

REFERENCES

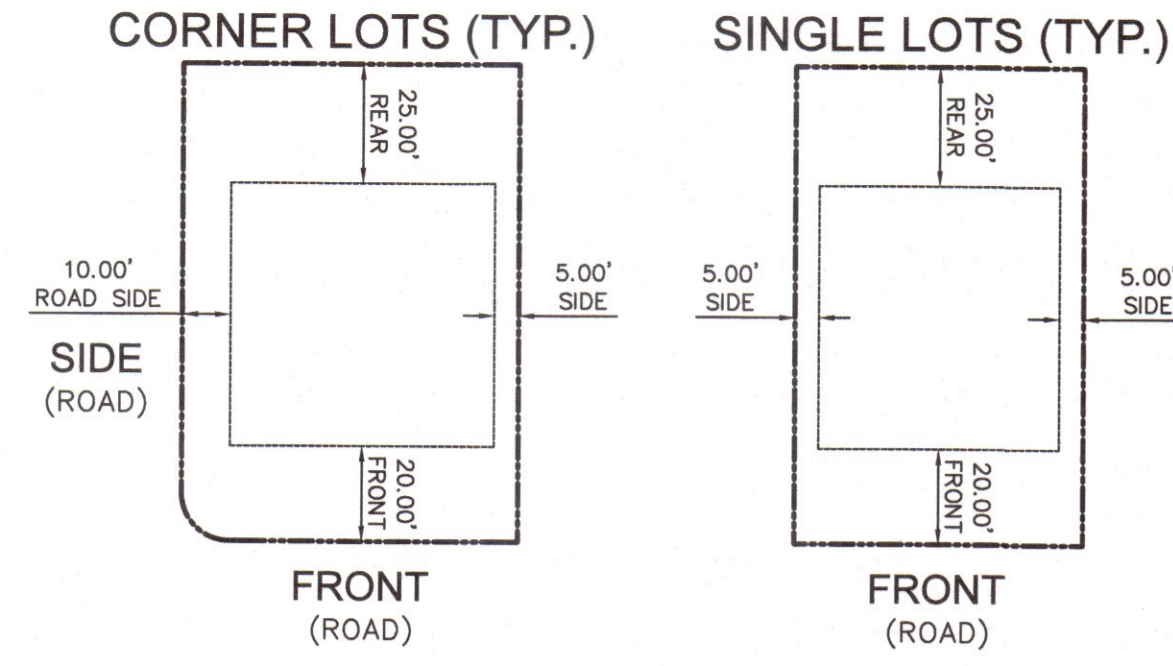
1. AN ALTA/NSPS LAND TITLE SURVEY OF PIN# 21026-01001, IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA. DATE: 06-17-2022 BY: COLIN J. BEARDEN, G.A.P.L.S. No. LS003372
2. PB: 32P PG: 81
3. DB: 2648 PG: 0331
4. DB: 3561 PG: 801
5. CAD FILE PROVIDED FROM ROBERTS CIVIL ENGINEERING LLC, ON 09-29-2022.

SURVEY DATA
 TOTAL AREA: 67.199 ACRES
 ERROR OF PLAT CLOSURE: 1 IN 1,069,984
 ERROR OF FIELD CLOSURE: 1 IN 48,000
 ADJUSTED BY: 9° PER ANGLE POINT
 EQUIPMENT USED: LEAST SQUARES ADJUSTMENT
 FIELD WORK COMPLETED ON: TOPCON GTS ROBOTIC TOTAL STATION
 4/28/2021

ACREAGE CHART

LOTS (72)	506,045 S.F. 11.617 AC.
OPEN SPACES (3)	1,232,691 S.F. 28.298 AC.
RIGHT-OF-WAY	181,560 S.F. 4.168 AC.
PHASE 2 TOTAL	1,920,296 S.F. 44.083 AC.

TYPICAL BUILDING SETBACKS



EASEMENTS ARE SHOWN WITH BEARINGS AND DISTANCES ON SHEETS 7-12

APPROVED BY THE MAYOR AND ALDERMAN, 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

7/24/24 DATE

APPROVED BY METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR

DATE

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

DIRECTOR

12/21/2023 DATE

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

COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE

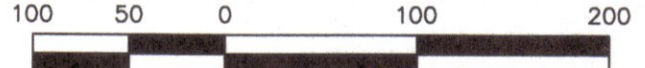


VICINITY MAP NOT TO SCALE

- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - CMF 4x4" CONC. MONUMENT FOUND
 - CMS 4x4" CONC. MONUMENT SET
 - IPF IRON PIPE FOUND
 - IPFD IRON PIPE FOUND DISTURBED
 - RBF 5/8" IRON REBAR FOUND W/CAP
 - RBS 5/8" IRON REBAR SET W/CAP
 - RRIF RAILROAD IRON FOUND
 - POWER POLE
 - #113 ADDRESS
 - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
 - PIN PARCEL IDENTIFICATION NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (T) TOTAL
 - OHP OVERHEAD POWER LINE
 - TB TOP OF BANK
 - WET WETLAND BOUNDARY
 - EDGE OF PAVEMENT
 - WETLANDS

NOTES

1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 13.
2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 135163 (SAVANNAH, CITY OF), MAP NUMBER 13051C0116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
4. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
5. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
6. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
7. 10' DRAINAGE, ACCESS & MAINTENANCE EASEMENT IS TYPICAL AROUND THE TOP OF ALL PONDS.
8. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
9. WATER AND SEWER PROVIDER WILL BE THE CITY OF SAVANNAH.
10. MAINTENANCE AND OWNERSHIP OF COMMON AREAS AND AMENITIES WILL BE THE RESPONSIBILITY OF THE HOA.



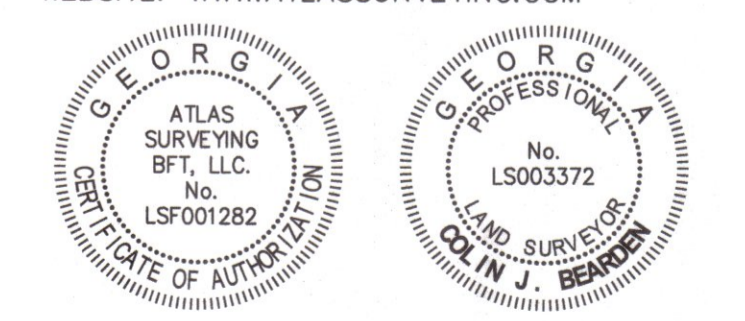
GRAPHIC SCALE (1"=100')

PREPARED FOR:
 COBBLESTONE AC, LLC,
 OWNER - J. ADAM WHITMIRE
 A MAJOR SUBDIVISION PLAT OF
 COBBLESTONE SUBDIVISION
 PHASE-2, 72 LOTS
 (LOTS 1-9, 27-33, 46-62, & 104-142)
 PIN# 21026 01001

8TH G.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA
 FIELD WORK: ZKS
 DRAWN BY: CJB
 DATE: 12-04-2023
 SCALE: 1"=100'
 PROJECT NO.: BFT-21185
 FILE/BT-21185
COVER SHEET

ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



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.

Colin J. Bearden
 COLIN J. BEARDEN
 G.A.P.L.S. No. LS003372

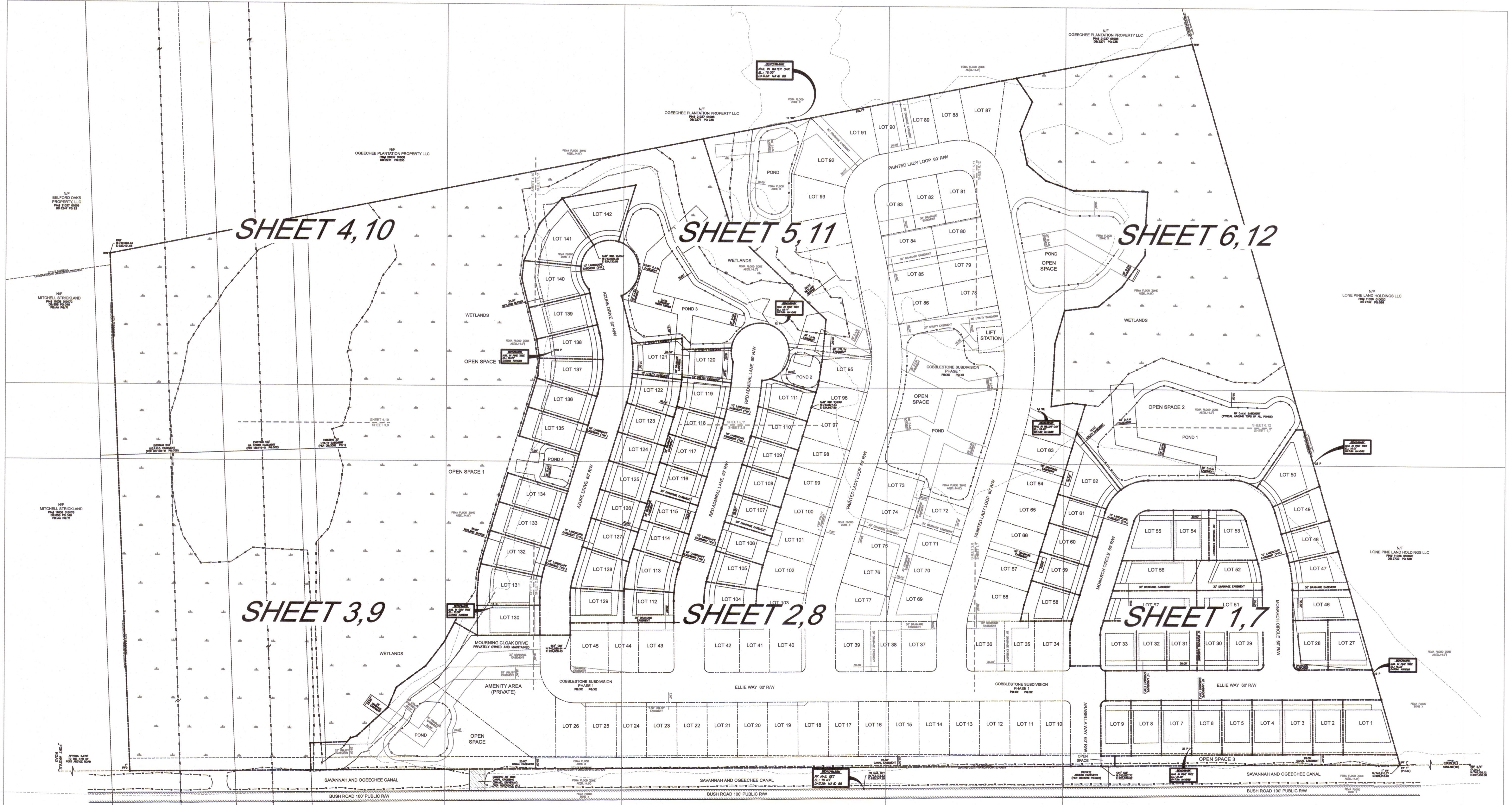
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.
 EAST ZONE (NAD 83)
 NORTH
 CA GRID (NAD 83)

