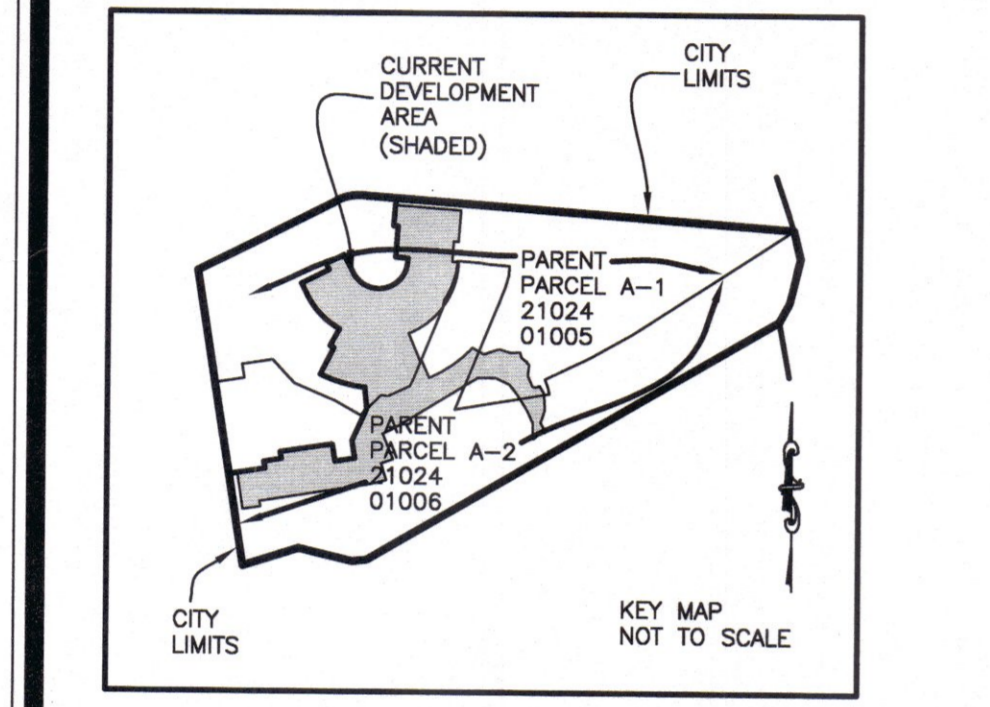
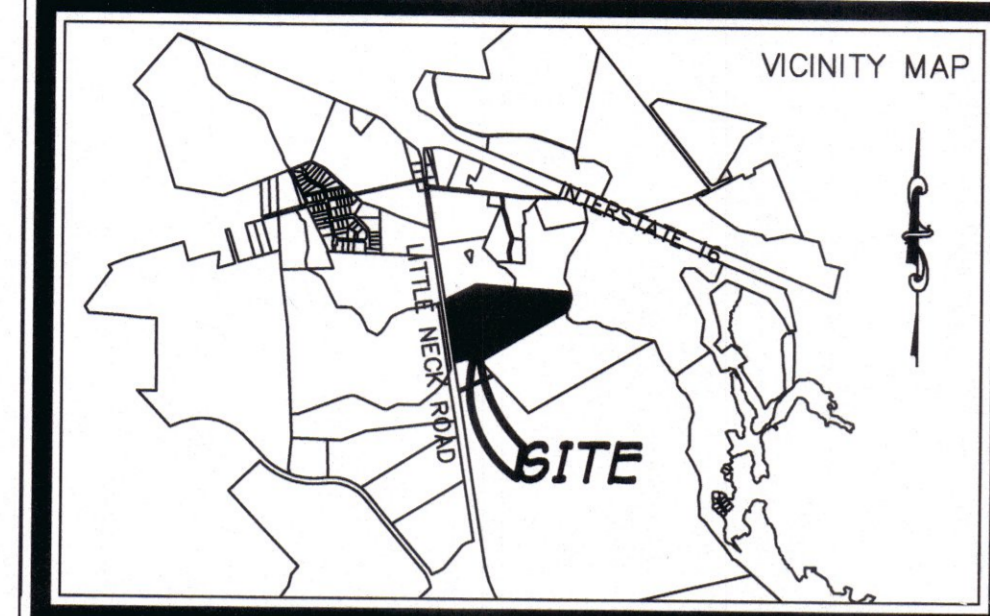


**THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.**



ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME-OWNER ASSOCIATION.

