRECTOR 10/16/2023
DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE K. MCLEAN, P.E., CITY ENGINEER 10/31/23
DATE

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH, GA

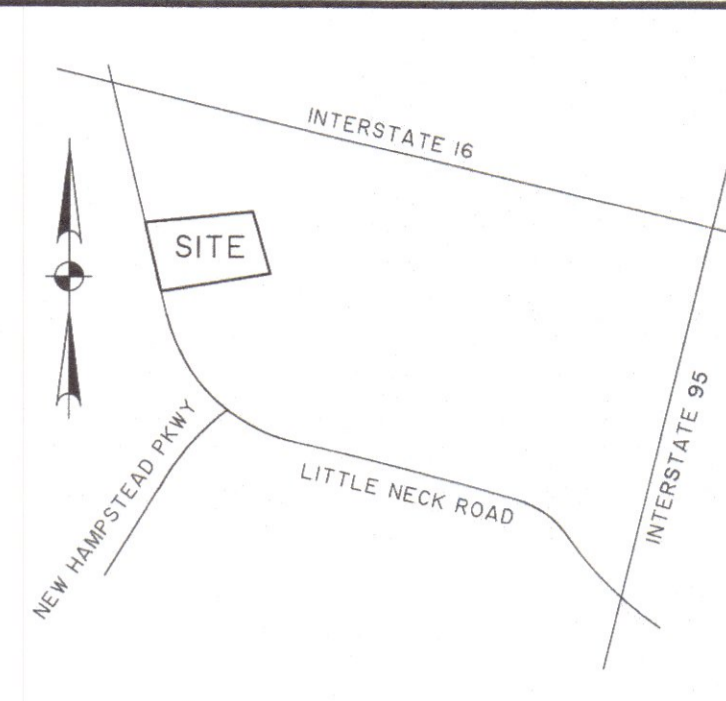
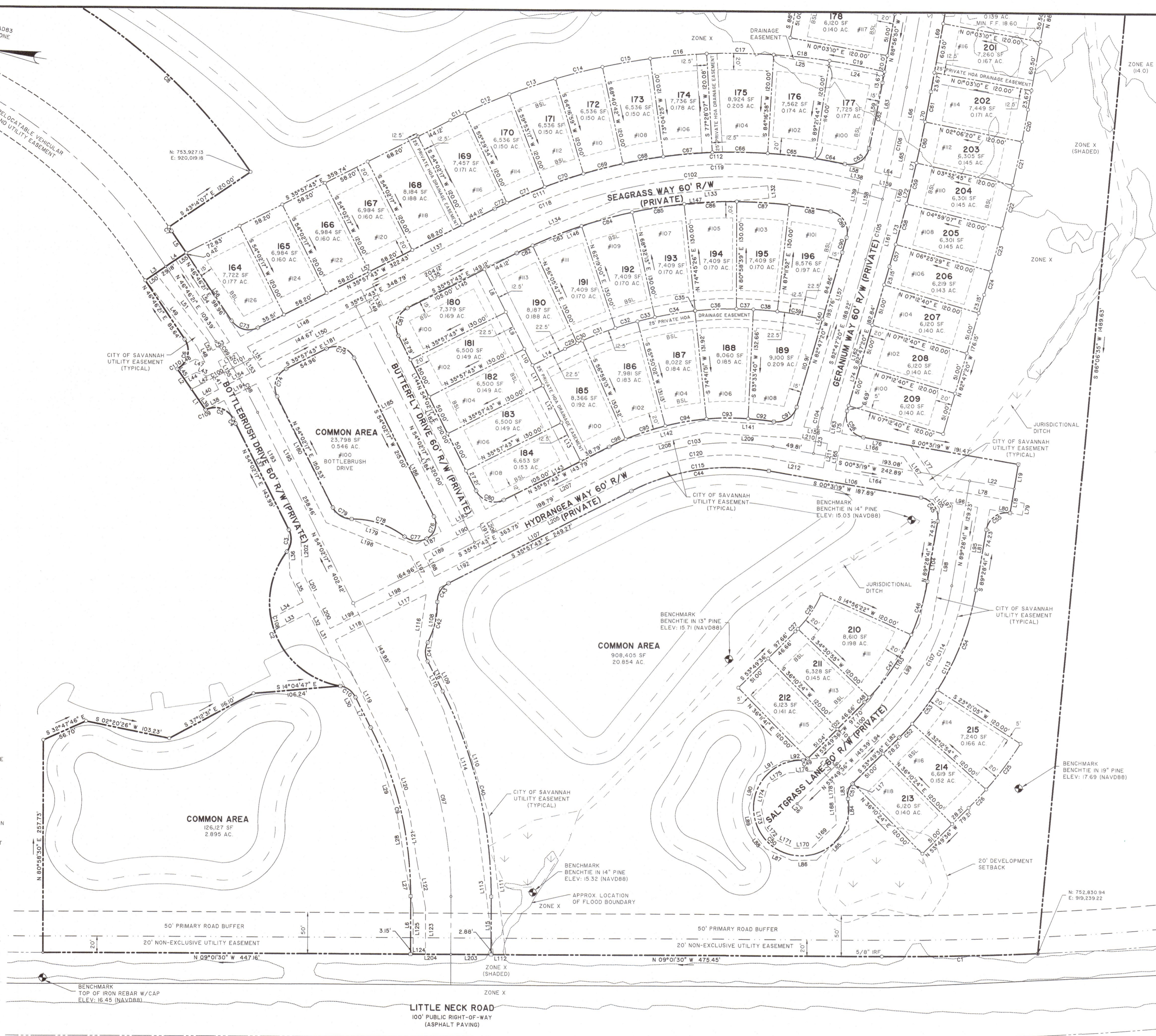
MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