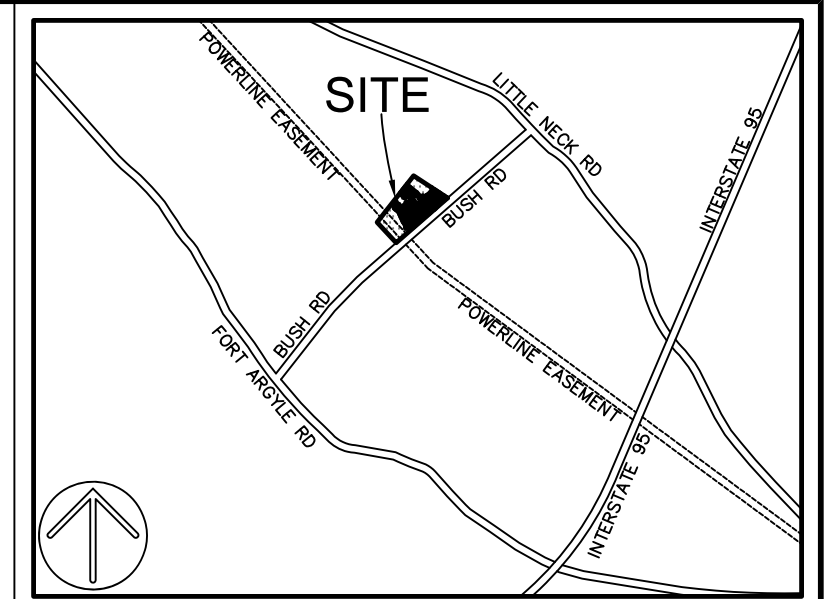
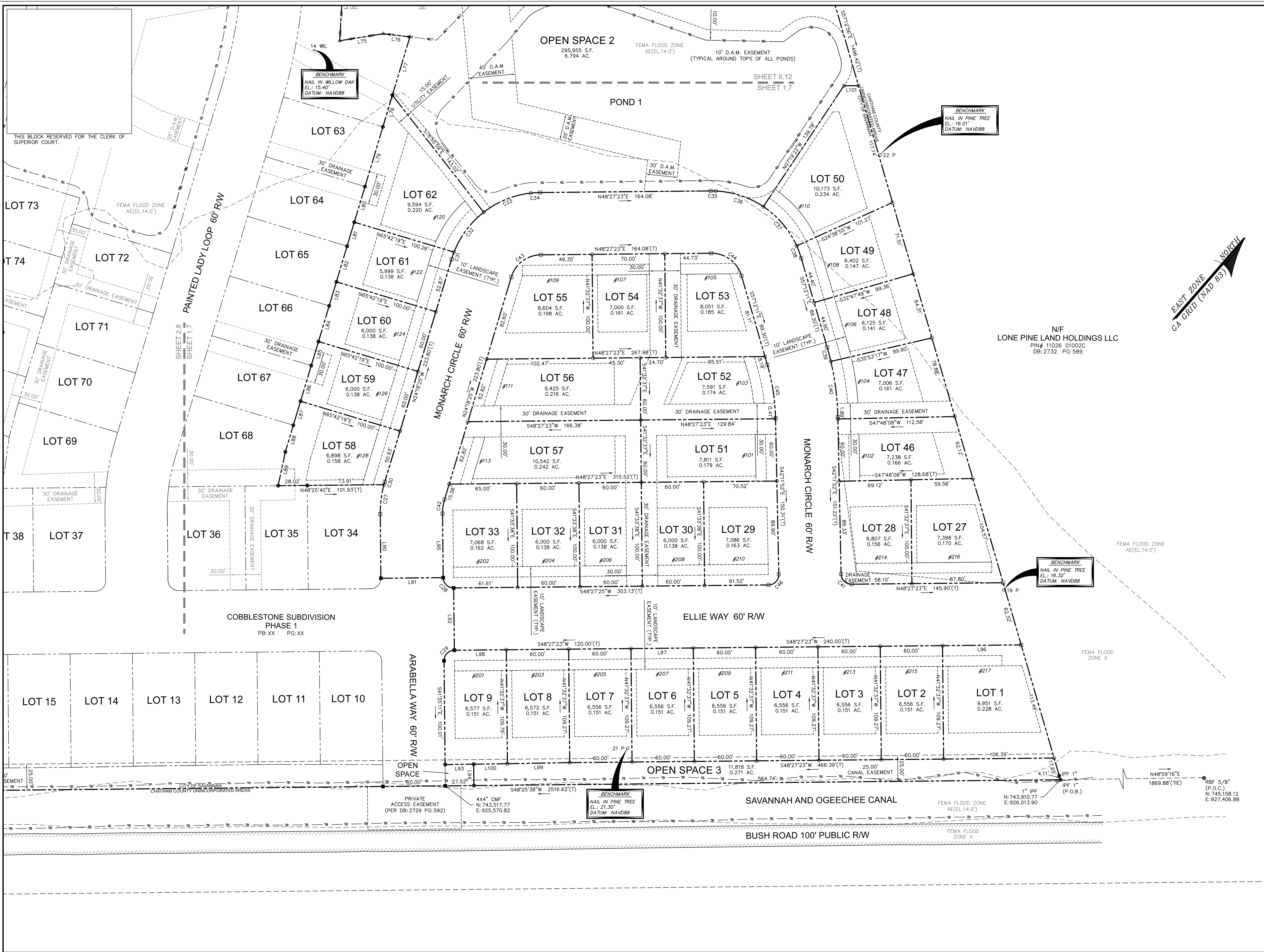
PLAT STANDARDS AND REQUIREMENTS

1. EACH LOT MEETS THE MINIMUM 5,000 S.F. STANDARD AND MINIMUM 60' WIDTH AT FRONT SETBACK.
2. THIS PLAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS AS REQUIRED BY THE GEORGIA PLAT ACT, SECTION 180-7 OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, BOARD RULES AND SUBDIVISION REGULATION ORDINANCES FOR THE CITY OF SAVANNAH, GEORGIA.

EASEMENT NOTE

1. THERE IS A LANDSCAPE EASEMENT OFFSET 10' FROM THE FRONT BUILDING SETBACK AT THE FRONT OF EACH LOT.





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 - CMS □ 4x4" CONC. MONUMENT SET
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 - IPFD ● IRON PIPE FOUND DISTURBED
 - RBF ● 5/8" IRON REBAR FOUND W/CAP
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 - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
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 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (T) TOTAL
 - OHP — OVERHEAD POWER LINE
 - TB — TOP OF BANK
 - WET — WETLAND BOUNDARY
 - ▨ EDGE OF PAVEMENT
 - ▨ WETLANDS
- NOTES**
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N/F LONE PINE LAND HOLDINGS LLC
PIN# 11026 01002C
DB: 2732 PG: 589

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GRAPHIC SCALE (1"=40')

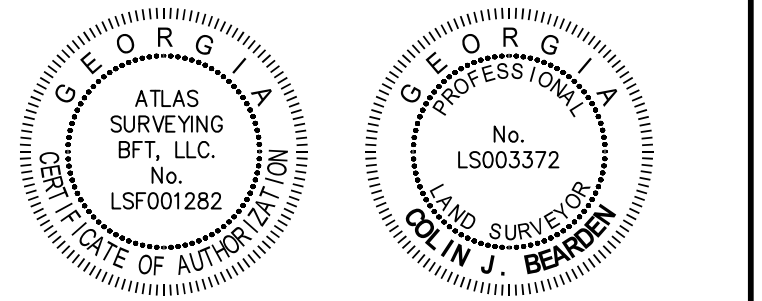
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(LOTS 1-9, 27-33, 46-62, & 104-142)
PIN# 21026 01001
8TH C.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

FIELD WORK: ZKS
FIELD CHECK: CJB
DRAWN BY: JHJ
DATE: 12-04-2023
SCALE: 1"=40'
PROJECT No.: BFT-21165
FILE: BFT-21165 SUB2 PH2.DWG

SHEET 1 OF 13

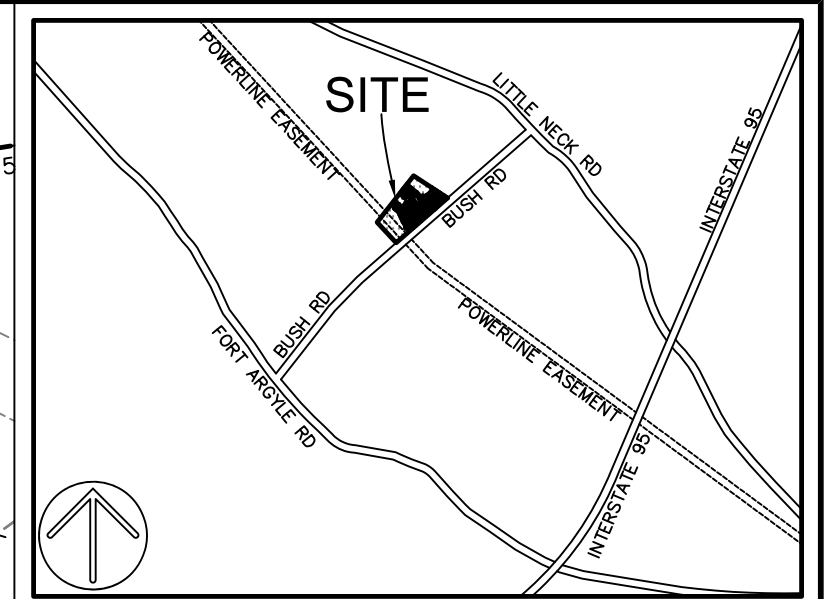
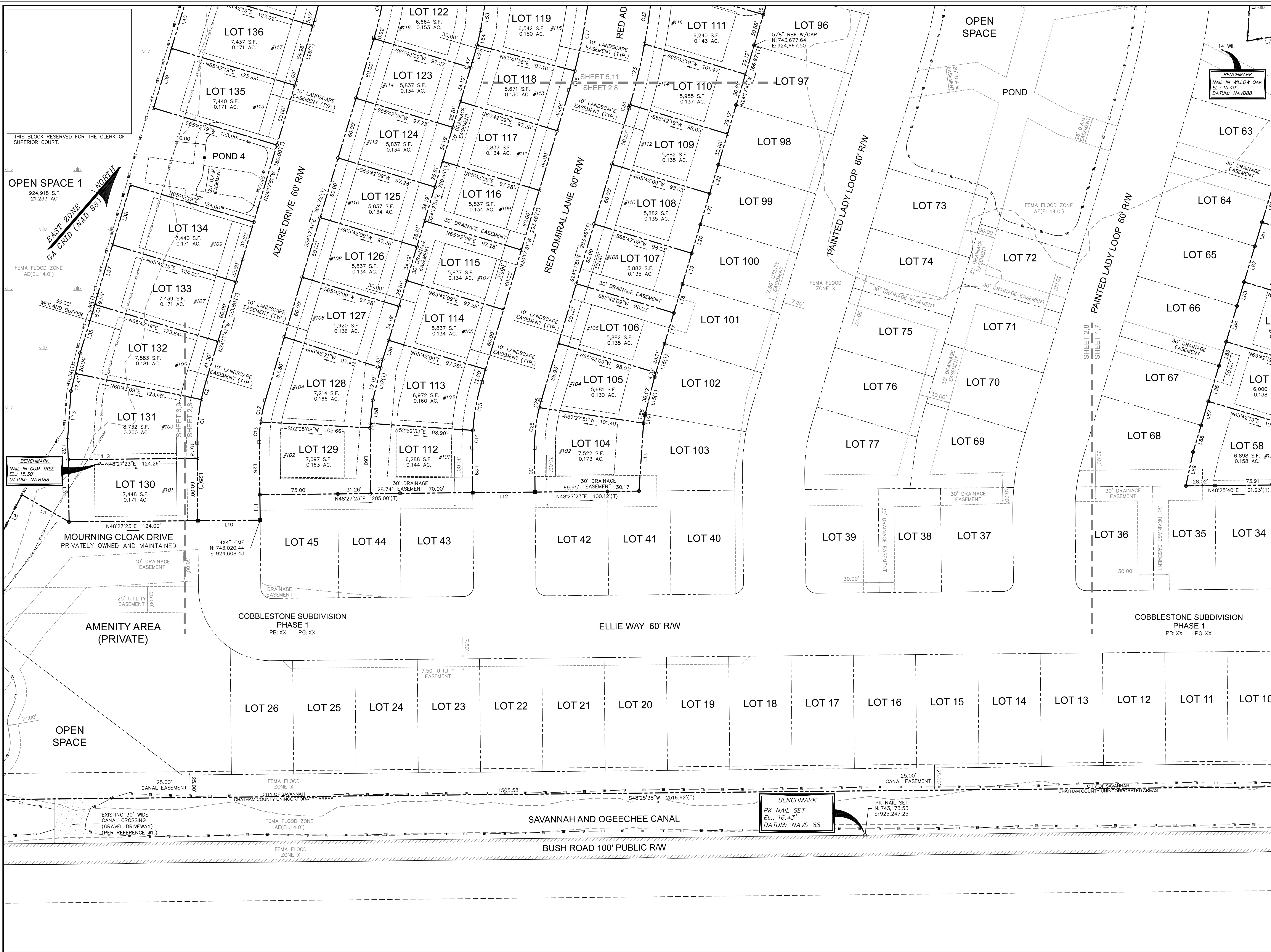
ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
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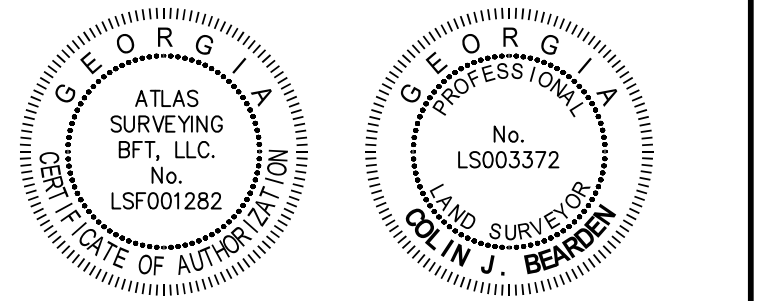
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GRAPHIC SCALE (1"=40')

PREPARED FOR:
COBBLESTONE AC, LLC,
 OWNER - J. ADAM WHITMIRE
 A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
PHASE-2, 72 LOTS
 (LOTS 1-9, 27-33, 46-62, & 104-142)
 PIN# 21028 01001
 8TH C.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA
 FIELD WORK: ZKS
 FIELD CHECK: CJB
 DRAWN BY: JHJ
 DATE: 12-04-2023
 SCALE: 1"=40'
 PROJECT No.: BFT-2105
 FILE: BFT-2105 SUB2 PH2.DWG
SHEET 2 OF 13