OWNER - JERRY KONTER - CAMDEN CROSSING LLC

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

OWNER - JERRY KONTER - CAMDEN CROSSING LLC

AS CURRENT OWNER OF ALL LOTS HEREON, I AGREE TO THIS REVISED PLAT IN WHICH MPC REQUESTED THE ROAD NAMES BE CHANGE.

OWNER - JERRY KONTER - CAMDEN CROSSING LLC

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

MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER DATE 1/4/24

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

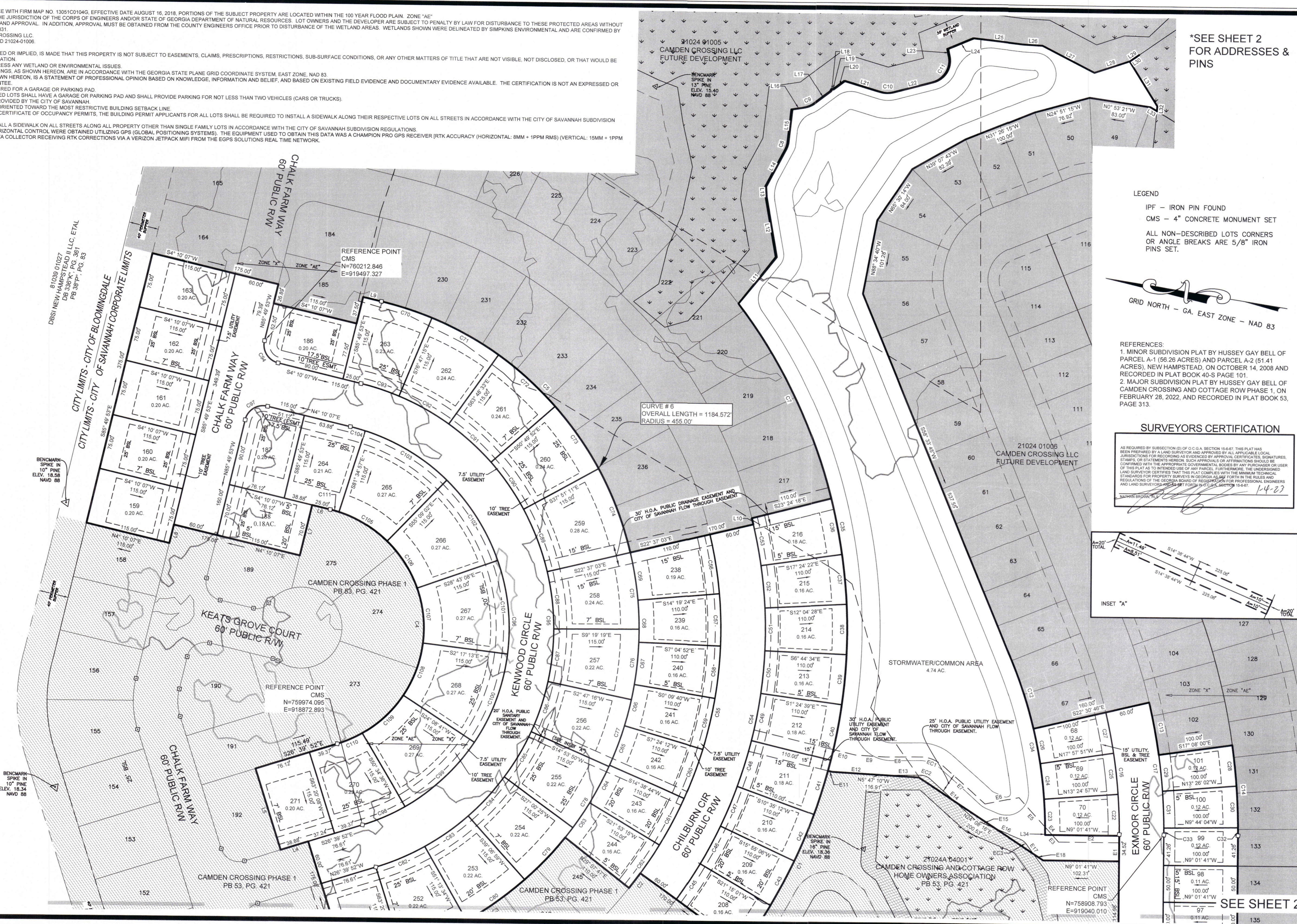
MELANIE WILSON, EXECUTIVE DIRECTOR DATE

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

DATE 1/4/24

NOTES:

