

NOTES:

1. THIS SUBDIVISION CONTAINS 88 LOTS.
2. TOTAL AREA: 39.974 ACRES; 1,741,278 SQUARE FEET.
3. PROPERTY ADDRESS: LITTLE NECK ROAD, SAVANNAH.
4. PARENT PROPERTY IDENTIFICATION NUMBER: 21039 02001.
5. 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 13051C0108G 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.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
10. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
11. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
12. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
13. 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.
14. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ADJACENT TO ALL OPEN SPACES IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
15. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
16. 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 FOR INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
17. THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 18.25' AND THE GARAGE FLOOR ELEVATION IS 17.75'. 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.
18. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: CLAYTON PROPERTIES GROUP, INC DBA MUNGO HOMES
BY: RYAN STRICKLAND 8/15/2025

LEGEND

| | |
|-----|------------------------------|
| BM | BENCHMARK |
| IPS | 1" IRON PIPE SET |
| CMS | CONCRETE MONUMENT SET |
| R/W | RIGHT-OF-WAY |
| PRB | PLAT RECORD BOOK |
| PB | PARCEL IDENTIFICATION NUMBER |
| BFE | BASE FLOOD ELEVATION |

COLEMAN COMPANY, INC. DATE PLOTTED: 8/7/2025 11:10 AM BY: Ashley Flegler-White DRAWING PATH: Q:\2023\13-664\001\DWG\SURVEY\13-664_2024.11.26_Meadow Lakes P12.dwg

| BENCH MARKS: | | |
|--------------|-----------------------|--------|
| BM# 1 | MAG NAIL IN CURB | 17.59' |
| BM# 2 | MAG NAIL IN CURB | 18.25' |
| BM# 3 | MAG NAIL IN CURB | 20.47' |
| BM# 4 | BENCH TIE IN 18" PINE | 19.41' |
| BM# 5 | HUB SET | 18.69' |
| BM# 6 | MAG NAIL IN CURB | 17.88' |
| BM# 7 | 1" IRON PIPE SET | 18.94' |
| BM# 8 | BENCH TIE IN 12" OAK | 17.41' |
| BM# 9 | BENCH TIE IN 18" GUM | 14.89' |
| BM# 10 | BENCH TIE IN 24" OAK | 15.97' |
| BM# 11 | 1" IRON PIPE SET | 18.64' |
| BM# 12 | 1" IRON PIPE SET | 18.69' |
| BM# 13 | 1" IRON PIPE SET | 18.98' |

SURVEY DATE: 08/29/2021
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/666,944
FIELD ERROR OF CLOSURE: 1/10,610

REFERENCE:

1. PLAT RECORD BOOK 29-P, PAGE 99.
2. PLAT RECORD BOOK 32-P, PAGE 32.
3. PLAT RECORD BOOK 32-P, PAGE 59.
4. PLAT RECORD BOOK 33-P, PAGE 36.
5. SUBDIVISION MAP BOOK 10-S, PAGE 75.
6. SUBDIVISION MAP BOOK 36-S, PAGE 84.
7. SUBDIVISION MAP BOOK 40-S, PAGE 101.
8. PLAT RECORD BOOK 54, PAGE 362-363.

DEVELOPMENT REQUIREMENTS:

| | |
|-------------------------|--------------------------|
| FRONT SETBACK: | 20' MIN. |
| SIDE YARD SETBACK: | 5' MIN./ 10' SIDE STREET |
| REAR YARD SETBACK: | 20' MIN. |
| MAX. BUILDING HEIGHT: | 50' |
| BUILDING MAX. COVERAGE: | 40% |
| DENSITY REQUIREMENTS: | 4 UNITS PER ACRE MAX. |
| BUFFER REQUIREMENTS: | 20' DISSIMILAR USE |

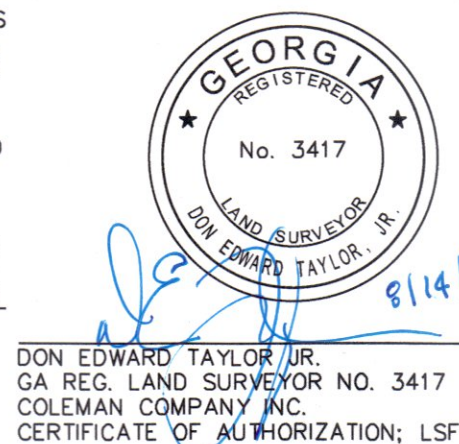
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH
DIRECTOR: [Signature] 8/14/2025