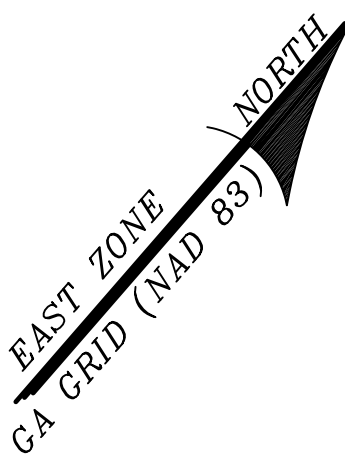
ATLAS SURVEYING, INC.
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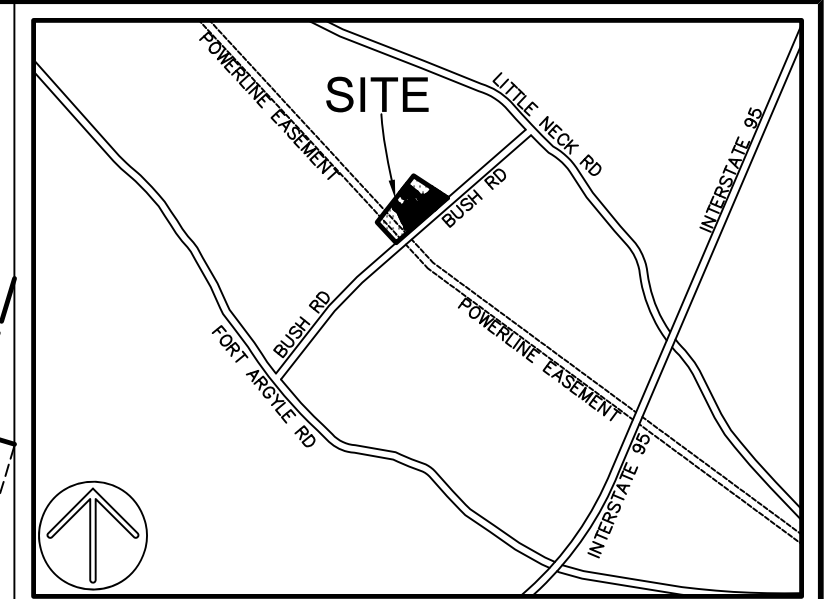
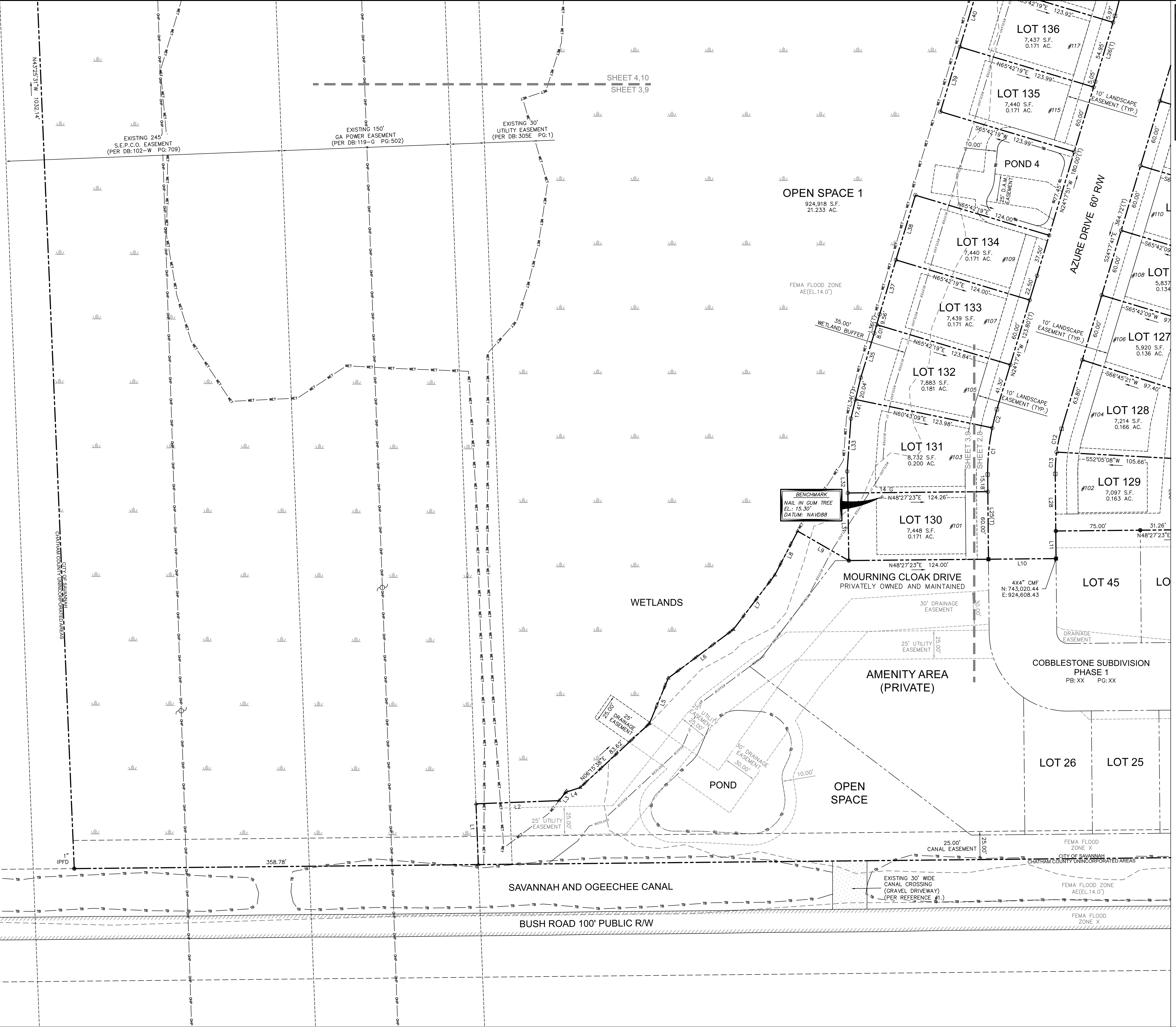
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Colin J. Bearden
 COLIN J. BEARDEN
 G.A.P.L.S. No. LS003372

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



N/F MITCHELL STRICKLAND
PIN# 11036 01017G
DB: 858 PG: 349
FB: AA PG: 71



VICINITY MAP NOT TO SCALE

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CHECK: CJB
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FILE: BFT-21165 SUB2 PH2.DWG
PG: XX

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SHEET 3 OF 13

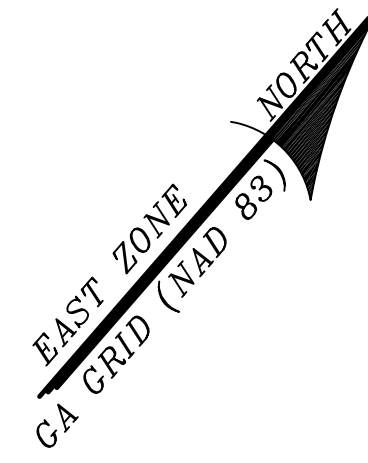
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FORT ARGYLE ROAD
APPROX. 6,970' TO THE R/W OF FORT ARGYLE ROAD

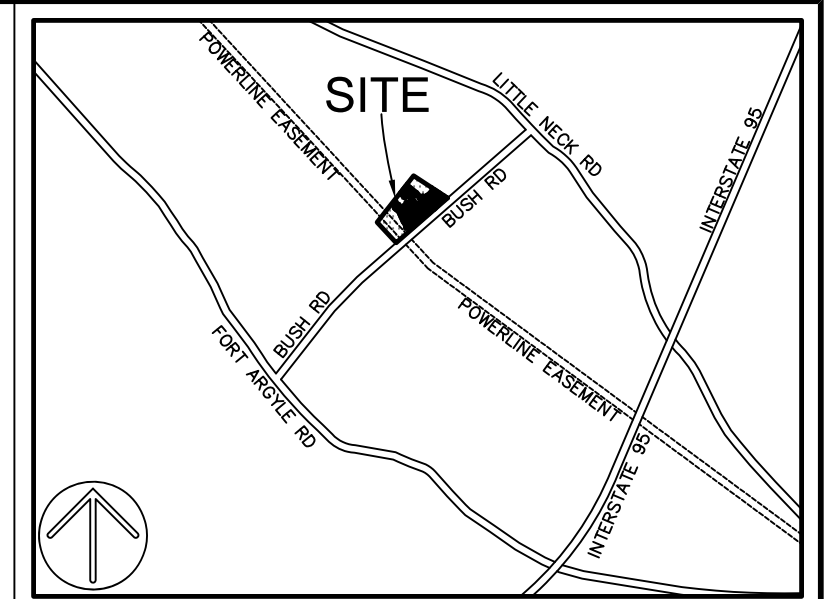
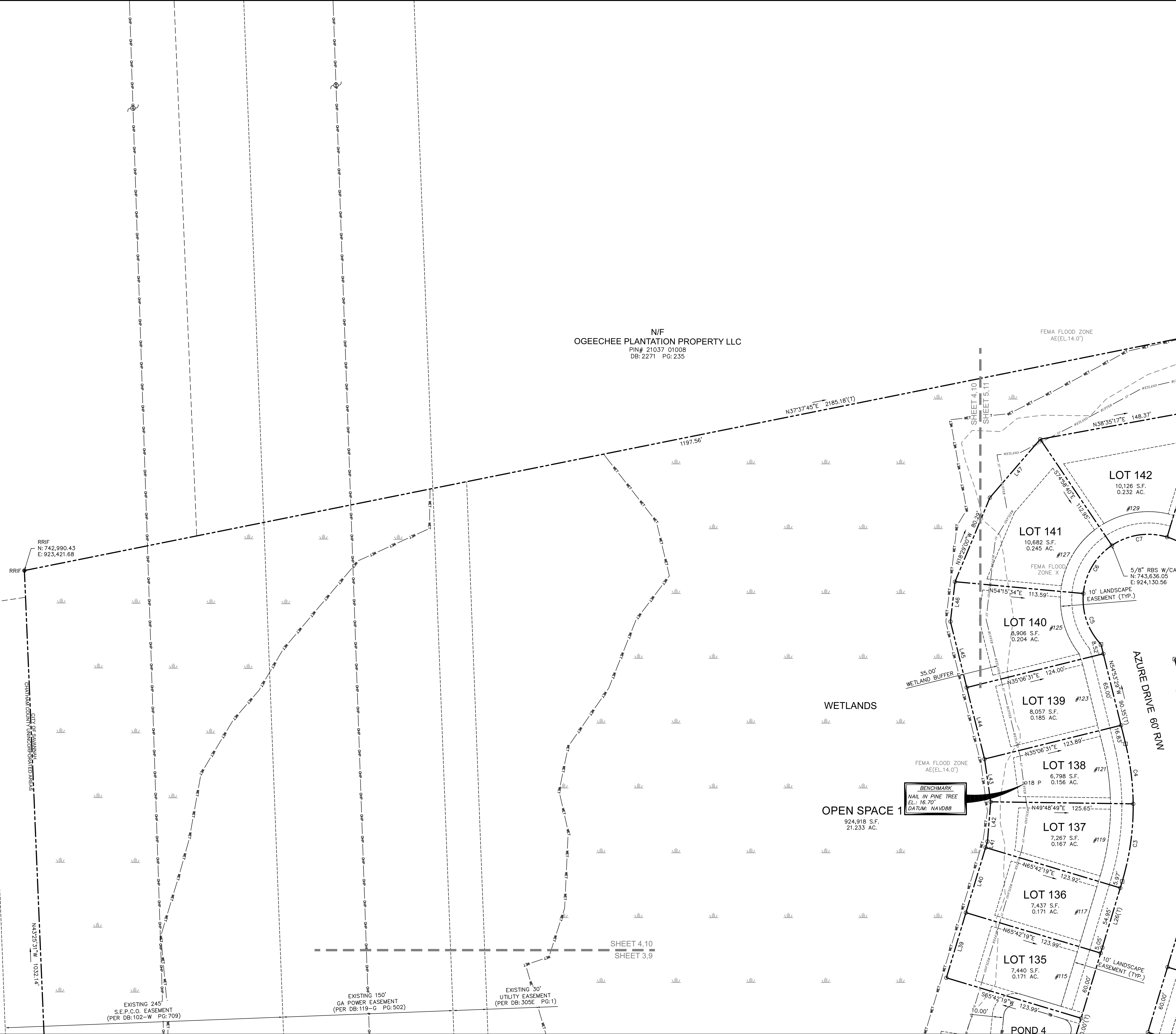
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



N/F
BELFORD OAKS
PROPERTY, LLC
PIN# 21037 01009
DB: 1247 PG: 92

N/F
MITCHELL STRICKLAND
PIN# 11036 01017G
DB: 858 PG: 349
PB: AA PG: 71

N/F
OGEECHEE PLANTATION PROPERTY LLC
PIN# 21037 01008
DB: 2271 PG: 235



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 - RBF ● 5/8" IRON REBAR FOUND W/CAP
 - RBS ○ 5/8" IRON REBAR SET W/CAP
 - RRIF ● RAILROAD IRON FOUND
 - POWER POLE
 - #113 ADDRESS
 - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
 - PIN PARCEL IDENTIFICATION NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (T) TOTAL
 - OHP — OVERHEAD POWER LINE
 - TB — TOP OF BANK
 - WET — WETLAND BOUNDARY
 - EDGE OF PAVEMENT
 - WETLANDS

- NOTES
1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 13.
 2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
 3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 135163 (SAVANNAH, CITY OF), MAP NUMBER 13051C0116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
 4. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 5. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
 6. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
 7. 10' DRAINAGE, ACCESS & MAINTENANCE EASEMENT IS TYPICAL AROUND THE TOP OF ALL PONDS.
 8. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 9. WATER AND SEWER PROVIDER WILL BE THE CITY OF SAVANNAH.
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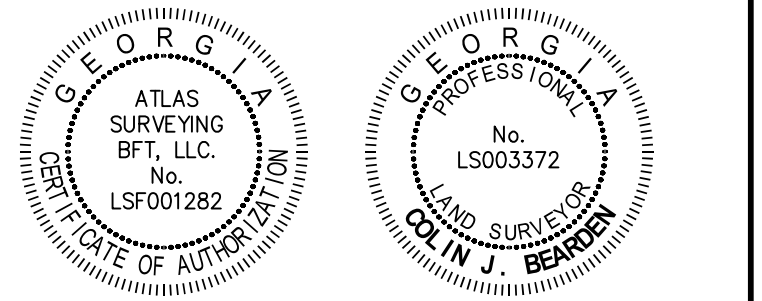
40 0 40 80