1. IN MY OPINION IN ACCORDANCE WITH FIRM MAP NO. 13051C01046, EFFECTIVE DATE AUGUST 16, 2018, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, ZONE "AE".
2. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. IN ADDITION, APPROVAL MUST BE OBTAINED FROM THE COUNTY ENGINEERS OFFICE PRIOR TO DISTURBANCE OF THE WETLAND AREAS. WETLANDS SHOWN WERE DELINEATED BY SIMPKINS ENVIRONMENTAL AND ARE CONFIRMED BY USAGE PERMIT NO. SAS-2019-00331.
3. CURRENT OWNER: CAMDEN CROSSING LLC.
4. PARENT PIN IS 21024-01005 AND 21024-01006.
5. THIS SITE IS ZONED PD.
6. NO GUARANTEE, EITHER STATED OR IMPLIED, IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR THAT WOULD BE DISCOVERED BY A TITLE EXAMINATION.
7. THIS SURVEY DOES NOT ADDRESS ANY WETLAND OR ENVIRONMENTAL ISSUES.
8. THE COORDINATES AND BEARINGS ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NAD 83.
9. THE COORDINATES AND BEARINGS, AS SHOWN HEREON, ARE 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.
10. THE CERTIFICATION, AS SHOWN HEREON, IS 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.
11. A 20'-FOOT SETBACK IS REQUIRED FOR A GARAGE OR PARKING PAD.
12. ALL SINGLE-FAMILY DETACHED LOTS SHALL HAVE A GARAGE OR PARKING PAD AND SHALL PROVIDE PARKING FOR NOT LESS THAN TWO VEHICLES (CARS OR TRUCKS).
13. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SAVANNAH.
14. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
15. 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.
16. THE DEVELOPER SHALL INSTALL A SIDEWALK ON ALL STREETS ALONG ALL PROPERTY OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
17. BASIS OF BEARINGS AND HORIZONTAL CONTROL WERE OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION PRO GPS RECEIVER (RTK ACCURACY (HORIZONTAL: 8MM + 1PPM RMS) (VERTICAL: 15MM + 1PPM RMS)) WITH A CARLSON HC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A VERIZON JETPACK MIFI FROM THE EGPS SOLUTIONS REAL TIME NETWORK.



**LEGEND**

IPF - IRON PIN FOUND  
 CMS - 4" CONCRETE MONUMENT SET

ALL NON-DESCRIBED LOTS CORNERS OR ANGLE BREAKS ARE 5/8" IRON PINS SET.

GRID NORTH - GA. EAST ZONE - NAD 83

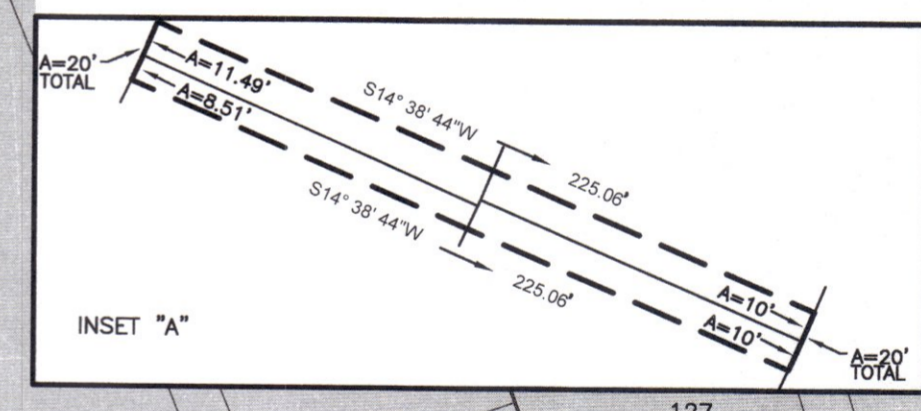
**REFERENCES:**

1. MINOR SUBDIVISION PLAT BY HUSSEY GAY BELL OF PARCEL A-1 (56.26 ACRES) AND PARCEL A-2 (51.41 ACRES), NEW HAMPSTEAD, ON OCTOBER 14, 2008 AND RECORDED IN PLAT BOOK 40-S PAGE 101.
2. MAJOR SUBDIVISION PLAT BY HUSSEY GAY BELL OF CAMDEN CROSSING AND COTTAGE ROW PHASE 1, ON FEBRUARY 28, 2022, AND RECORDED IN PLAT BOOK 53, PAGE 313.

