

- NOTES:**
- THIS SUBDIVISION CREATES 63 LOTS.
 - TOTAL AREA: 17,453 ACRES OR 760,242 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02140
 - THIS PROPERTY IS ZONED PD.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C00170, EFFECTIVE DATE: 7/7/2014. 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, NAD 83.
 - DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
 - ALL COMMON AREAS, INCLUDING STORM WATER DETENTION PONDS AND THEIR ASSOCIATED STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER 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 EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 - 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.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 21.4' AND THE MINIMUM GARAGE FLOOR ELEVATION SHALL BE 20.9', NAVD 88.

REMAINING PORTION OF PARCEL 3
PLAT BOOK 51, PAGE 488
N/F: GODLEY STATION ENTERPRISES, LLC
PIN: 21016 02140

COMMON AREA 1
2.254 AC.
(98,194 SF.)

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
EC1	12.72'	170.00'	N21°12'08"E	12.72'
EC2	12.94'	170.00'	N25°31'36"E	12.94'

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1	125.31'	S79°25'17"E
E2	22.33'	N74°14'45"E
E3	28.18'	S47°54'46"W
E4	28.18'	S79°25'17"E
E5	28.18'	S74°14'45"W
E6	138.84'	N79°25'17"W

OWNER: JACK WARDLAW

REMAINING PORTION OF PARCEL 3
PLAT BOOK 51, PAGE 488
N/F: GODLEY STATION ENTERPRISES, LLC
PIN: 21016 02140

- BENCH MARK 1/POR:**
NAIL IN 8" PINE
ELEVATION: 23.27'
NAVD 88
NORTH: 794,461.68
EAST: 936,269.16
- BENCH MARK 2:**
NAIL IN 9" PINE
ELEVATION: 19.29'
NAVD 88
- BENCH MARK 3:**
NAIL IN 12" PINE
ELEVATION: 22.49'
NAVD 88
- BENCH MARK 4/POR:**
MAG NAIL IN ASPHALT
ELEVATION: 21.93'
NAVD 88
NORTH: 794,061.43
EAST: 935,741.339
- BENCH MARK 5/POR:**
MAG NAIL IN ASPHALT
ELEVATION: 20.70'
NAVD 88
NORTH: 794,077.83
EAST: 935,466.57
- BENCH MARK 6:**
MAG NAIL IN ASPHALT
ELEVATION: 21.77'
NAVD 88
- BENCH MARK 7/POR:**
NAIL IN 12" PINE
ELEVATION: 21.53'
NAVD 88
NORTH: 794,224.30
EAST: 936,030.05

REMAINING PORTION OF PARCEL 3
PLAT BOOK 51, PAGE 488
N/F: GODLEY STATION ENTERPRISES, LLC
PIN: 21016 02140

APPROXIMATE LOCATION
OF FLOOD HAZARD LINES
ZONE X (SHADED)

- LEGEND**
- BENCH MARK
 - IRON PIPE FOUND
 - 1" IRON PIPE SET
 - CONCRETE MONUMENT SET
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION

BUILDING SETBACKS:
FRONT - 20' FROM PROPERTY LINE
SIDE (INTERIOR) - 5' FROM PROPERTY LINE
SIDE (CORNER LOT) - 15' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

SURVEY DATE: 12/29/2023
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/318,759
FIELD ERROR OF CLOSURE: 1/62,847

- REFERENCE:**
- PLAT BOOK 53, PAGE 586.
 - PLAT BOOK 52, PAGE 772.
 - PLAT BOOK 51, PAGE 488.

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: 3/14/24

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE McLEAN, P.E., CITY ENGINEER DATE: 3/14/24