GRAPHIC SCALE (1"=40')

PREPARED FOR:
COBBLESTONE AC, LLC,
OWNER - J. ADAM WHITMIRE
A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
PHASE-2, 72 LOTS
(LOTS 1-9, 27-33, 46-62, & 104-142)
PIN# 21028 01001
8TH G.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
FIELD WORK: ZKS
CHECK: CJB
DRAWN BY: HJ
DATE: 12-04-2023
SCALE: 1"=40'
PROJECT No.: BFT-21165
FILE: BFT-21165 SUB2 PH2.DWG

SHEET 4 OF 13

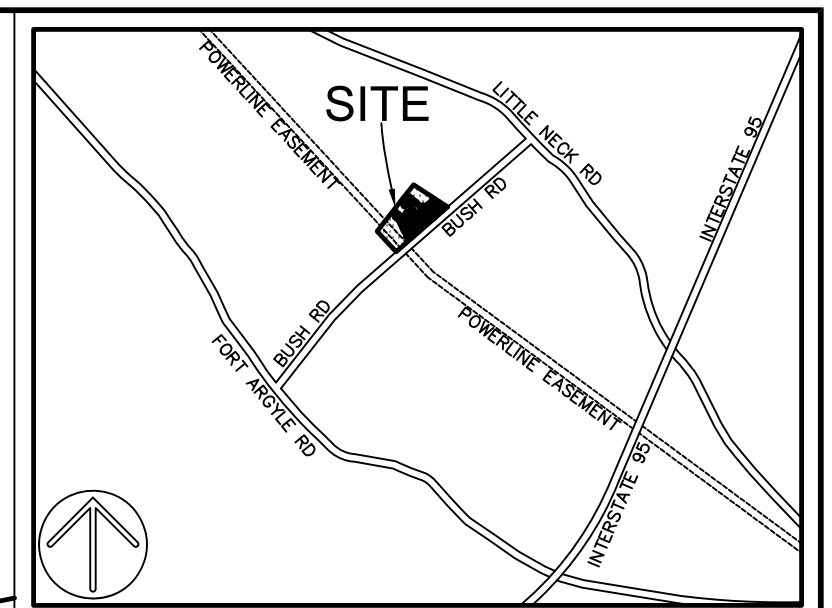
ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



SURVEYOR'S CERTIFICATION
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Colin J. Bearden
COLIN J. BEARDEN
G.A.P.L.S. No. LS003372

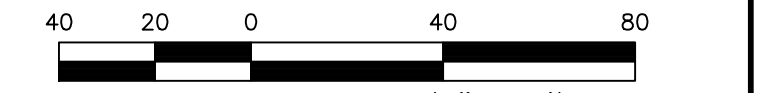
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ 4x4" CONC. MONUMENT FOUND
 - CMS □ 4x4" CONC. MONUMENT SET
 - IPF ● IRON PIPE FOUND
 - IPFD ● IRON PIPE FOUND DISTURBED
 - RBF ● 5/8" IRON REBAR FOUND W/CAP
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 - WET — WETLAND BOUNDARY
 - ▨ EDGE OF PAVEMENT
 - ▨ WETLANDS

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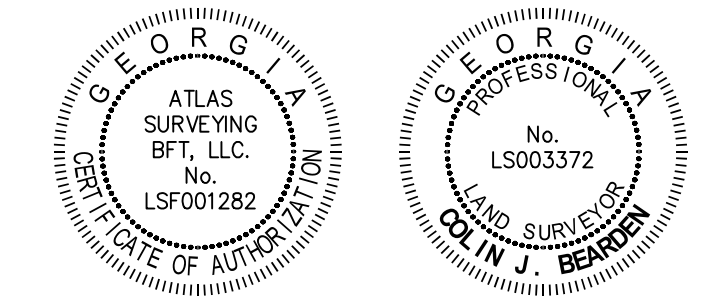
PREPARED FOR:
COBBLESTONE AC, LLC,
 OWNER - J. ADAM WHITMIRE
 A MAJOR SUBDIVISION PLAT OF
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 PHASE-2, 72 LOTS
 (LOTS 1-9, 27-33, 46-62, & 104-142)
 PIN# 21028 01001
 8TH C.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA

FIELD WORK: ZKS
 FIELD CHECK: CUB
 DRAWN BY: JHJ
 DATE: 12-04-2023
 SCALE: 1"=40'
 PROJECT No.: BFT-21065
 FILE: BFT-21065 SUB2 PH2.DWG

SHEET 5 OF 13

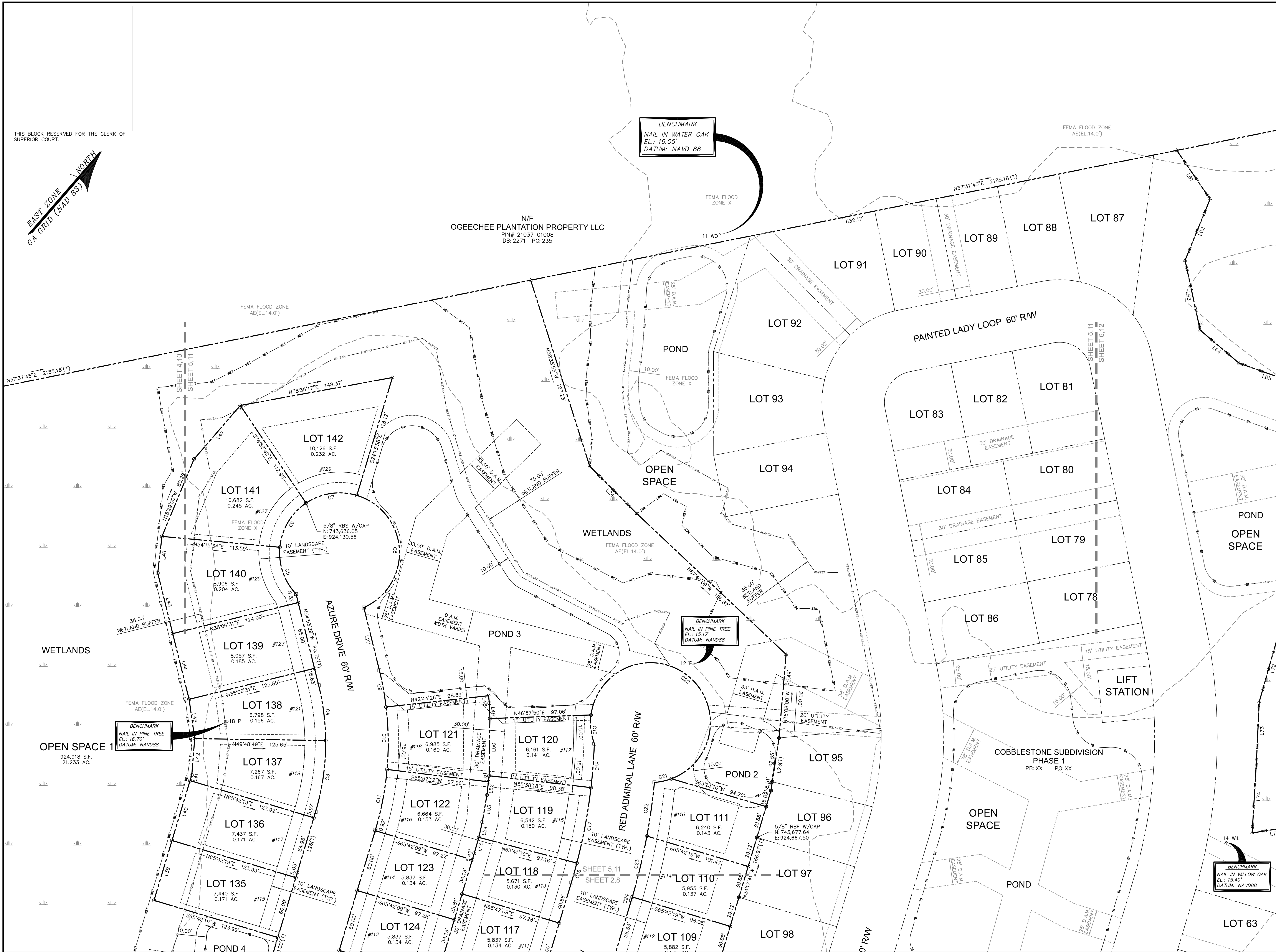
ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
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Colin J. Bearden
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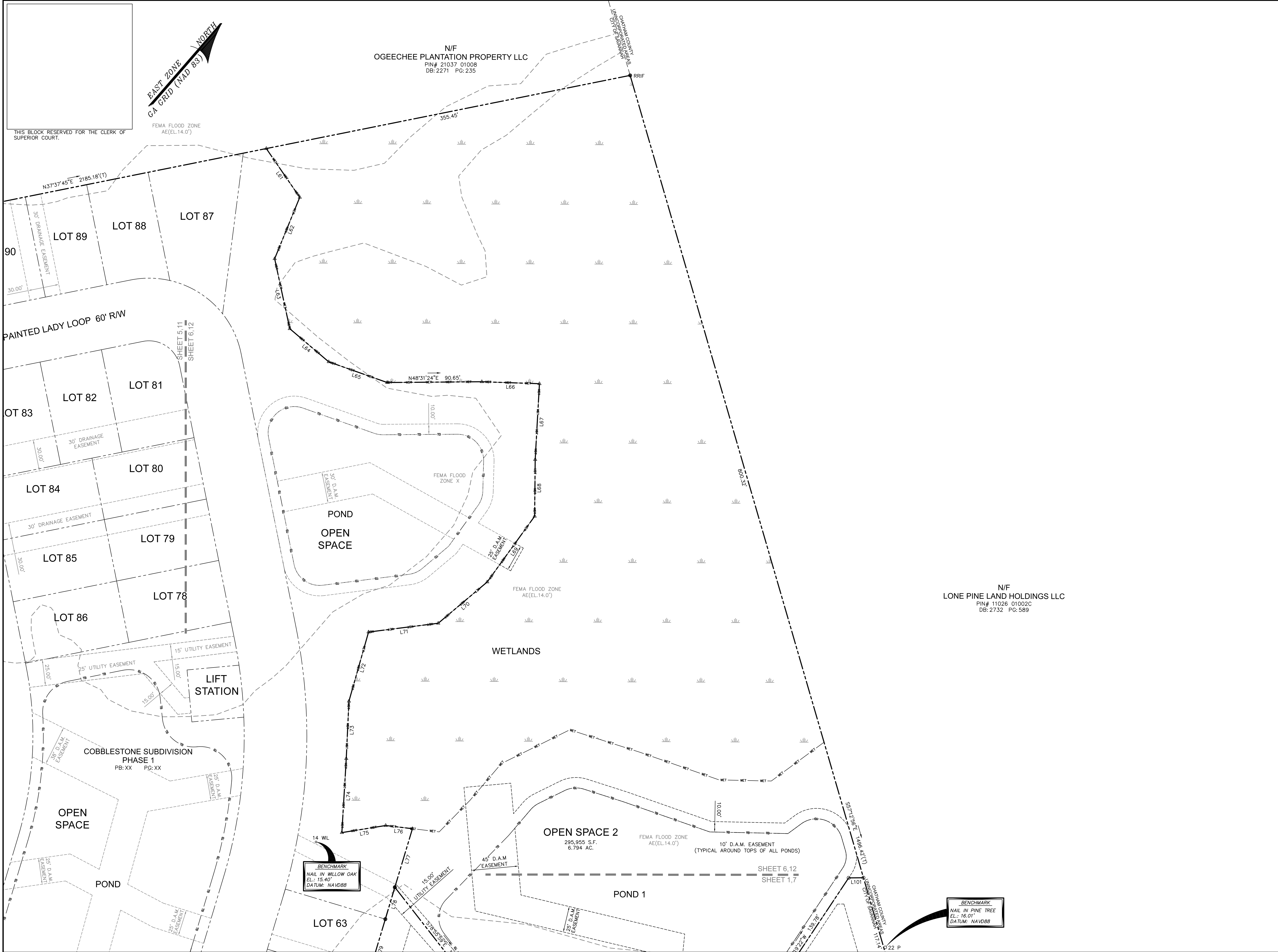
N/F
 OGEECHEE PLANTATION PROPERTY LLC
 PIN# 21037 01008
 DB: 2271 PG: 235

BENCHMARK
 NAIL IN WATER OAK
 EL.: 16.05'
 DATUM: NAVD88

BENCHMARK
 NAIL IN PINE TREE
 EL.: 15.17'
 DATUM: NAVD88

BENCHMARK
 NAIL IN PINE TREE
 EL.: 16.70'
 DATUM: NAVD88

BENCHMARK
 NAIL IN WILLOW OAK
 EL.: 15.40'
 DATUM: NAVD88



N/F
OGEECHEE PLANTATION PROPERTY LLC
PIN# 21037 01008
DB: 2271 PG: 235

N/F
LONE PINE LAND HOLDINGS LLC
PIN# 11026 01002C
DB: 2732 PG: 589

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

FEMA FLOOD ZONE
AE(EL.14.0')

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

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AE(EL.14.0')

