

- NOTES:**
- THIS SUBDIVISION CONTAINS 97 LOTS.
 - TOTAL AREA: 22.636 ACRES; 986,035 SQUARE FEET.
 - PROPERTY ADDRESS: LITTLE NECK ROAD, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21039 02001.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, X (SHADED), & AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0104G AND 13051C0108G, EFFECTIVE DATE: AUGUST 16, 2018. BASE FLOOD ELEVATION: 16'. 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 83 DATUM.
 - ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANT 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 ADJACENT TO ALL OPEN SPACES 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.
 - THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 19.00' AND THE GARAGE FLOOR ELEVATION IS 18.50'. 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.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.
 - THE MAINTENANCE OF ALL PRIVATE AND COMMON AREAS OF THIS SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, DRIVES, STREETS, AND PARKING, SHALL BE PROVIDED BY AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND SHALL NOT BECOME A RESPONSIBILITY OF THE CITY OF SAVANNAH. THE CITY SHALL BE HELD HARMLESS FROM ANY LIABILITY ASSOCIATED WITH THE ESTABLISHMENT AND MAINTENANCE OF SUCH COMMON AREAS.

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
 DP [Signature] 11/22/26
 DIRECTOR DATE

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA
 [Signature] 11/22/26
 JULIE McLEAN P.E. CITY ENGINEER DATE