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: _____

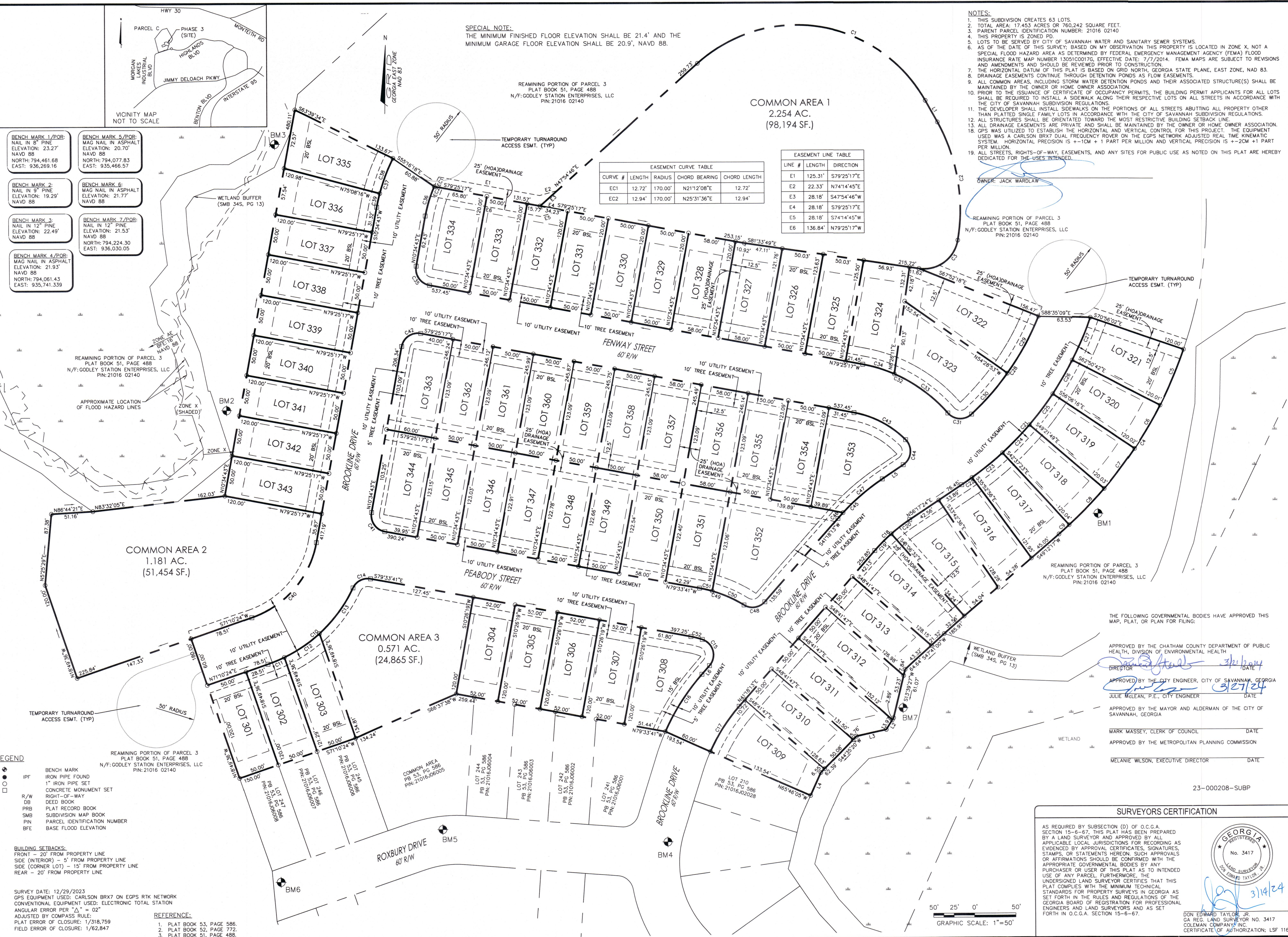
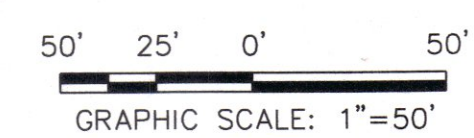
23-000208-SUBP