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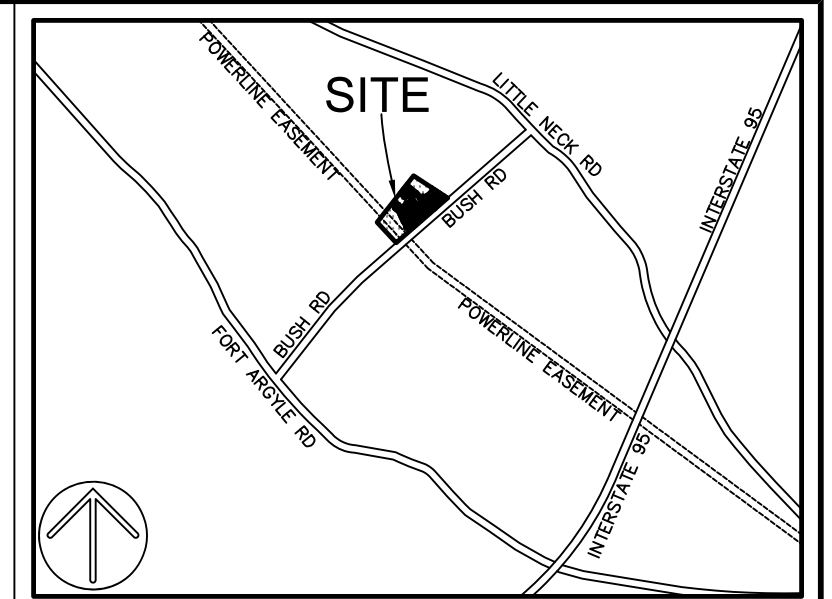
FEMA FLOOD ZONE
AE(EL.14.0')

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AE(EL.14.0')

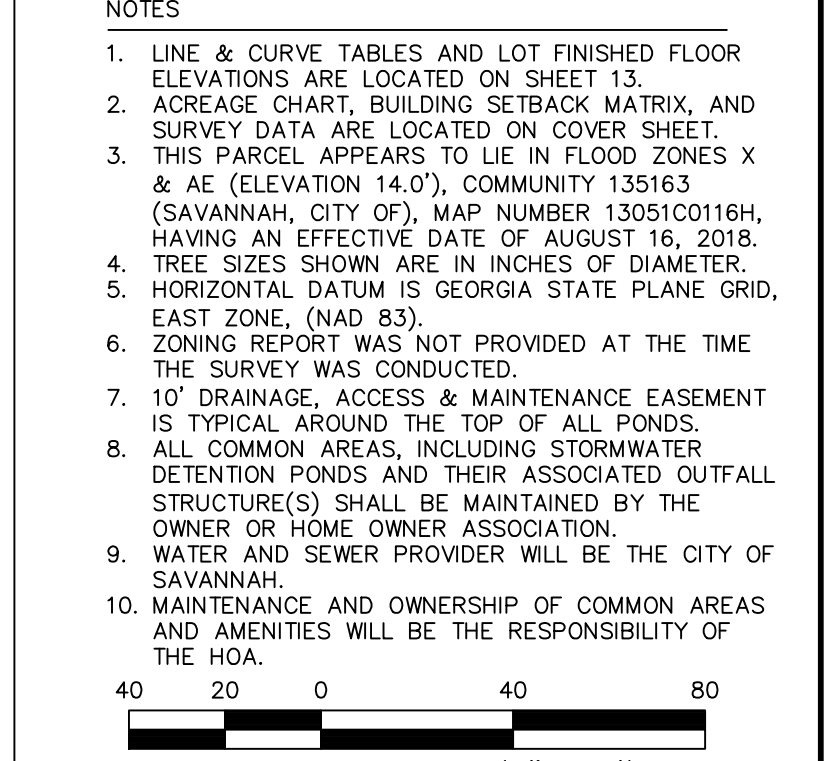
FEMA FLOOD ZONE
AE(EL.14.0')

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AE(EL.14.0')

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AE(EL.14.0')



- VICINITY MAP NOT TO SCALE**
- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - 4x4" CONC. MONUMENT FOUND
 - 4x4" CONC. MONUMENT SET
 - IRON PIPE FOUND
 - IRON PIPE FOUND DISTURBED
 - 5/8" IRON REBAR FOUND W/CAP
 - 5/8" IRON REBAR SET W/CAP
 - RAILROAD IRON FOUND
 - POWER POLE
 - #113 ADDRESS
 - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
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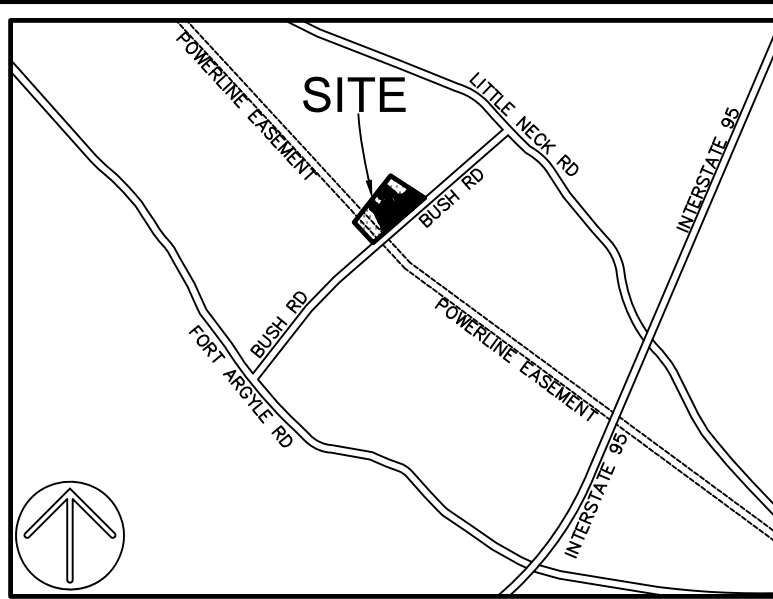
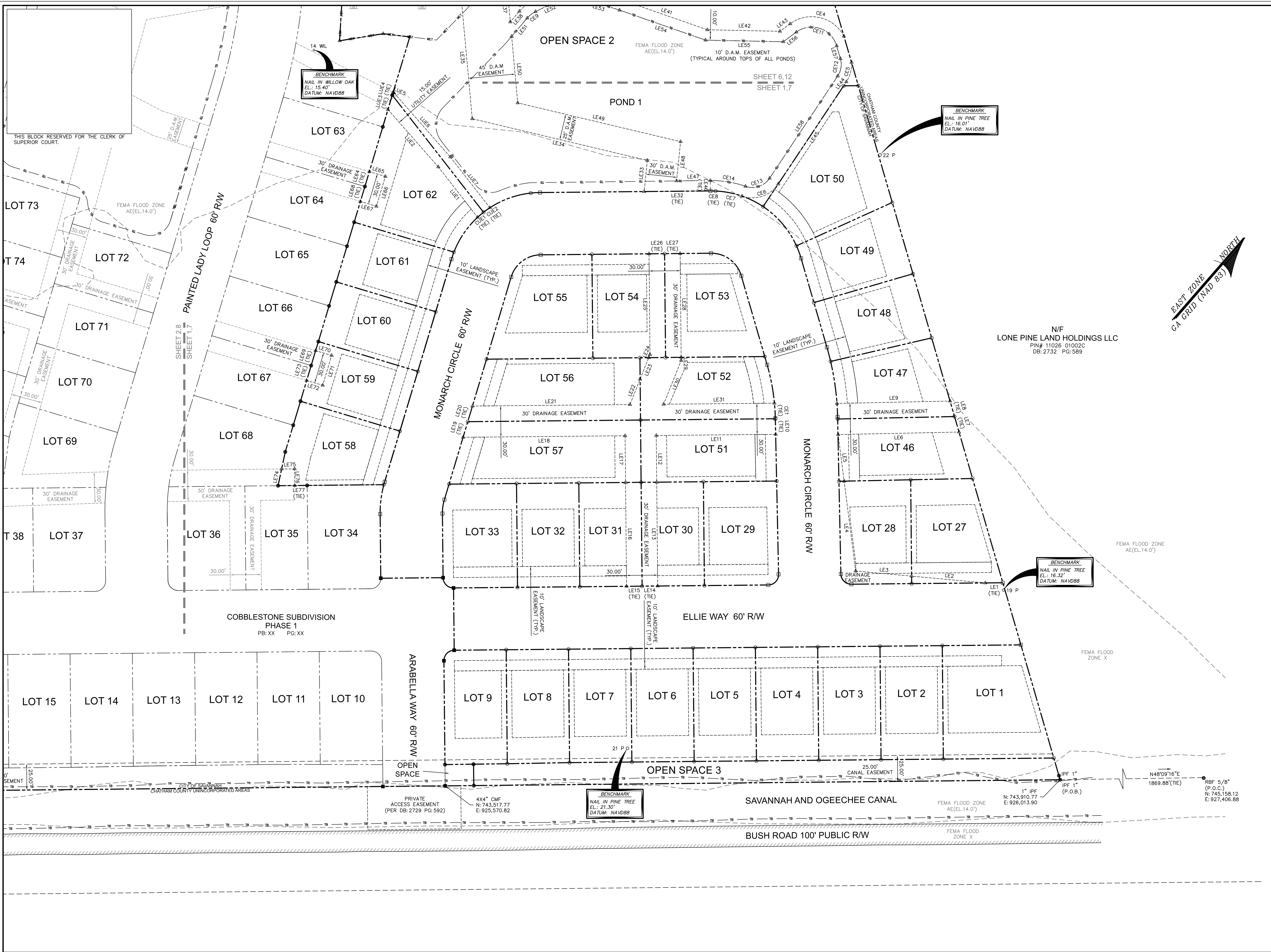
PREPARED FOR:
COBBLESTONE AC, LLC,
OWNER - J. ADAM WHITMIRE
A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
PHASE-2, 72 LOTS
(LOTS 1-9, 27-33, 46-62, & 104-142)
PIN# 21026 01001
8TH C.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
FIELD WORK: ZKS
FIELD CHECK: CJB
DRAWN BY: HJ
DATE: 12-04-2023
SCALE: 1"=40'
PROJECT No.: BFT-21165
FILE: BFT-21165 SUB2 PH2.DWG

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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Colin J. Bearden
COLIN J. BEARDEN
G.A.P.L.S. No. LS003372



LEGEND

- ▲ CALC POINT - CORNER NOT SET
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- ◻ 4x4" CONC. MONUMENT FOUND
- IPF IRON PIPE FOUND
- IPFD IRON PIPE FOUND DISTURBED
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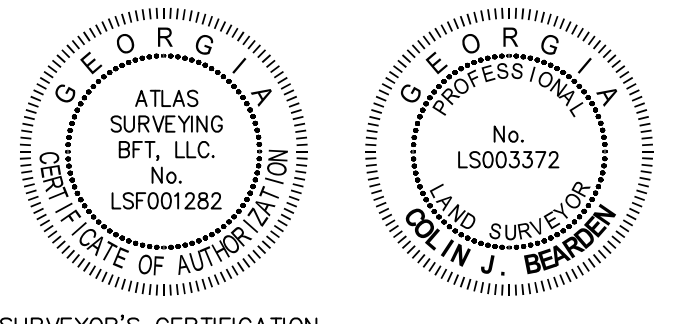
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GRAPHIC SCALE (1"=40')