- LEGEND**
- ⊕ BENCHMARK
 - MEANDER POINT (NO MONUMENT)
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - IRON PIPE FOUND
 - IRON PIPE SET
 - IRON REBAR FOUND
 - IRON REBAR SET
 - BSL BUILDING SETBACK LINE
 - #222 ADDRESS

- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATE OF 1 FOOT IN 23,398 FEET, AN ANGULAR ERROR OF 3.98" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 3. ALL CORNERS MARKED WITH 1/2" REBAR, 24" LONG WITH CAP STAMPED "TBH" UNLESS OTHERWISE NOTED.
 4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 2,075,754.
 5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
 6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 7. ACCORDING TO F.I.R.M. MAP NO. I305IC, PANEL 0104G, REVISED 8-16-2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE X, X SHADED AND AE.
 8. 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.
 9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
 10. TAX MAP NUMBER: 21024 01001
 11. PROPERTY OWNER: LENNAR GEORGIA, LLC
TITLE REFERENCE: DB 396C, PAGE 393
 12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 13. PLAT REFERENCE: BK 53 PAGE 503
 14. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS
 15. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-37, THE REQUIREMENTS OF LAW PREVAIL.
 16. THE PRIVATE RELOCATABLE VEHICULAR ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED PERPETUALLY FOR THE USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THE SUBDIVISION AND WILL NOT BE MAINTAINED BY THE CITY.
 17. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 18. LOTS HAVE A 20 FOOT FRONT, 20 FOOT REAR AND 5 FOOT SIDE BUILDING SETBACK UNLESS OTHERWISE NOTED.
 19. F.F. SHOWN INDICATES MINIMUM ELEVATIONS FOR HOUSE AND GARAGE UNLESS OTHERWISE NOTED.



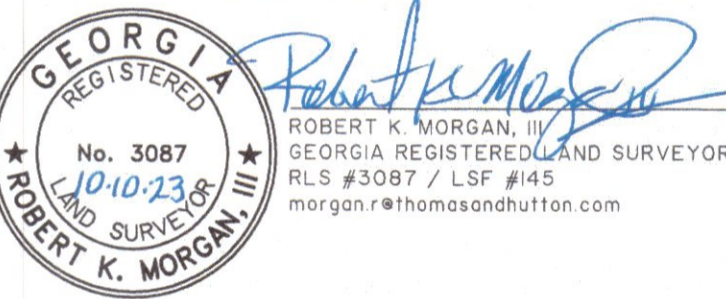
VICINITY MAP not to scale
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ACREAGE TABLE

LOTS	8.426 AC.
RIGHT OF WAY	6.351 AC.
COMMON AREA	24.296 AC.
TOTAL	39.073 AC.

SEE SHEET 2 FOR LINE AND CURVE DATA TABLES

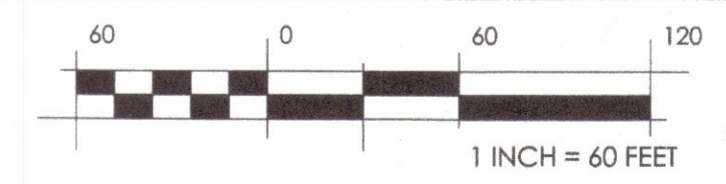
SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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.