**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 INCLUDE THE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USES OF ANY PARCELS. 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 SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 1-4-24



**MAJOR SUBDIVISION PLAT**  
**CAMDEN CROSSING AND COTTAGE ROW PHASE 2**  
 LANDS OF CAMDEN CROSSING LLC, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 FOR: CAMDEN CROSSING LLC

**SHEET 1 OF 2**

DATE: NOVEMBER 2, 2023

REVISED:

JOB NO.

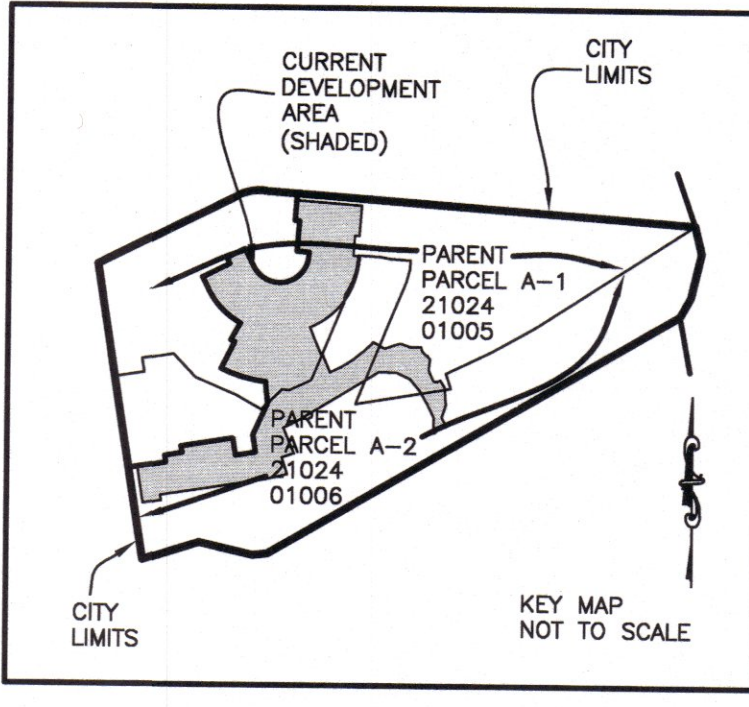
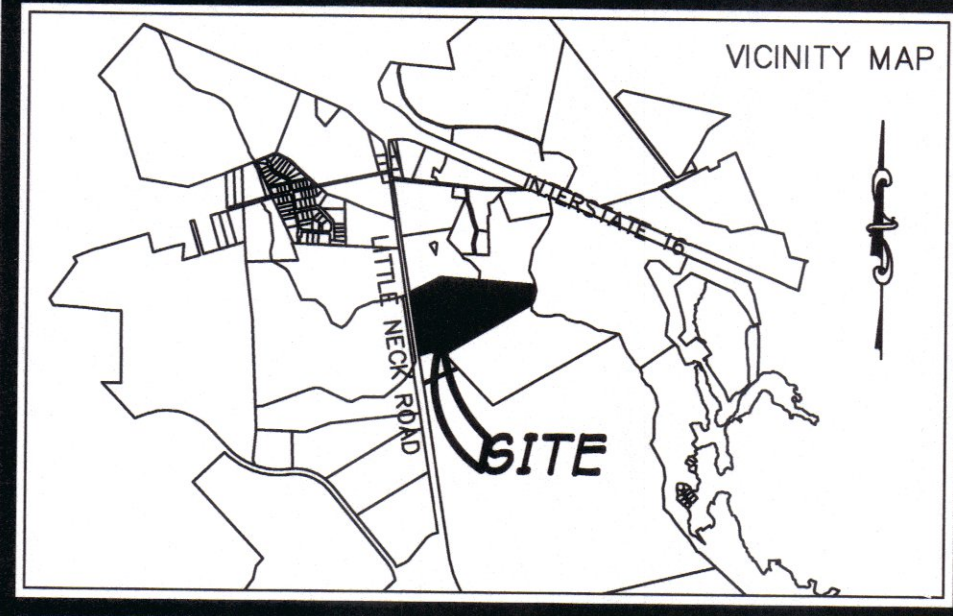
SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/55,455  
 ERROR OF CLOSURE: PLAT - 1/1,947,867  
 ANGULAR ERROR: 1" PER POINT  
 NUMBER OF LOTS: 71  
 AREA: 21.17 ACRES  
 EQUIPMENT USED: TRIMBLE S6 TOTAL STATION AND CHAMPION GPS