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 A MAJOR SUBDIVISION PLAT OF
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 PHASE-2, 72 LOTS
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 PIN# 21028 01001
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 FIELD WORK: ZKS
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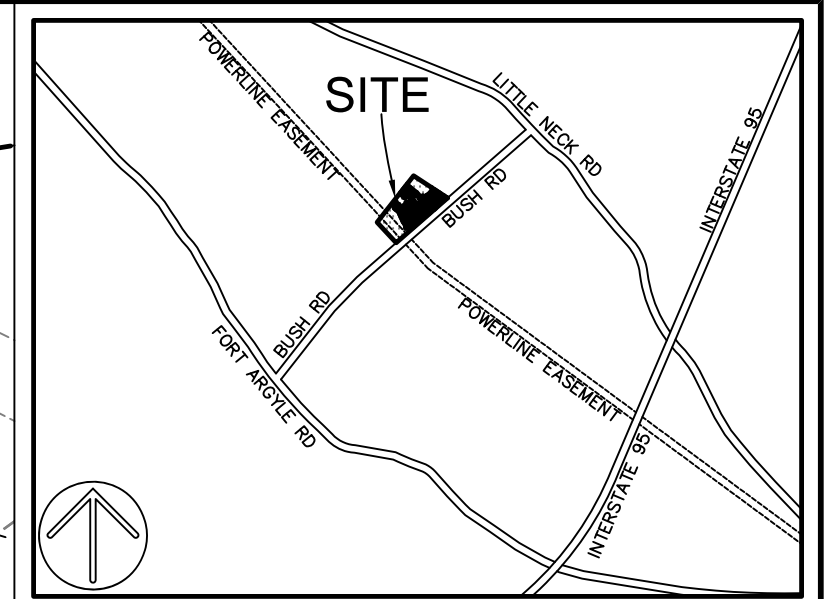
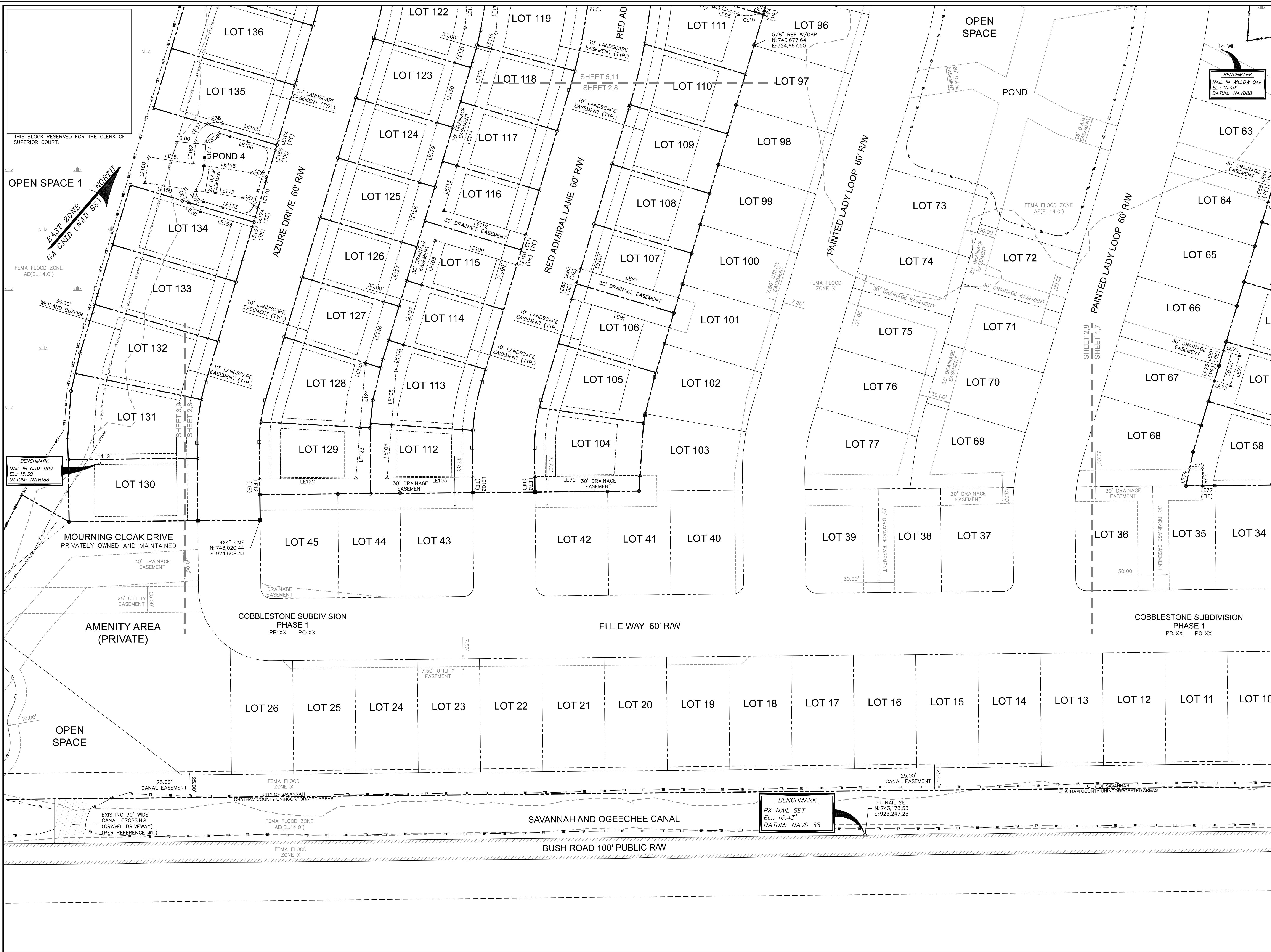
SHEET 7 OF 13

ATLAS SURVEYING, INC.
 168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



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Colin J. Bearden
 COLIN J. BEARDEN
 G.A.P.L.S. No. LS003372



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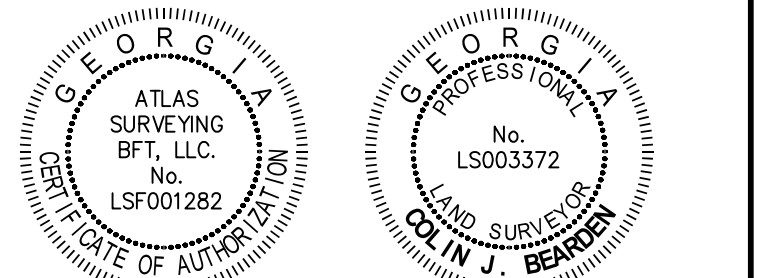
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SHEET 8 OF 13

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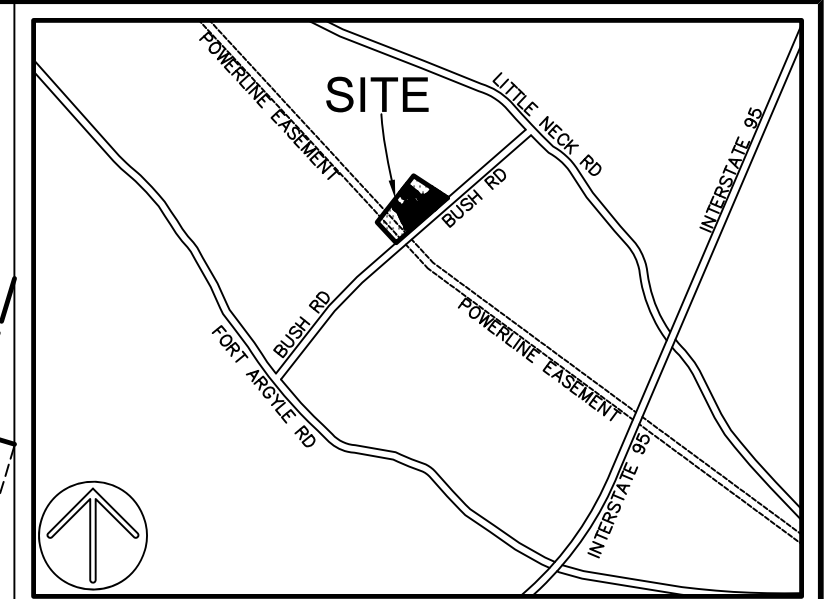
SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS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

Colin J. Bearden
 COLIN J. BEARDEN
 G.A.P.L.S. No. LS003372

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

EAST ZONE
GA GRID (NAD 83)
NORTH

N/F
MITCHELL STRICKLAND
PIN# 11036 01017G
DB: 858 PG: 349
FB: AA PG: 71



VICINITY MAP NOT TO SCALE

LEGEND

▲	CALC POINT - CORNER NOT SET
■	4x4" CONC. MONUMENT FOUND
□	4x4" CONC. MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIPE FOUND DISTURBED
○	5/8" IRON REBAR FOUND W/CAP
○	5/8" IRON REBAR SET W/CAP
○	RAILROAD IRON FOUND
○	POWER POLE
#113	ADDRESS
D.A.M.	DRAINAGE, ACCESS & MAINTENANCE
PIN	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(T)	TOTAL
— OHP —	OVERHEAD POWER LINE
— TB —	TOP OF BANK
— WET —	WETLAND BOUNDARY
▨	EDGE OF PAVEMENT
▨	WETLANDS

NOTES

1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 13.
2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
3. THIS PARCEL APPEARS TO BE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 135163 (SAVANNAH, CITY OF), MAP NUMBER 13051C0116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
4. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
5. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
6. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
7. 10' DRAINAGE, ACCESS & MAINTENANCE EASEMENT IS TYPICAL AROUND THE TOP OF ALL PONDS.
8. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
9. WATER AND SEWER PROVIDER WILL BE THE CITY OF SAVANNAH.
10. MAINTENANCE AND OWNERSHIP OF COMMON AREAS AND AMENITIES WILL BE THE RESPONSIBILITY OF THE HOA.

GRAPHIC SCALE (1"=40')

PREPARED FOR:
COBBLESTONE AC, LLC,
OWNER - J. ADAM WHITMIRE
A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
PHASE-2, 72 LOTS
(LOTS 1-9, 27-33, 46-62, & 104-142)
PIN# 21028 01001
8TH G.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

FIELD WORK:	ZKS
FIELD CHECK:	CLB
DATE:	12-04-2023
SCALE:	1"=40'
PROJECT No.:	BFT-21165
FILE/BFT-21165 SUB2 PH2.DWG	

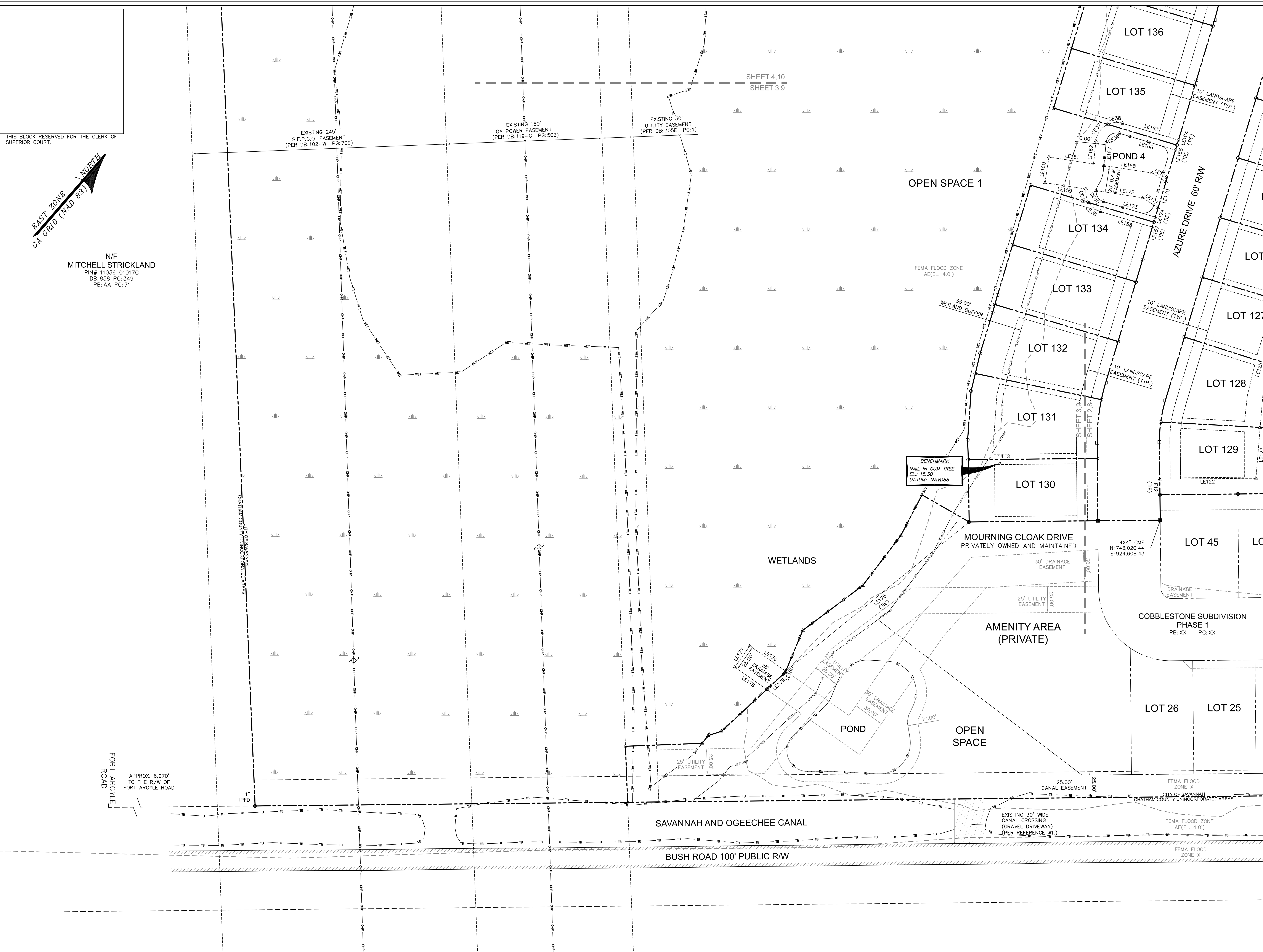
SHEET 9 OF 13

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

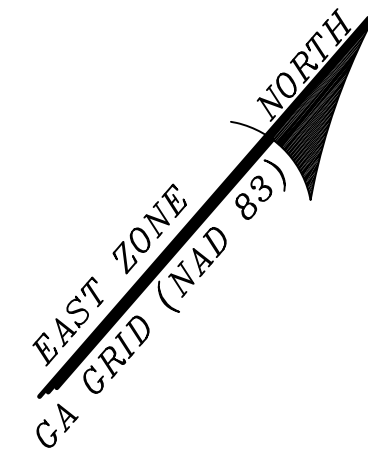
ATLAS SURVEYING BFT, LLC
No. LS001282
No. LS003372
No. LS003372
No. LS003372
No. LS003372
No. LS003372
No. LS003372

SURVEYOR'S CERTIFICATION
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Colin Jesse Bearden
COLIN J. BEARDEN
GA P.L.S. No. LS003372