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
[Signature] 3/14/24



LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
301	0.138	6,000	261 BROOKLINE DRIVE	
302	0.138	6,009	259 BROOKLINE DRIVE	
303	0.145	6,338	257 BROOKLINE DRIVE	
304	0.143	6,240	109 PEABODY STREET	
305	0.143	6,240	107 PEABODY STREET	
306	0.143	6,240	105 PEABODY STREET	
307	0.143	6,240	103 PEABODY STREET	
308	0.202	8,817	101 PEABODY STREET	
309	0.171	7,441	156 BROOKLINE DRIVE	
310	0.149	6,503	158 BROOKLINE DRIVE	
311	0.166	7,227	160 BROOKLINE DRIVE	
312	0.161	7,002	162 BROOKLINE DRIVE	
313	0.144	6,283	164 BROOKLINE DRIVE	
314	0.189	8,218	166 BROOKLINE DRIVE	
315	0.189	8,221	168 BROOKLINE DRIVE	
316	0.148	6,450	170 BROOKLINE DRIVE	
317	0.151	6,596	172 BROOKLINE DRIVE	
318	0.151	6,567	174 BROOKLINE DRIVE	
319	0.151	6,566	176 BROOKLINE DRIVE	
320	0.151	6,566	178 BROOKLINE DRIVE	
321	0.181	7,878	180 BROOKLINE DRIVE	
322	0.225	9,821	177 BROOKLINE DRIVE	
323	0.233	10,140	175 BROOKLINE DRIVE	
324	0.174	7,565	102 FENWAY STREET	
325	0.143	6,228	104 FENWAY STREET	
326	0.141	6,135	106 FENWAY STREET	
327	0.161	7,001	108 FENWAY STREET	
328	0.160	6,960	110 FENWAY STREET	
329	0.138	6,000	112 FENWAY STREET	
330	0.138	6,000	114 FENWAY STREET	
331	0.138	6,000	116 FENWAY STREET	

LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
332	0.138	6,000	118 FENWAY STREET	
333	0.138	6,000	120 FENWAY STREET	
334	0.190	8,262	122 FENWAY STREET	
335	0.170	7,401	238 BROOKLINE DRIVE	
336	0.146	6,369	240 BROOKLINE DRIVE	
337	0.138	6,000	242 BROOKLINE DRIVE	
338	0.138	6,000	244 BROOKLINE DRIVE	
339	0.138	6,000	246 BROOKLINE DRIVE	
340	0.138	6,000	248 BROOKLINE DRIVE	
341	0.138	6,000	250 BROOKLINE DRIVE	
342	0.138	6,000	252 BROOKLINE DRIVE	
343	0.138	6,000	254 BROOKLINE DRIVE	
344	0.168	7,307	118 PEABODY STREET	
345	0.141	6,155	116 PEABODY STREET	
346	0.141	6,148	114 PEABODY STREET	
347	0.141	6,142	112 PEABODY STREET	
348	0.141	6,136	110 PEABODY STREET	
349	0.141	6,130	108 PEABODY STREET	
350	0.163	7,103	106 PEABODY STREET	
351	0.163	7,099	104 PEABODY STREET	
352	0.300	13,080	102 PEABODY STREET	
353	0.225	9,782	101 FENWAY STREET	
354	0.141	6,154	103 FENWAY STREET	
355	0.141	6,154	105 FENWAY STREET	
356	0.141	6,154	107 FENWAY STREET	
357	0.141	6,154	109 FENWAY STREET	
358	0.141	6,154	111 FENWAY STREET	
359	0.141	6,154	113 FENWAY STREET	
360	0.141	6,154	115 FENWAY STREET	
361	0.141	6,154	117 FENWAY STREET	
362	0.141	6,154	119 FENWAY STREET	
363	0.168	7,299	121 FENWAY STREET	

	ACRE	SF	ADDRESS	PARCEL ID NUMBER
TOTAL LOT AREA	9.857	429,291		
COMMON AREA 1	2.254	98,194		
COMMON AREA 2	1.181	51,454		
COMMON AREA 3	0.571	24,865		
COMMON AREA TOTAL	4.006	174,513		
RIGHT-OF-WAY	3.590	156,438		
TOTAL PLAT AREA	17.453	760,242		