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

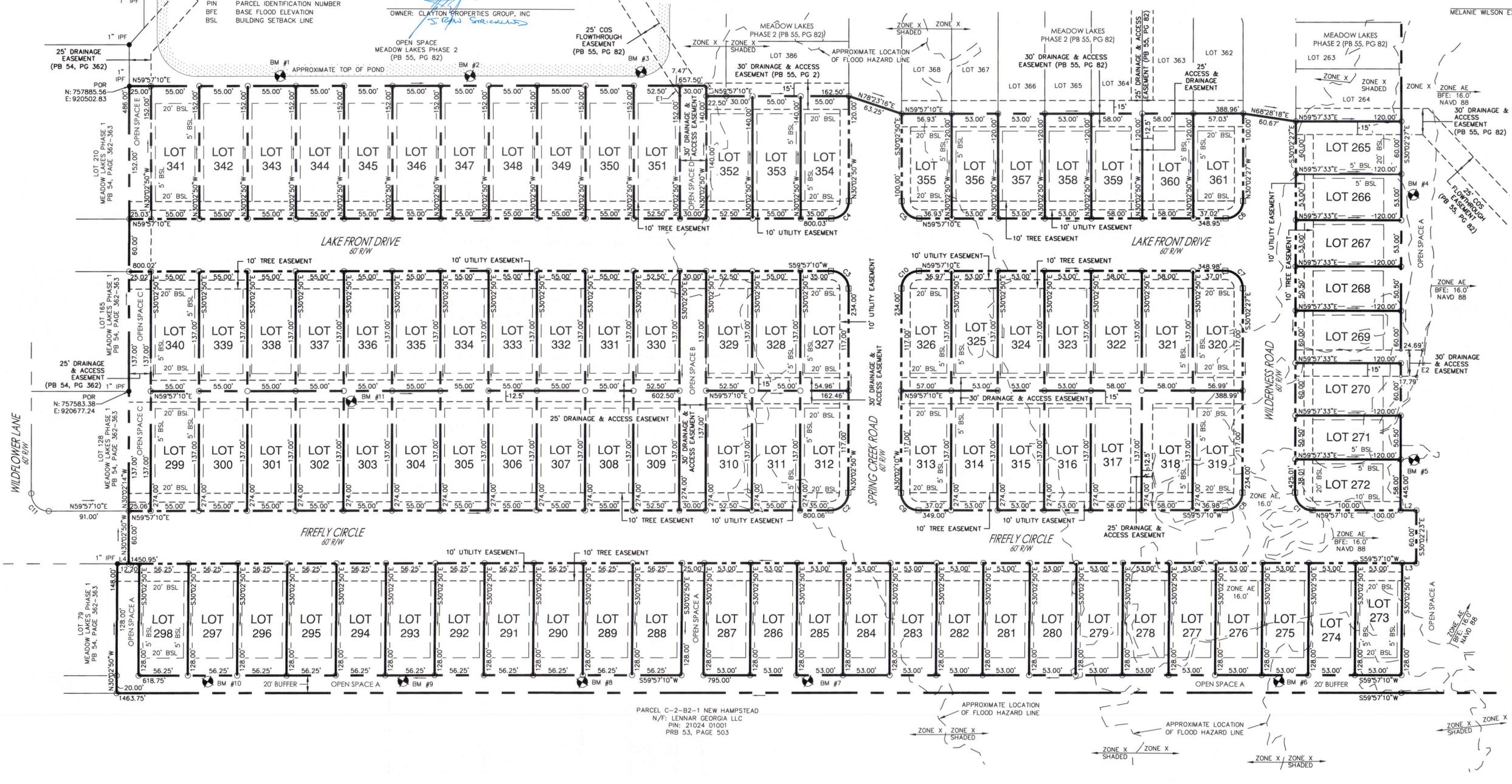
MARK MASSEY CLERK OF COUNCIL DATE

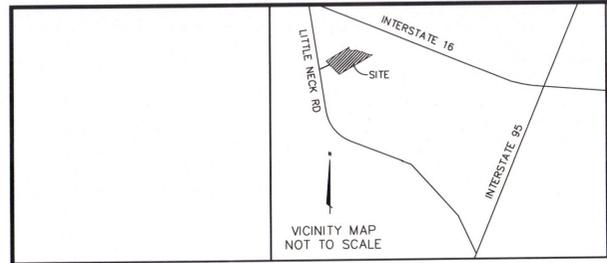
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON EXECUTIVE DIRECTOR DATE

- LEGEND**
- BENCH MARK
 - IPS 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - R/W RIGHT-OF-WAY
 - PRB PLAT RECORD BOOK
 - PB PLAT BOOK
 - PN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - BSL BUILDING SETBACK LINE

OWNER: CLAYTON PROPERTIES GROUP, INC
 [Signature]





CAMDEN CROSSINGS FUTURE DEVELOPMENT
 N/F: CAMDEN CROSSING LLC
 PIN: 21024 01006
 PRB 53, PAGE 302

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 [Signature] 1/22/26
 DIRECTOR DATE

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA
 [Signature] 1/22/26
 JULIE McLEAN P.E. CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH GEORGIA
 [Signature] 1/22/26
 MARK MASSEY CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 [Signature] 1/22/26
 MELANIE WILSON EXECUTIVE DIRECTOR DATE

OWNER: CLAYTON PROPERTIES GROUP, INC.
 [Signature]

LINE #	LENGTH	DIRECTION
L1	12.00'	S30°02'50"E
L2	18.00'	N59°57'08"E
L3	16.04'	S59°57'12"W
L4	12.80'	N59°57'10"E
L5	9.82'	S72°23'04"W
L6	64.09'	N76°12'36"W
L7	26.79'	N52°47'16"W
L8	64.97'	N38°52'49"W
L9	57.65'	N83°17'46"W
L10	84.28'	N48°46'52"W
L11	116.28'	N52°17'26"W
L12	67.70'	N51°42'47"W
L13	29.52'	N31°52'32"W
L14	48.64'	N19°50'13"W
L15	39.86'	N47°02'55"W
L16	79.27'	N65°04'45"W
L17	66.10'	N55°09'55"W
L18	79.06'	N66°20'23"W
L19	78.50'	N42°20'08"W
L20	33.80'	N51°13'31"W
L21	15.67'	S83°29'31"W
L22	53.19'	N13°10'31"W

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	S75°02'38"E	28.29'
C2	31.42'	20.00'	N14°57'10"E	28.28'
C3	31.42'	20.00'	N75°02'50"W	28.28'
C4	31.42'	20.00'	N14°57'10"E	28.28'
C5	31.42'	20.00'	S75°02'50"E	28.28'
C6	31.41'	20.00'	N14°57'22"E	28.28'
C7	31.42'	20.00'	S75°02'38"E	28.29'
C8	31.41'	20.00'	S14°57'22"W	28.28'
C9	31.42'	20.00'	N75°02'30"W	28.29'
C10	31.41'	20.00'	N14°57'30"E	28.28'
C11	31.42'	20.00'	S75°02'32"E	28.29'

EASEMENT LINE #	LENGTH	DIRECTION
E1	13.85'	S62°40'16"E
E2	30.78'	S17°04'31"E

- LEGEND**
- ◈ BENCH MARK
 - 1" IRON PIPE SET
 - CONCRETE MONUMENT SET
 - R/W RIGHT-OF-WAY
 - PRB PLAT RECORD BOOK
 - PB PLAT BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - BSL BUILDING SETBACK 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 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