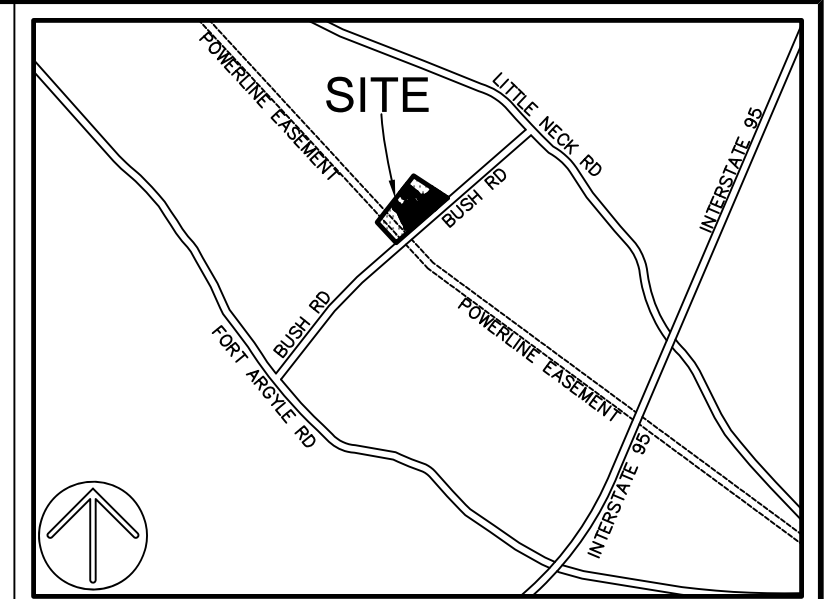
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



N/F
BELFORD OAKS
PROPERTY, LLC
PIN# 21037 01009
DB: 1247 PG: 92

N/F
MITCHELL STRICKLAND
PIN# 11036 01017G
DB: 858 PG: 349
PB: AA PG: 71

N/F
OGEECHEE PLANTATION PROPERTY LLC
PIN# 21037 01008
DB: 2271 PG: 235



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ 4x4" CONC. MONUMENT FOUND
 - CMS □ 4x4" CONC. MONUMENT SET
 - IPF ● IRON PIPE FOUND
 - IPFD ● IRON PIPE FOUND DISTURBED
 - RBF ● 5/8" IRON REBAR FOUND W/CAP
 - RBS ○ 5/8" IRON REBAR SET W/CAP
 - RRIF ● RAILROAD IRON FOUND
 - POWER POLE
 - #113 ADDRESS
 - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
 - PIN PARCEL IDENTIFICATION NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (T) TOTAL
 - OHP — OVERHEAD POWER LINE
 - TB — TOP OF BANK
 - WET — WETLAND BOUNDARY
 - — EDGE OF PAVEMENT
 - WETLANDS

- NOTES
1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 13.
 2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
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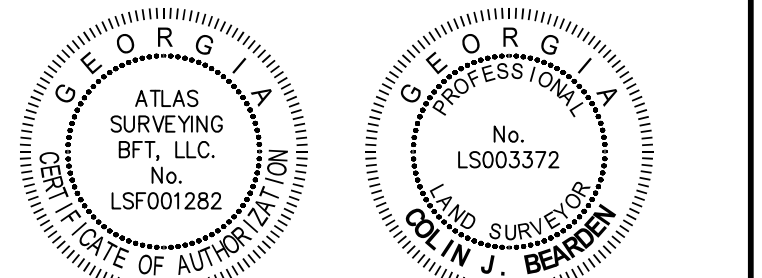
GRAPHIC SCALE (1"=40')

PREPARED FOR:
COBBLESTONE AC, LLC,
OWNER - J. ADAM WHITMIRE
A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
PHASE-2, 72 LOTS
(LOTS 1-9, 27-33, 46-62, & 104-142)
PIN# 21028 01001
8TH C.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

FIELD WORK: ZKS
FIELD CHECK: CJB
DRAWN BY: HJ
DATE: 12-04-2023
SCALE: 1"=40'
PROJECT No.: BFT-21165
FILE: BFT-21165 SUB2 PH2.DWG

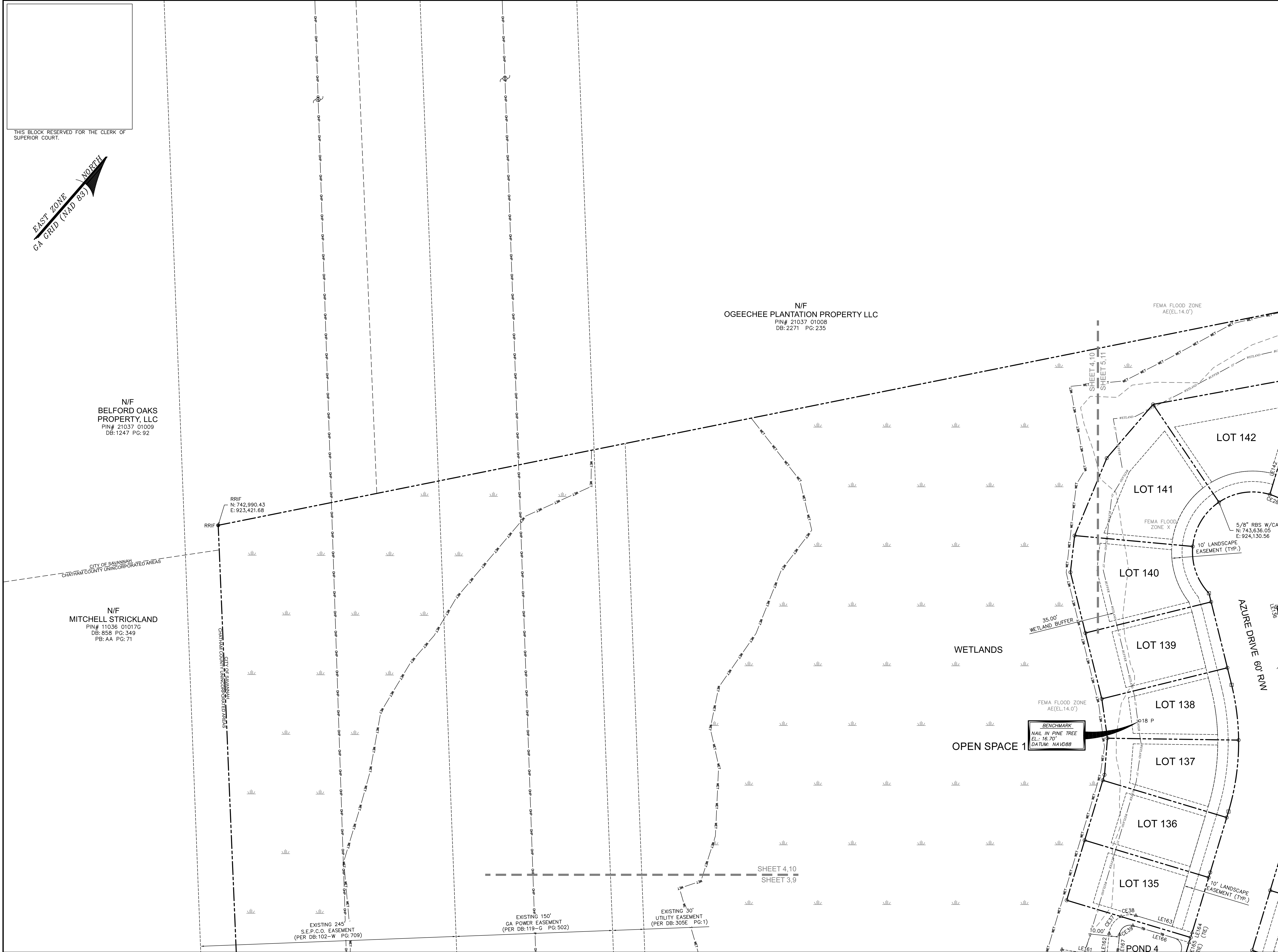
SHEET 10 OF 13

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A,
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

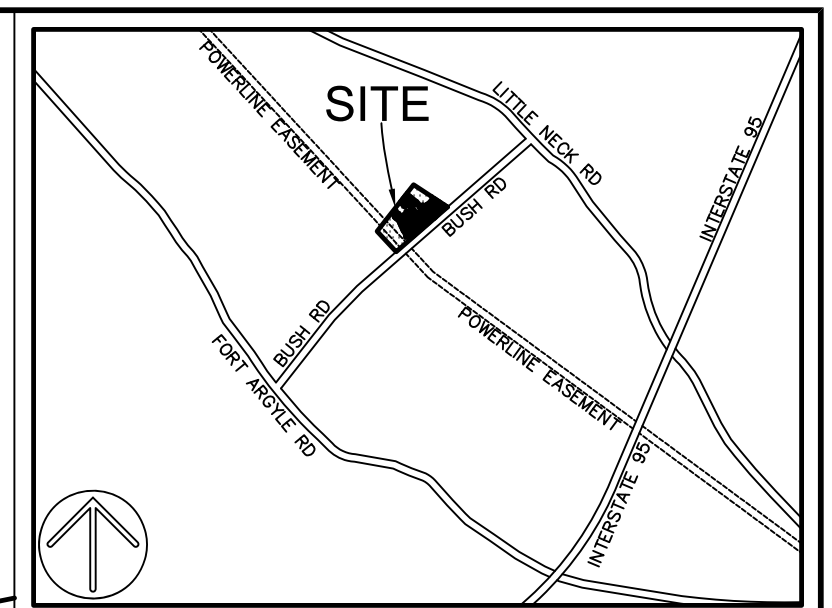
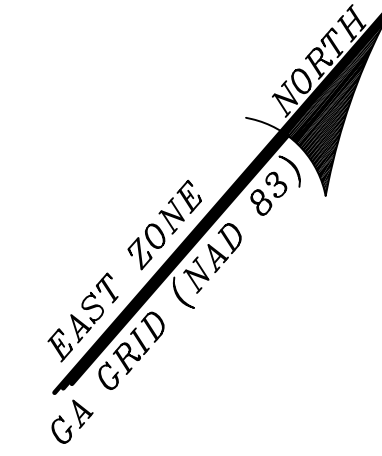


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Colin J. Bearden
COLIN J. BEARDEN
GA P.L.S. No. LS003372



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

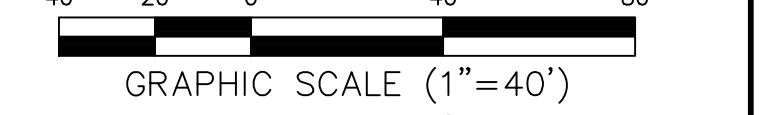


VICINITY MAP NOT TO SCALE

LEGEND

▲	CALC POINT - CORNER NOT SET
■	4x4" CONC. MONUMENT FOUND
□	4x4" CONC. MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIPE FOUND DISTURBED
●	5/8" IRON REBAR FOUND W/CAP
○	5/8" IRON REBAR SET W/CAP
○	RAILROAD IRON FOUND
○	POWER POLE
#113	ADDRESS
D.A.M.	DRAINAGE, ACCESS & MAINTENANCE
PIN	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(T)	TOTAL
— OHP	OVERHEAD POWER LINE
— TB	TOP OF BANK
— WET	WETLAND BOUNDARY
///	EDGE OF PAVEMENT
	WETLANDS

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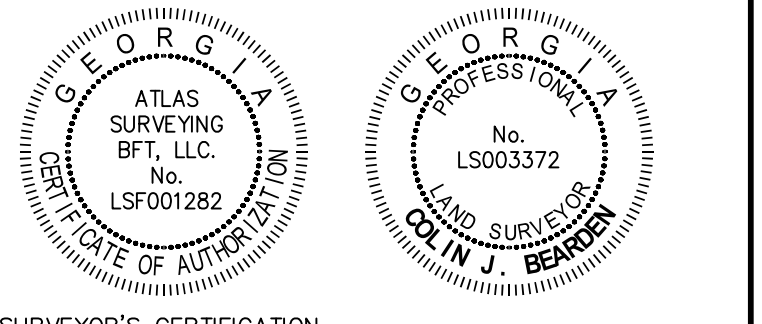
GRAPHIC SCALE (1"=40')

PREPARED FOR:
COBBLESTONE AC, LLC,
 OWNER - J. ADAM WHITMIRE
 A MAJOR SUBDIVISION PLAT OF
COBBLESTONE SUBDIVISION
 PHASE-2, 72 LOTS
 (LOTS 1-9, 27-33, 46-62, & 104-142)
 PIN# 21026 01001
 8TH G.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA

CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA

FIELD WORK: ZKS
 FIELD CHECK: CJB
 DRAWN BY: JHJ
 DATE: 12-04-2023
 SCALE: 1"=40'
 PROJECT No.: BFT-21165
 FILE: BFT-21165 SUB2 PH2.DWG