SUBDIVISION PLAT
EDGEWATER PHASE 1A NEW HAMPSTEAD
8TH G.M.D.
SAVANNAH, CHATHAM COUNTY, GEORGIA
prepared for
LENNAR GEORGIA, LLC

No. Revision	By	Date

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com



plat 06-15-23 drawn LPO reviewed RKM field JUNE, 2023 crew BJ
job 26404.2001 SHEET 1 OF 2

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

CERTIFICATE OF DEDICATION
ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: GABE EBNER
DATE: 10/12/23

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

DIRECTOR: [Signature]
DATE: 10/16/23

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

CITY ENGINEER: [Signature]
DATE: 10/31/23

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH, GA

MARK MASSEY, CLERK OF COUNCIL
DATE: [Blank]

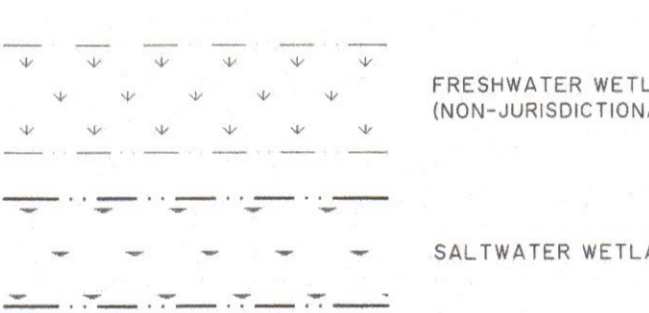
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR
DATE: [Blank]

LEGEND

- BENCHMARK
- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (SET)
- IRON PIPE (SET)
- IRON REBAR (SET)
- BLS BUILDING SETBACK LINE
- #222 ADDRESS

HATCH PATTERN LEGEND



NOTES

- 1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
- 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 123,398 FEET, AN ANGULAR ERROR OF 3.88" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- 3. ALL CORNERS MARKED WITH 1/2" REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
- 4. THIS PLAN HAS A PRECISION OF ONE FOOT IN 2,075.754.
- 5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
- 6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- 7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 01046, REVISED 8-16-2018, THE PROPERTY SHOWN ON THIS PLAN LIES IN FLOOD HAZARD ZONES X, X SHADDED AND AE.
- 8. 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.
- 9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
- 10. TAX MAP NUMBER: 21024 0101
- 11. PROPERTY OWNER: LENNAR GEORGIA, LLC
TITLE REFERENCE: DB 3693, PAGE 393
- 12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- 13. PLAT REFERENCE: BK 53 PAGE 503
- 14. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- 15. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE WHERE A CONFLICT EXIST BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
- 16. THE PRIVATE RELOCATABLE VEHICULAR ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED PERPETUALLY FOR THE USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THIS SUBDIVISION AND WILL NOT BE MAINTAINED BY THE CITY.
- 17. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
- 18. LOTS HAVE A 20 FOOT FRONT, 20 FOOT REAR AND 5 FOOT SIDE BUILDING SETBACK UNLESS OTHERWISE NOTED.
- 19. F.F. SHOWN INDICATES MINIMUM ELEVATIONS FOR HOUSE AND GARAGE UNLESS OTHERWISE NOTED.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH, DELTA. Rows C1 through C63.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH, DELTA. Rows C64 through C120.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L26.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L27 through L42.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L43 through L68.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L69 through L94.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L95 through L120.

UTILITY EASEMENT TABLE with columns: LINE, BEARING, LENGTH. Rows L121 through L146.

VICINITY MAP

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ACREAGE TABLE with columns: LOTS, RIGHT OF WAY, COMMON AREA, TOTAL. Values: 8.426 AC., 6.351 AC., 24.296 AC., 39.073 AC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (8) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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.



ROBERT K. MORGAN, III
GEORGIA REGISTERED LAND SURVEYOR
RLS #3087 / LSF #145
morganr@thomasonhutton.com

SUBDIVISION PLAT

EDGEWATER PHASE 1A NEW HAMPSHIRE

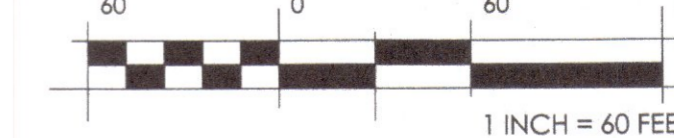
8TH G.M.D., SAVANNAH, CHATHAM COUNTY, GEORGIA

prepared for LENNAR GEORGIA, LLC

Revision table with columns: No, Revision, By, Date.



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Plat information table with columns: plat, drawn, reviewed, field, crew. Values: 06-15-23, LPO, RKM, JUNE.2023, BJ.