**HUSSEY GAY BELL**  
 Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

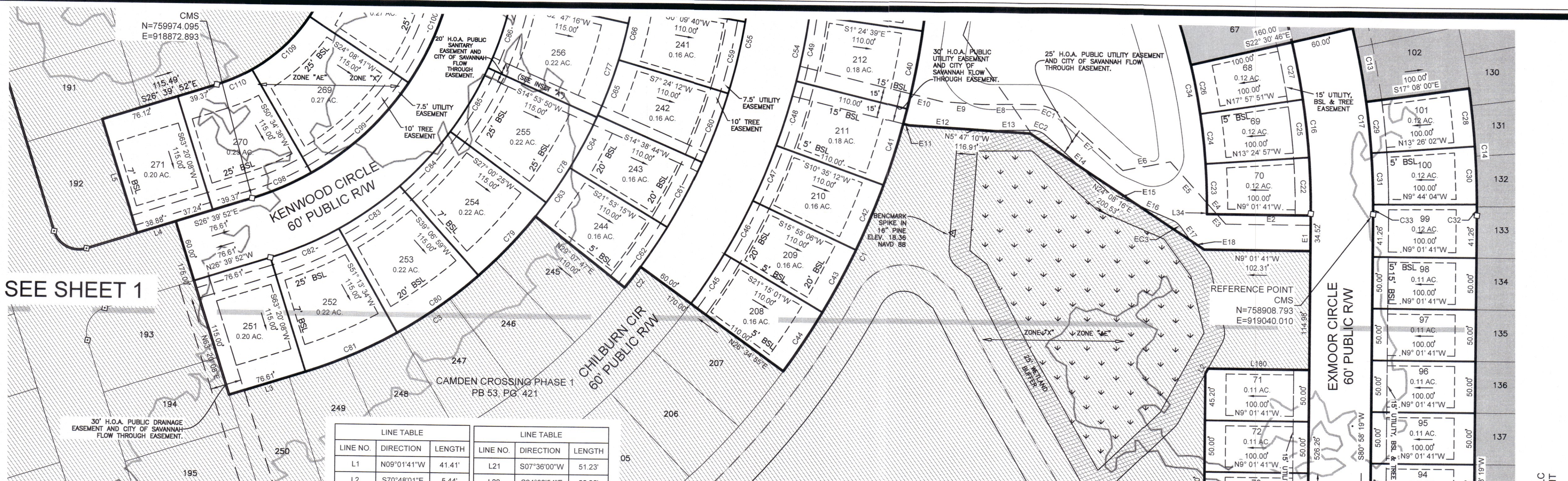
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



REFERENCES: 1. MINOR SUBDIVISION PLAT BY HUSSEY GAY BELL OF PARCEL A-1 (56.26 ACRES) AND PARCEL A-2 (51.41 ACRES)...

NOTES: 1. IN MY OPINION IN ACCORDANCE WITH FIRM MAP NO. 1305100104G, EFFECTIVE DATE AUGUST 16, 2018, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN...

SEE SHEET 1



LINE TABLE with columns for LINE NO, DIRECTION, and LENGTH. Contains two tables of line data for the plat.