SHEET 11 OF 13

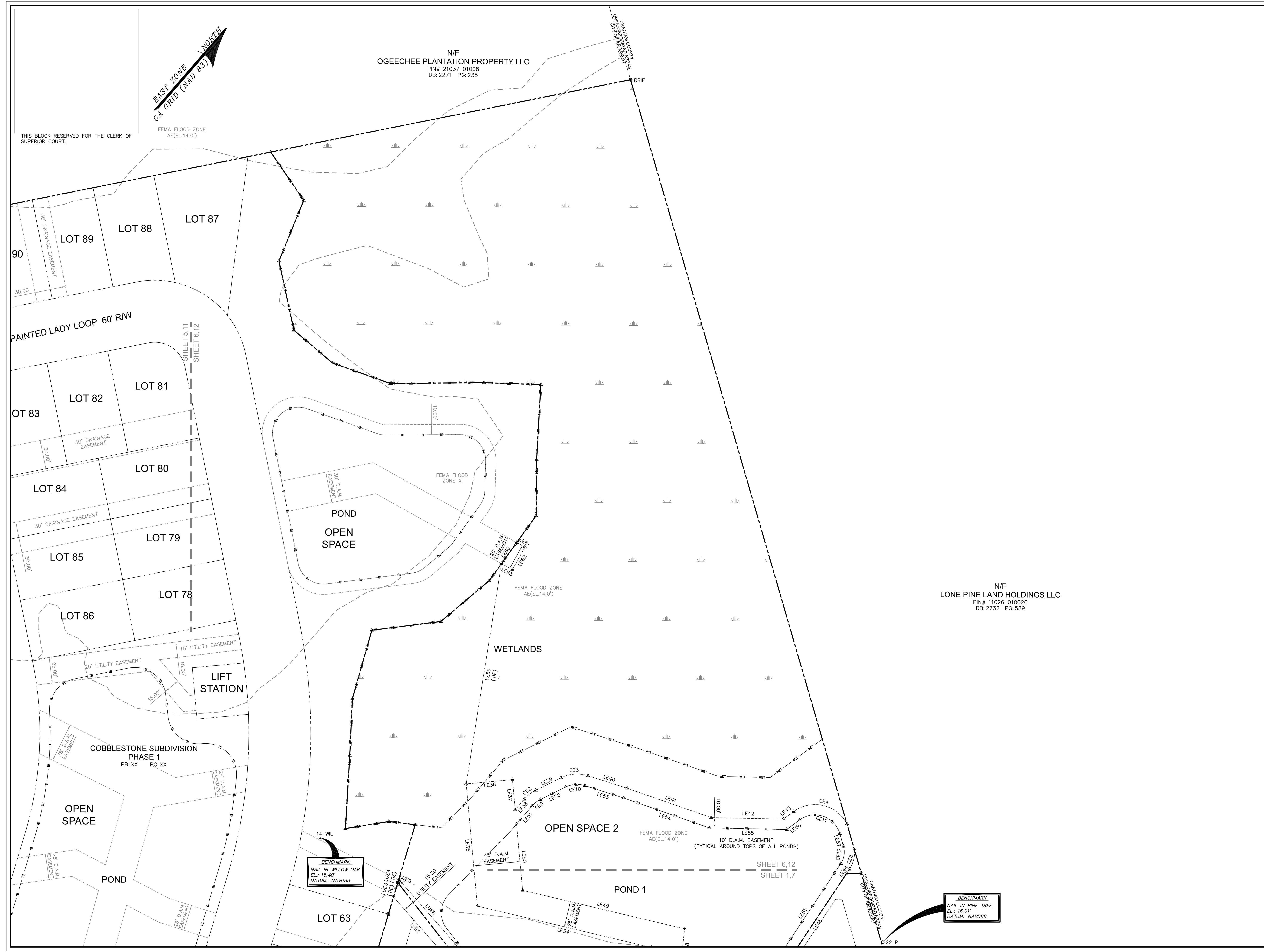


ATLAS SURVEYING, INC.
 168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM

SURVEYOR'S CERTIFICATION
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Colton J. Bearden
 COLTON J. BEARDEN
 G.A.P.L.S. No. LS003372



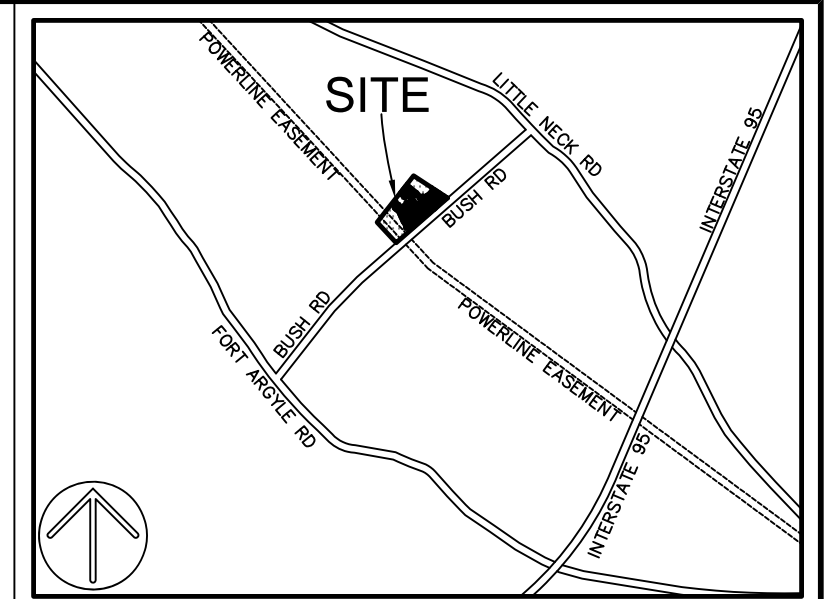
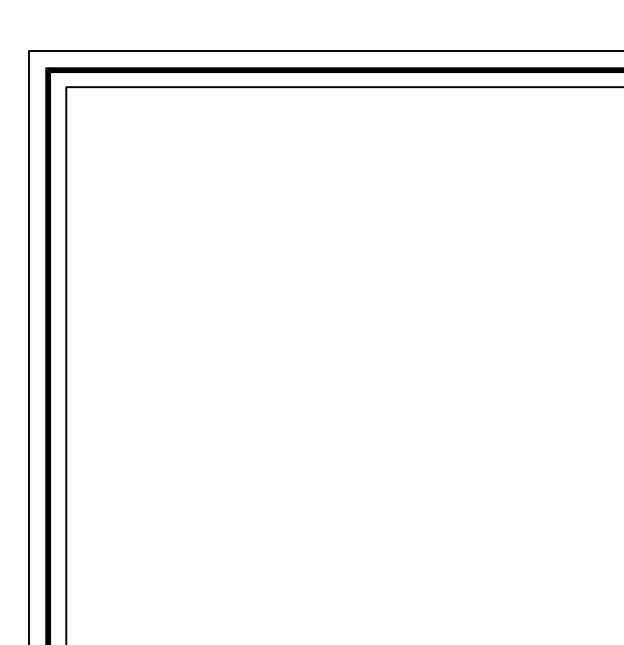


N/F
 OGEECHEE PLANTATION PROPERTY LLC
 PIN# 21037 01008
 DB: 2271 PG: 235

N/F
 LONE PINE LAND HOLDINGS LLC
 PIN# 11026 01002C
 DB: 2732 PG: 589

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

FEMA FLOOD ZONE
 AE(EL.14.0')

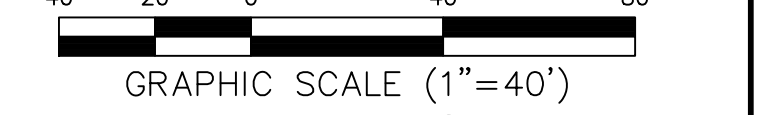


VICINITY MAP NOT TO SCALE

LEGEND

▲	CALC POINT - CORNER NOT SET
■	4x4" CONC. MONUMENT FOUND
□	4x4" CONC. MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIPE FOUND DISTURBED
●	5/8" IRON REBAR FOUND W/CAP
○	5/8" IRON REBAR SET W/CAP
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○	POWER POLE
#113	ADDRESS
D.A.M.	DRAINAGE, ACCESS & MAINTENANCE
PIN	PARCEL IDENTIFICATION NUMBER
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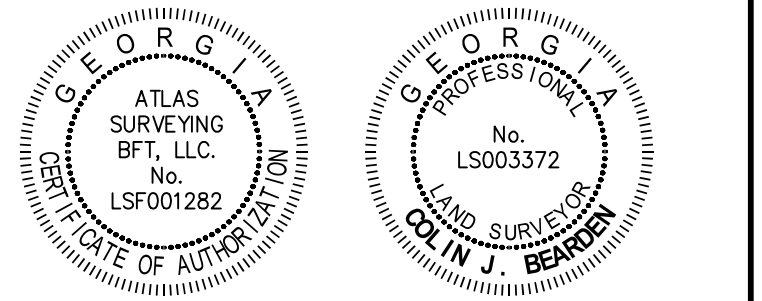
- NOTES
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 OWNER - J. ADAM WHITMIRE
 A MAJOR SUBDIVISION PLAT OF
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 PHASE-2, 72 LOTS
 (LOTS 1-9, 27-33, 46-62, & 104-142)
 PIN# 21026 01001
 8TH C.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA
 FIELD WORK: ZKS
 FIELD CHECK: CJB
 DRAWN BY: JHJ
 DATE: 12-04-2023
 SCALE: 1"=40'
 PROJECT No.: BFT-21165
 FILE: BFT-21165 SUB2 PH2.DWG
 SHEET 12 OF 13

ATLAS
 SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A,
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



SURVEYOR'S CERTIFICATION
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Colin J. Bearden
 COLIN J. BEARDEN
 GA.P.L.S. No. LS003372

BENCHMARK
 NAIL IN WILLOW OAK
 EL.: 15.40'
 DATUM: NAVD88

BENCHMARK
 NAIL IN PINE TREE
 EL.: 16.01'
 DATUM: NAVD88

SHEET 6, 12
 SHEET 1, 7

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

CURVE TABLE with columns: LABEL, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Rows C1 through C46.

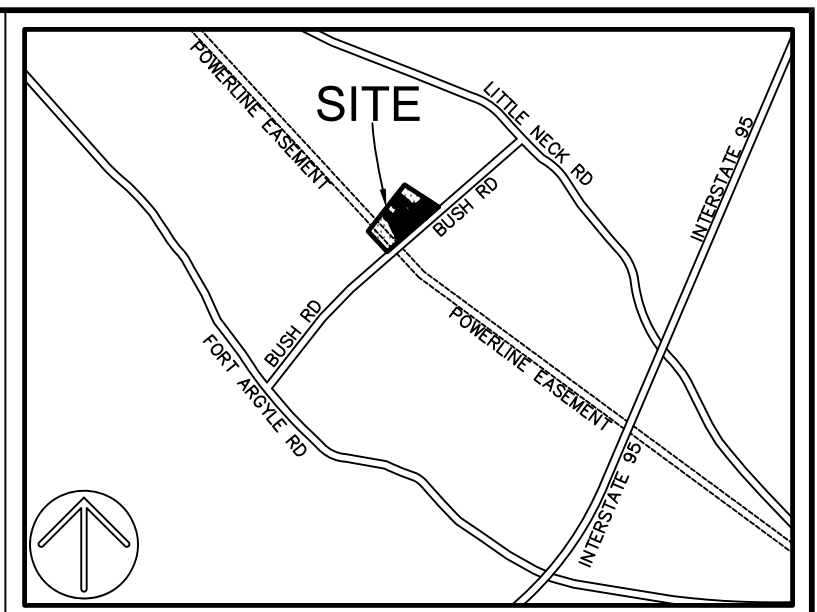
LINE TABLE with columns: LABEL, BEARING, DISTANCE. Rows L1 through L51.

EASEMENT CURVE TABLE with columns: LABEL, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Rows CE1 through CE40.

EASEMENT LINE TABLE with columns: LABEL, BEARING, DISTANCE. Rows LE1 through LE60.

UTILITY EASEMENT CURVE TABLE with columns: LABEL, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Rows CUE1 through CUE10.

UTILITY EASEMENT LINE TABLE with columns: LABEL, BEARING, DISTANCE. Rows LUE1 through LUE28.



VICINITY MAP NOT TO SCALE

LEGEND

- Legend items: CALC POINT - CORNER NOT SET, 4x4" CONC. MONUMENT FOUND, IRON PIPE FOUND, IRON PIPE FOUND DISTURBED, IRON REBAR FOUND W/CAP, IRON REBAR SET W/CAP, RAILROAD IRON FOUND, POWER POLE, ADDRESS, DRAINAGE, ACCESS & MAINTENANCE, PARCEL IDENTIFICATION NUMBER, POINT OF BEGINNING, POINT OF COMMENCEMENT, TOTAL, OVERHEAD POWER LINE, TOP OF BANK, WET - WETLAND BOUNDARY, EDGE OF PAVEMENT, WETLANDS.

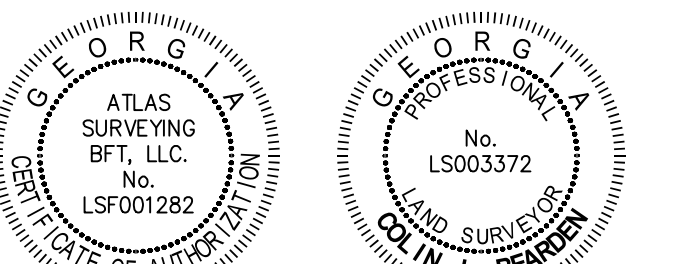
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PREPARED FOR: COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE. A MAJOR SUBDIVISION PLAT OF COBBLESTONE SUBDIVISION PHASE-2, 72 LOTS (LOTS 1-9, 27-33, 46-62, & 104-142) PIN# 21028 01001 8TH G.M.D. CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA.

SHEET 13 OF 13

ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A. RIDGELAND, SC 29936. PHONE: (843) 645-9277. WEBSITE: WWW.ATLASSURVEYING.COM



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.

Colin J. Bearden

COLIN J. BEARDEN G.A.P.L.S. No. LS003372

INDIVIDUAL LOT FINISHED FLOOR ELEVATIONS

Table with 12 columns (LOT 1 to LOT 12) and 2 rows. Each cell contains FFEH and FFEG values for a specific lot.

FFEH: FINISHED FLOOR ELEVATION - HOUSE FFEG: FINISHED FLOOR ELEVATION - GARAGE