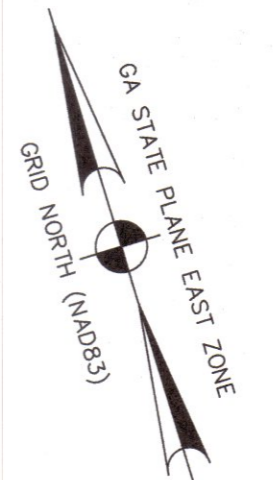
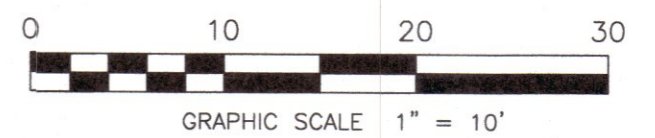


THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT
VICINITY MAP NOT TO SCALE

21-004747 SUBP

- LEGEND**
- IRF 1/2" IRON ROD FOUND
 - IRS 5/8" IRON ROD SET

- REFERENCES**
1. CITY ATLAS MAP 13
 2. D.B. 529 PG. 527
 3. D.B. 1087 PG. 40
 4. D.B. 3990 PG. 828



BREWER LAND SURVEYING
 604 US Highway 80 W
 Pooler, GA 31322
 Info@brewersurveying.com
 Phone (912) 856-2205
 www.BrewerSurveying.com
 LSF #1095

SURVEYOR'S NOTES

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 13051C0161G, DATED 08/16/2018.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THIS PROPERTY IS SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. THE CURRENT TAX PARCEL NUMBERS OF THIS PROPERTY ARE 20065 24007, 20065 24008, 20065 24009 & 20065 24010.
7. 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 AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 0.403 ACRES.
9. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ALL BUILDING SETBACKS, EASEMENTS AND ALL OTHER DESIGN AND ZONING REQUIREMENTS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, SIZING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
10. FRONT YARD SETBACKS FOR BLOCKS WITH CONTRIBUTING STRUCTURES SHALL BE ESTABLISHED USING THE TECHNIQUE DESCRIBED IN THE CITY OF SAVANNAH ZONING ORDINANCE IN SEC. 4.1.6.G FRONT YARD SETBACK AVERAGING.

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

[Signature] 11/8/23
 DIRECTOR DATE

APPROVED BY CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

[Signature] FOR 11/15/23
 JULIE MCLEAN, P.E., CITY ENGINEER DATE

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

MARK MASSEY, CLERK OF COUNCIL DATE

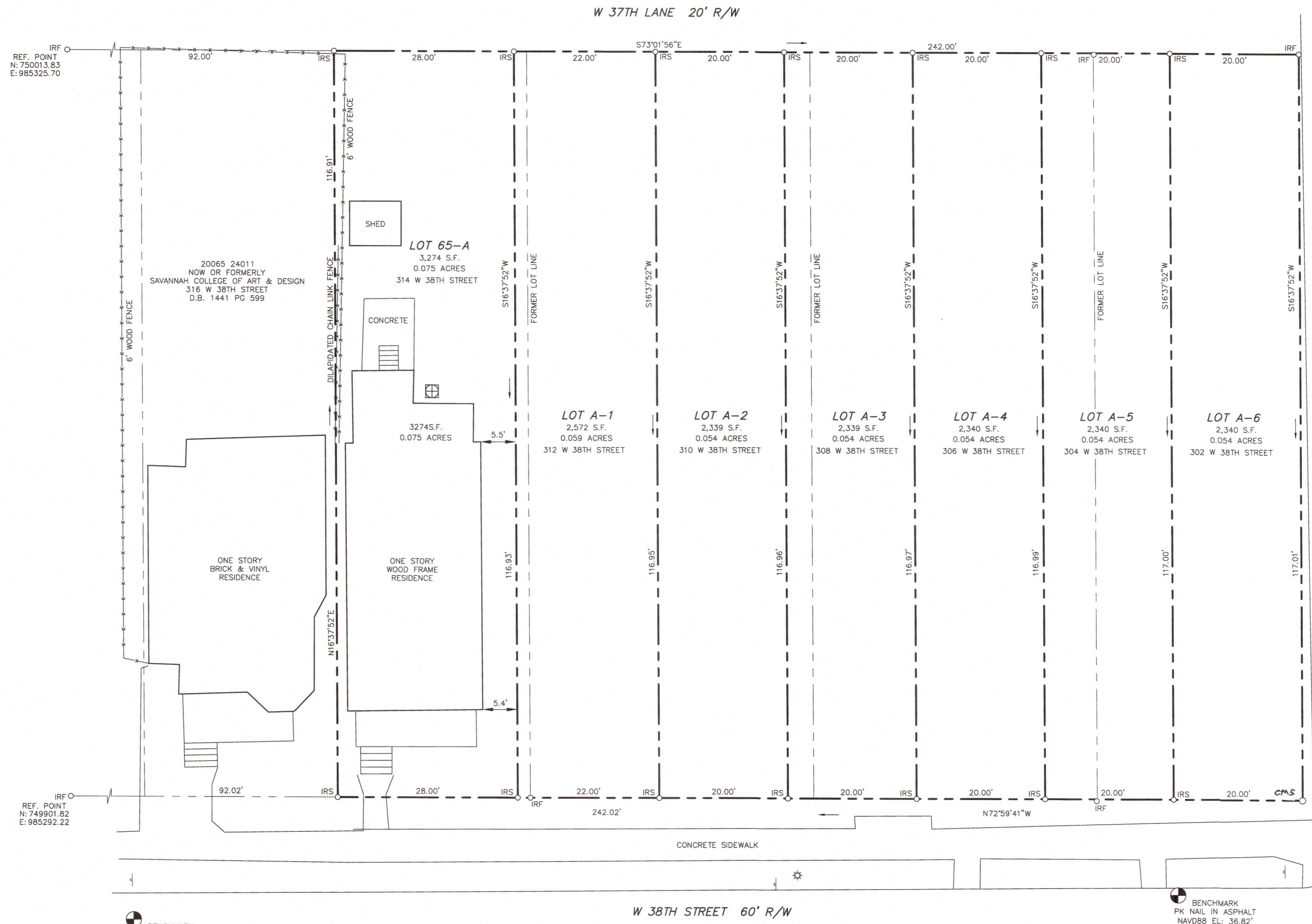
ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES INTENDED.

[Signature] 11.9.23
 PATRICK JOHNSTON FOR CHATHAM 38TH ST, LLC, OWNER DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) 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.

[Signature] 11.08.23
 JAMES CRAIG BREWER GA RLS# 3022 DATE



REF. POINT
 N: 750013.83
 E: 985325.70

BENCHMARK
 PK NAIL IN ASPHALT
 NAVD88 EL: 38.27'

BENCHMARK
 PK NAIL IN ASPHALT
 NAVD88 EL: 36.82'

EQUIPMENT USED:
 SOKKIA 530R TOTAL STATION
 TOPCON HIPER SP GPS RECEIVER
 ON THE EGPS NETWORK
 ANGULAR ERROR = 2" PER
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE = 1/311,396
 FIELD CLOSURE = 1/30,550

PROJECT #:	210510
FIELD DATE:	07/07/2019
PLAT DATE:	06/09/2021
LAST REVISED:	11/08/2023
DRAWN BY:	JCB
SCALE:	1"=10'

A MAJOR SUBDIVISION SURVEY OF
LOTS 65, 66 & 67, FLANNERY WARD
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR:
WARD ARCHITECTURE + PRESERVATION