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	323.86'	180.00'	N80°32'35"W	281.91'
C2	149.78'	222.69'	N9°30'12"W	146.98'
C3	65.00'	42.00'	N54°06'04"E	58.70'
C4	276.25'	525.64'	N34°07'52"E	273.08'
C5	74.12'	524.99'	N23°06'02"E	74.06'
C6	61.77'	524.99'	N30°30'56"E	61.73'
C7	61.77'	524.99'	N37°15'25"E	61.73'
C8	61.77'	524.99'	N43°59'53"E	61.73'
C9	16.83'	524.99'	N48°17'14"E	16.83'
C10	143.40'	180.00'	N48°21'00"E	139.64'
C11	21.54'	180.00'	N67°44'40"E	21.53'
C12	51.98'	180.00'	N56°02'36"E	51.80'
C13	69.88'	180.00'	N36°38'56"E	69.44'
C14	26.15'	20.00'	S62°58'58"W	24.33'
C15	39.18'	20.00'	N14°49'15"W	33.21'
C16	83.42'	280.00'	S32°46'05"W	83.11'
C17	65.55'	220.00'	S32°46'05"W	65.30'
C18	57.54'	220.00'	S48°47'48"W	57.38'
C19	29.13'	220.00'	S45°05'50"W	29.11'
C20	28.41'	220.00'	S52°35'26"W	28.39'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	263.12'	405.00'	N37°40'41"E	258.52'
C22	15.35'	405.00'	N55°12'14"E	15.35'
C23	47.65'	405.00'	N50°44'50"E	47.62'
C24	47.65'	405.00'	N44°00'24"E	47.62'
C25	47.65'	405.00'	N37°15'57"E	47.62'
C26	47.65'	405.00'	N30°31'31"E	47.62'
C27	57.18'	405.00'	N23°06'38"E	57.13'
C28	146.24'	345.00'	N34°24'38"E	145.15'
C29	79.79'	345.00'	N28°53'34"E	79.62'
C30	66.45'	345.00'	N41°02'11"E	66.35'
C31	32.43'	20.00'	S86°59'53"E	28.99'
C32	122.12'	180.00'	N59°59'09"W	119.79'
C33	81.39'	180.00'	N53°30'12"W	80.70'
C34	40.73'	180.00'	N72°56'21"W	40.64'
C35	31.42'	20.00'	S34°25'17"E	28.28'
C36	37.88'	170.00'	S16°57'44"W	37.80'
C37	63.27'	230.00'	S18°27'34"W	63.07'
C38	46.08'	230.00'	S20°36'05"W	46.00'
C39	17.20'	230.00'	S12°43'13"W	17.19'
C40	126.91'	120.00'	N40°52'33"E	121.08'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	31.46'	20.00'	S34°29'29"E	28.32'
C42	31.42'	20.00'	S55°34'43"W	28.28'
C43	72.63'	120.00'	N62°04'58"W	71.52'
C44	35.27'	20.00'	N5°46'22"E	30.87'
C45	73.24'	280.00'	S48°47'48"W	73.03'
C46	9.41'	280.00'	S42°15'58"W	9.41'
C47	63.83'	280.00'	S49°45'34"W	63.69'
C48	28.16'	20.00'	N81°38'03"E	25.89'
C49	58.23'	155.00'	N68°47'54"W	57.89'
C50	42.49'	155.00'	N65°53'21"W	42.36'
C51	15.74'	155.00'	N76°39'08"W	15.73'
C52	14.29'	95.00'	N75°15'12"W	14.27'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.31'	S28°59'57"E
L2	16.86'	S32°27'36"W
L3	37.81'	S77°41'23"W
L4	30.93'	S24°12'51"W
L5	30.99'	S56°17'24"W
L6	13.99'	S41°18'13"W

LABELS FOR EASEMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C55	12.72'	170.00'	N21°12'08"E	12.72'
C56	12.94'	170.00'	N25°31'36"E	12.94'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	125.31'	S79°25'17"E
L8	22.33'	N74°14'45"E
L9	28.18'	S47°54'46"W
L10	28.18'	S79°25'17"E
L11	28.18'	S74°14'45"W
L12	139.15'	N79°46'56"W
L13	131.57'	S79°25'17"E

NOTES:

- THIS SUBDIVISION CREATES 63 LOTS.
- TOTAL AREA: 17,453 ACRES OR 760,242 SQUARE FEET.
- PARENT PARCEL IDENTIFICATION NUMBER: 21016 02140
- THIS PROPERTY IS ZONED PD.
- LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G, EFFECTIVE DATE: 7/7/2014. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
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- ALL COMMON AREAS, INCLUDING STORM WATER DETENTION PONDS AND THEIR ASSOCIATED STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER 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.
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- 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 +/-1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/-2CM +1 PART PER MILLION.

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 3/21/2024

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
 JULIE MEEGAN, P.E., CITY ENGINEER DATE 3/27/24

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

23-000208-SUBP

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, JMC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167

JOB NUMBER: 22-868
 DATE: 12/29/2023
 DRAWN BY: DET
 CHECKED BY:
 SCALE: 1" = 60'

MAJOR SUBDIVISION

SHEET: 2/2