LOT #	ACRE	SF	ADDRESS	PIN
265	0.165	7,200	98 WILDERNESS ROAD	21039A12002
266	0.146	6,360	96 WILDERNESS ROAD	21039A12003
267	0.146	6,360	94 WILDERNESS ROAD	21039A12004
268	0.139	6,060	92 WILDERNESS ROAD	21039A12005
269	0.165	7,200	90 WILDERNESS ROAD	21039A12006
270	0.165	7,200	88 WILDERNESS ROAD	21039A12007
271	0.139	6,060	86 WILDERNESS ROAD	21039A12008
272	0.158	6,875	84 WILDERNESS ROAD	21039A12009
273	0.156	6,784	221 FIREFLY CIRCLE	21039A12010
274	0.156	6,784	219 FIREFLY CIRCLE	21039A12011
275	0.156	6,784	217 FIREFLY CIRCLE	21039A12012
276	0.156	6,784	215 FIREFLY CIRCLE	21039A12013
277	0.156	6,784	213 FIREFLY CIRCLE	21039A12014
278	0.156	6,784	211 FIREFLY CIRCLE	21039A12015
279	0.156	6,784	209 FIREFLY CIRCLE	21039A12016
280	0.156	6,784	207 FIREFLY CIRCLE	21039A12017
281	0.156	6,784	205 FIREFLY CIRCLE	21039A12018
282	0.156	6,784	203 FIREFLY CIRCLE	21039A12019
283	0.156	6,784	201 FIREFLY CIRCLE	21039A12020
284	0.156	6,784	199 FIREFLY CIRCLE	21039A12021
285	0.156	6,784	197 FIREFLY CIRCLE	21039A12022
286	0.156	6,784	195 FIREFLY CIRCLE	21039A12023
287	0.156	6,784	193 FIREFLY CIRCLE	21039A12024
288	0.165	7,200	191 FIREFLY CIRCLE	21039A12025
289	0.165	7,200	189 FIREFLY CIRCLE	21039A12026
290	0.165	7,200	187 FIREFLY CIRCLE	21039A12027

LOT #	ACRE	SF	ADDRESS	PIN
291	0.165	7,200	185 FIREFLY CIRCLE	21039A12028
292	0.165	7,200	183 FIREFLY CIRCLE	21039A12029
293	0.165	7,200	181 FIREFLY CIRCLE	21039A12030
294	0.165	7,200	179 FIREFLY CIRCLE	21039A12031
295	0.165	7,200	177 FIREFLY CIRCLE	21039A12032
296	0.165	7,200	175 FIREFLY CIRCLE	21039A12033
297	0.165	7,200	173 FIREFLY CIRCLE	21039A12034
298	0.165	7,200	171 FIREFLY CIRCLE	21039A12035
299	0.173	7,535	172 FIREFLY CIRCLE	21039A13002
300	0.173	7,535	174 FIREFLY CIRCLE	21039A13003
301	0.173	7,535	176 FIREFLY CIRCLE	21039A13004
302	0.173	7,535	178 FIREFLY CIRCLE	21039A13005
303	0.173	7,535	180 FIREFLY CIRCLE	21039A13006
304	0.173	7,535	182 FIREFLY CIRCLE	21039A13007
305	0.173	7,535	184 FIREFLY CIRCLE	21039A13008
306	0.173	7,535	186 FIREFLY CIRCLE	21039A13009
307	0.173	7,535	188 FIREFLY CIRCLE	21039A13010
308	0.173	7,535	190 FIREFLY CIRCLE	21039A13011
309	0.165	7,192	192 FIREFLY CIRCLE	21039A13012
310	0.165	7,192	194 FIREFLY CIRCLE	21039A13014
311	0.173	7,535	196 FIREFLY CIRCLE	21039A13015
312	0.171	7,449	198 FIREFLY CIRCLE	21039A13016
313	0.177	7,725	202 FIREFLY CIRCLE	21039A16001
314	0.167	7,261	204 FIREFLY CIRCLE	21039A16002
315	0.167	7,261	206 FIREFLY CIRCLE	21039A16003
316	0.167	7,261	208 FIREFLY CIRCLE	21039A16004