LEGEND

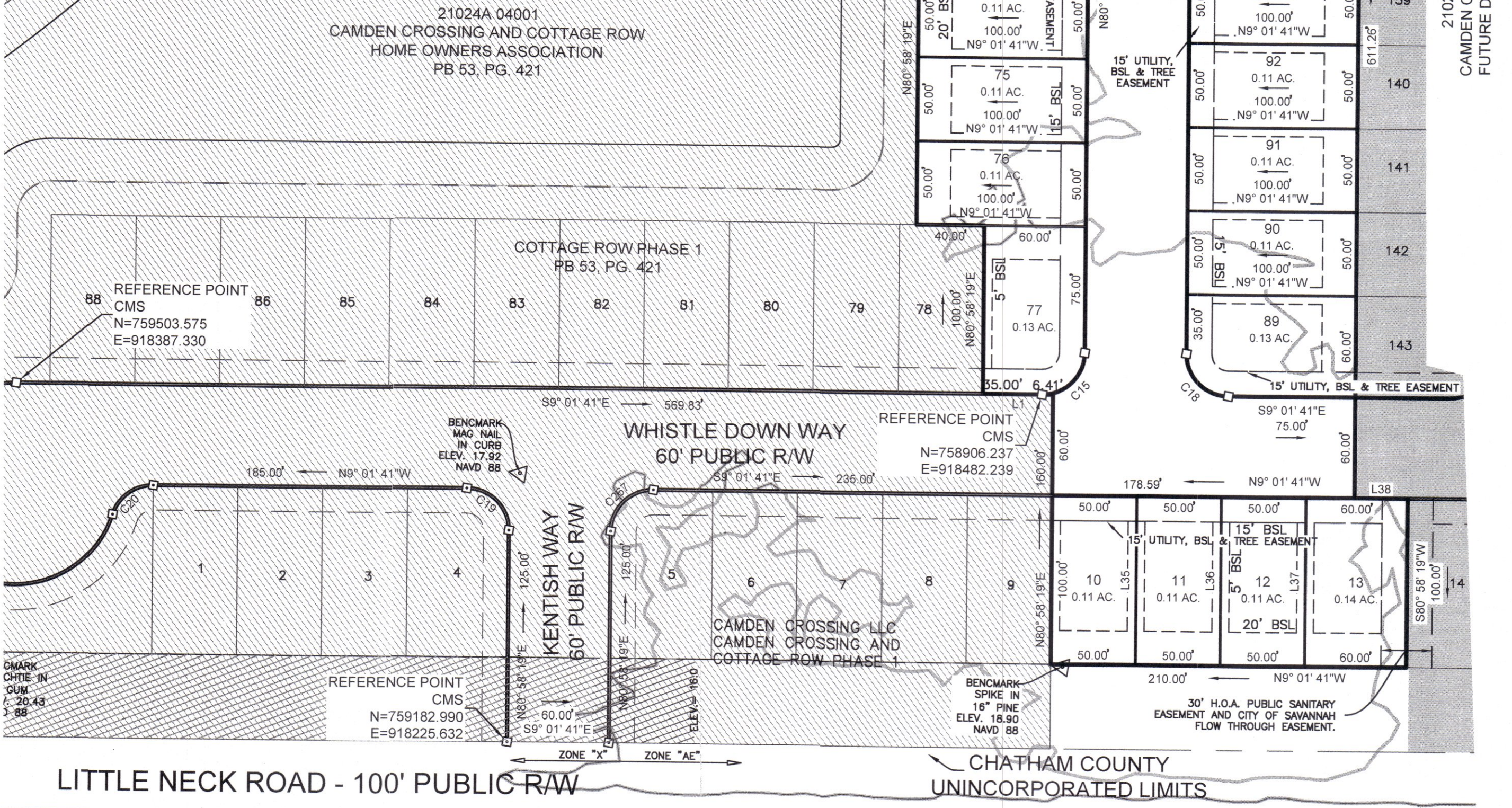
IPF - IRON PIN FOUND
CMS - 4" CONCRETE MONUMENT SET
ALL NON-DESCRIBED LOTS CORNERS OR ANGLE BREAKS ARE 5/8" IRON PINS SET.

CURVE TABLE with columns for CURVE NO, DELTA, ARC, RADIUS, TANGENT, CHORD DIR, CHORD. Lists curve data for various lots.

CURVE TABLE with columns for CURVE NO, DELTA, ARC, RADIUS, TANGENT, CHORD DIR, CHORD. Lists curve data for various lots.

CURVE TABLE with columns for CURVE NO, DELTA, ARC, RADIUS, TANGENT, CHORD DIR, CHORD. Lists curve data for various lots.

CURVE TABLE with columns for CURVE NO, DELTA, ARC, RADIUS, TANGENT, CHORD DIR, CHORD. Lists curve data for various lots.



NEW PINS LOT ACRES ADDRESS table listing lot numbers, acreage, and addresses for the subdivision.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.G.C.A. SECTION 16-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS...

MAJOR SUBDIVISION PLAT CAMDEN CROSSING AND COTTAGE ROW PHASE 2 SHEET 2 OF 2. Includes title block, date, scale, and Hussey Gay Bell logo.