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA
JULIE McLEAN P.E. CITY ENGINEER 8/14/2025
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH GEORGIA
MARK MASSEY CLERK OF COUNCIL
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELANIE WILSON EXECUTIVE DIRECTOR

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

A MAJOR SUBDIVISION OF MEADOW LAKES PHASE 2
BEING A PORTION OF THE SPENCER CONNERATE TRACT
8TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: CLAYTON PROPERTIES GROUP, INC DBA MUNGO HOMES

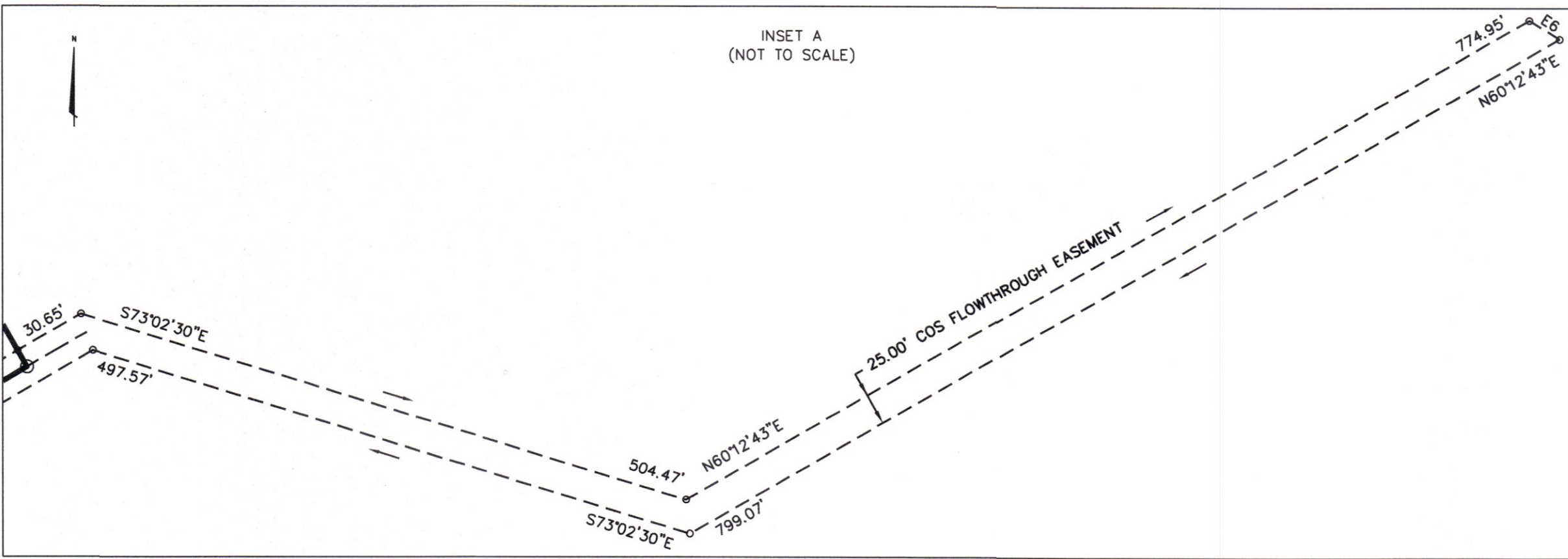
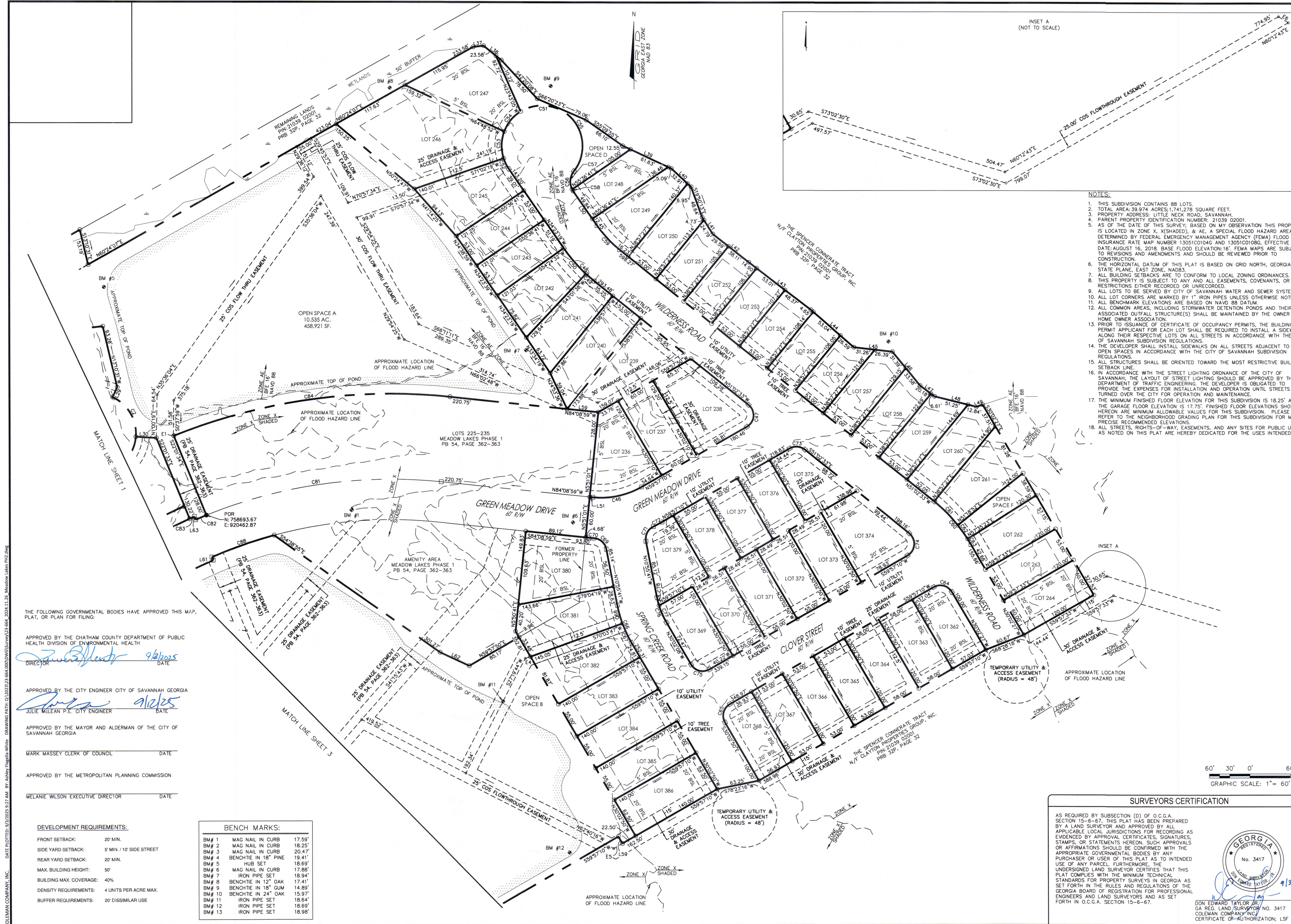