LOT #	ACRE	SF	ADDRESS	PIN
317	0.182	7,946	210 FIREFLY CIRCLE	21039A16005
318	0.182	7,946	212 FIREFLY CIRCLE	21039A16006
319	0.177	7,722	214 FIREFLY CIRCLE	21039A16007
320	0.177	7,724	145 LAKE FRONT DRIVE	21039A16008
321	0.182	7,946	143 LAKE FRONT DRIVE	21039A16009
322	0.182	7,946	141 LAKE FRONT DRIVE	21039A16010
323	0.167	7,261	139 LAKE FRONT DRIVE	21039A16011
324	0.167	7,261	137 LAKE FRONT DRIVE	21039A16012
325	0.167	7,261	135 LAKE FRONT DRIVE	21039A16013
326	0.177	7,721	133 LAKE FRONT DRIVE	21039A16014
327	0.171	7,449	131 LAKE FRONT DRIVE	21039A13017
328	0.173	7,535	129 LAKE FRONT DRIVE	21039A13017
329	0.165	7,193	127 LAKE FRONT DRIVE	21039A13019
330	0.165	7,193	125 LAKE FRONT DRIVE	21039A13020
331	0.173	7,535	123 LAKE FRONT DRIVE	21039A13021
332	0.173	7,535	121 LAKE FRONT DRIVE	21039A13022
333	0.173	7,535	119 LAKE FRONT DRIVE	21039A13023
334	0.173	7,535	117 LAKE FRONT DRIVE	21039A13024
335	0.173	7,535	115 LAKE FRONT DRIVE	21039A13025
336	0.173	7,535	113 LAKE FRONT DRIVE	21039A13026
337	0.173	7,535	111 LAKE FRONT DRIVE	21039A13027
338	0.173	7,535	109 LAKE FRONT DRIVE	21039A13028
339	0.173	7,535	107 LAKE FRONT DRIVE	21039A13029
340	0.173	7,535	105 LAKE FRONT DRIVE	21039A13030
341	0.192	8,360	104 LAKE FRONT DRIVE	21039A14002
342	0.192	8,360	106 LAKE FRONT DRIVE	21039A14003
343	0.192	8,360	108 LAKE FRONT DRIVE	21039A14004
344	0.192	8,360	110 LAKE FRONT DRIVE	21039A14005
345	0.192	8,360	112 LAKE FRONT DRIVE	21039A14006
346	0.192	8,360	114 LAKE FRONT DRIVE	21039A14007
347	0.192	8,360	116 LAKE FRONT DRIVE	21039A14008
348	0.192	8,360	118 LAKE FRONT DRIVE	21039A14009
349	0.192	8,360	120 LAKE FRONT DRIVE	21039A14010
350	0.192	8,360	122 LAKE FRONT DRIVE	21039A14011
351	0.183	7,980	124 LAKE FRONT DRIVE	21039A14012
352	0.169	7,350	126 LAKE FRONT DRIVE	21039A14014
353	0.177	7,700	128 LAKE FRONT DRIVE	21039A14015
354	0.175	7,614	130 LAKE FRONT DRIVE	21039A14016
355	0.155	6,746	132 LAKE FRONT DRIVE	21039A15001
356	0.146	6,360	134 LAKE FRONT DRIVE	21039A15002
357	0.146	6,360	136 LAKE FRONT DRIVE	21039A15003
358	0.146	6,360	138 LAKE FRONT DRIVE	21039A15004
359	0.160	6,960	140 LAKE FRONT DRIVE	21039A15005
360	0.160	6,960	142 LAKE FRONT DRIVE	21039A15006
361	0.155	6,757	144 LAKE FRONT DRIVE	21039A15007

OPEN SPACE	ACRE	SF
OPEN SPACE A	47.297	2,060,255
OPEN SPACE B	0.189	8,220
OPEN SPACE C	0.157	6,861
OPEN SPACE D	0.105	4,560
OPEN SPACE E	0.087	3,802

NAME	ACRE	SF
LOT TOTAL	16.315	710,702
R/W	4.964	216,215
OPEN SPACE	47.835	2,083,698
TOTAL AREA	69.114	3,010,615

A MAJOR SUBDIVISION PLAT OF MEADOW LAKES PHASE 3
 BEING A PORTION OF THE SPENCER CONNERATE TRACT
 8TH G.M. DISTRICT, CITY OF SAVANNAH,
 CHATHAM COUNTY, GEORGIA
 PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

JOB NUMBER: 23-864.002
 DATE: 07/28/2025
 DRAWN BY: JNP
 CHECKED BY:
 SCALE: 1" = 100'

MAJOR SUBDIVISION

SHEET: 2/2