JOB NUMBER: 23-664.001
DATE: 12/5/2024
DRAWN BY: JTP-JNP
CHECKED BY:
SCALE: 1" = 60'

MAJOR SUBDIVISION

SHEET:

1/3



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APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH

[Signature] 9/8/2025
DIRECTOR DATE

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA

[Signature] 9/12/25
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

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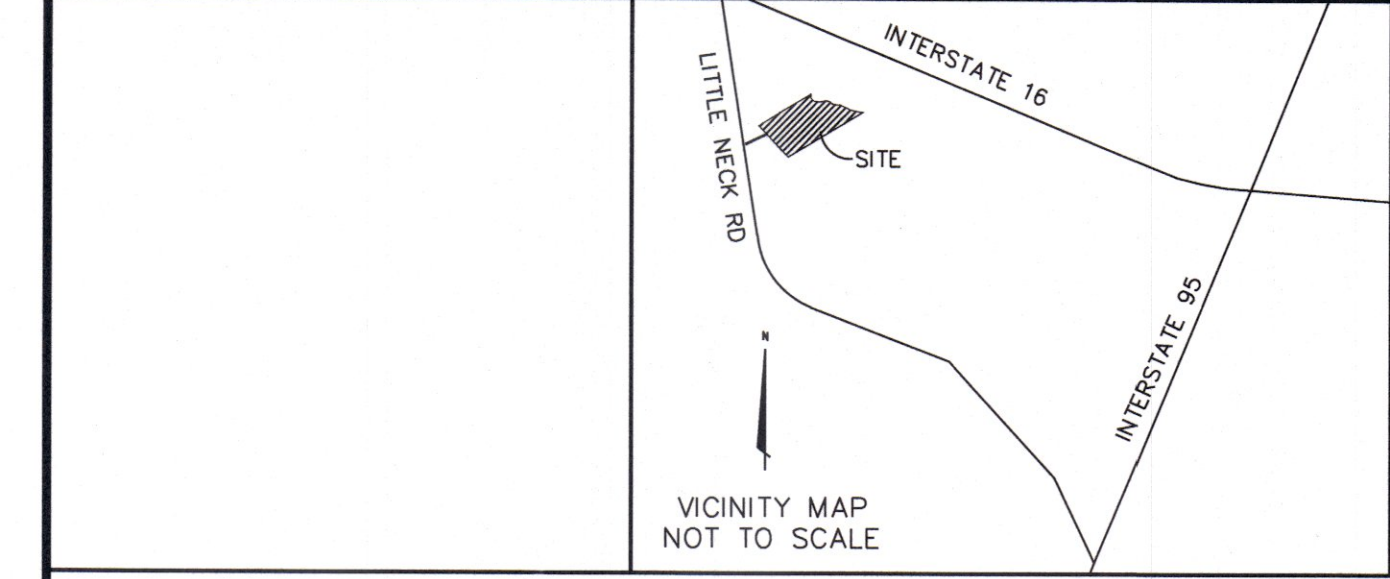


A MAJOR SUBDIVISION OF MEADOW LAKES PHASE 2
BEING A PORTION OF THE SPENCER CONNERATE TRACT
8TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: CLAYTON PROPERTIES GROUP, INC. DBA MUNGO HOMES

JOB NUMBER: 23-664.00
DATE: 12/5/2024
DRAWN BY: JTP-JN
CHECKED BY:
SCALE: 1" = 60'

MAJOR SUBDIVISION

SHEET:



| LOT TABLE | | | | |
|-----------|-------|--------|------------------------|-------------|
| LOT # | ACRE | SF | ADDRESS | PIN |
| 1 | 0.144 | 6,253 | 100 MORNING DEW COURT | 21039A06001 |
| 2 | 0.175 | 7,612 | 102 MORNING DEW COURT | 21039A06002 |
| 3 | 0.250 | 10,871 | 104 MORNING DEW COURT | 21039A06003 |
| 4 | 0.288 | 12,526 | 106 MORNING DEW COURT | 21039A06004 |
| 5 | 0.198 | 8,644 | 108 MORNING DEW COURT | 21039A06005 |
| 6 | 0.157 | 6,842 | 110 MORNING DEW COURT | 21039A06006 |
| 7 | 0.180 | 7,825 | 112 MORNING DEW COURT | 21039A06007 |
| 8 | 0.198 | 8,646 | 114 MORNING DEW COURT | 21039A06008 |
| 9 | 0.262 | 11,396 | 116 MORNING DEW COURT | 21039A06009 |
| 10 | 0.310 | 13,514 | 118 MORNING DEW COURT | 21039A06010 |
| 11 | 0.156 | 6,786 | 113 MORNING DEW COURT | 21039A06011 |
| 12 | 0.129 | 5,625 | 111 MORNING DEW COURT | 21039A06012 |
| 13 | 0.131 | 5,688 | 109 MORNING DEW COURT | 21039A06013 |
| 14 | 0.130 | 5,681 | 107 MORNING DEW COURT | 21039A06014 |
| 15 | 0.128 | 5,565 | 105 MORNING DEW COURT | 21039A06015 |
| 16 | 0.157 | 6,828 | 103 MORNING DEW COURT | 21039A06016 |
| 17 | 0.157 | 6,838 | 101 MORNING DEW COURT | 21039A06017 |
| 18 | 0.215 | 9,348 | 102 MOSSY GLEN COURT | 21039A07002 |
| 19 | 0.134 | 5,856 | 104 MOSSY GLEN COURT | 21039A07003 |
| 20 | 0.129 | 5,618 | 106 MOSSY GLEN COURT | 21039A07004 |
| 21 | 0.128 | 5,569 | 108 MOSSY GLEN COURT | 21039A07005 |
| 22 | 0.131 | 5,718 | 110 MOSSY GLEN COURT | 21039A07006 |
| 23 | 0.133 | 5,778 | 112 MOSSY GLEN COURT | 21039A07007 |
| 24 | 0.153 | 6,658 | 114 MOSSY GLEN COURT | 21039A07008 |
| 25 | 0.123 | 5,344 | 119 MOSSY GLEN COURT | 21039A07009 |
| 26 | 0.180 | 7,838 | 117 MOSSY GLEN COURT | 21039A07010 |
| 27 | 0.151 | 6,596 | 115 MOSSY GLEN COURT | 21039A07011 |
| 28 | 0.174 | 7,579 | 113 MOSSY GLEN COURT | 21039A07012 |
| 29 | 0.225 | 9,798 | 111 MOSSY GLEN COURT | 21039A07013 |
| 30 | 0.250 | 10,895 | 109 MOSSY GLEN COURT | 21039A07014 |
| 31 | 0.232 | 10,100 | 107 MOSSY GLEN COURT | 21039A07015 |
| 32 | 0.209 | 9,087 | 105 MOSSY GLEN COURT | 21039A07016 |
| 33 | 0.161 | 7,016 | 103 MOSSY GLEN COURT | 21039A07017 |
| 34 | 0.140 | 6,083 | 101 MOSSY GLEN COURT | 21039A07018 |
| 236 | 0.220 | 9,565 | 241 GREEN MEADOW DRIVE | 21039A08001 |
| 237 | 0.178 | 7,753 | 243 GREEN MEADOW DRIVE | 21039A08002 |
| 238 | 0.263 | 11,447 | 245 GREEN MEADOW DRIVE | 21039A08003 |
| 239 | 0.241 | 10,509 | 125 WILDERNESS ROAD | 21039A08004 |
| 240 | 0.196 | 8,526 | 127 WILDERNESS ROAD | 21039A08005 |
| 241 | 0.179 | 7,819 | 129 WILDERNESS ROAD | 21039A08006 |
| 242 | 0.179 | 7,788 | 131 WILDERNESS ROAD | 21039A08007 |
| 243 | 0.146 | 6,348 | 133 WILDERNESS ROAD | 21039A08008 |
| 244 | 0.147 | 6,420 | 135 WILDERNESS ROAD | 21039A08009 |
| 245 | 0.217 | 9,450 | 137 WILDERNESS ROAD | 21039A08010 |

| LOT TABLE | | | | |
|-----------|-------|--------|------------------------|-------------|
| LOT # | ACRE | SF | ADDRESS | PIN |
| 246 | 0.495 | 21,582 | 139 WILDERNESS ROAD | 21039A08011 |
| 247 | 0.256 | 11,153 | 141 WILDERNESS ROAD | 21039A08013 |
| 248 | 0.147 | 6,398 | 134 WILDERNESS ROAD | 21039A08014 |
| 249 | 0.186 | 8,101 | 132 WILDERNESS ROAD | 21039A08015 |
| 250 | 0.156 | 6,776 | 130 WILDERNESS ROAD | 21039A08016 |
| 251 | 0.130 | 5,665 | 128 WILDERNESS ROAD | 21039A08017 |
| 252 | 0.129 | 5,601 | 126 WILDERNESS ROAD | 21039A08018 |
| 253 | 0.130 | 5,655 | 124 WILDERNESS ROAD | 21039A08019 |
| 254 | 0.131 | 5,715 | 122 WILDERNESS ROAD | 21039A08020 |
| 255 | 0.130 | 5,676 | 120 WILDERNESS ROAD | 21039A08021 |
| 256 | 0.133 | 5,799 | 118 WILDERNESS ROAD | 21039A08022 |
| 257 | 0.159 | 6,937 | 116 WILDERNESS ROAD | 21039A08023 |
| 258 | 0.151 | 6,592 | 114 WILDERNESS ROAD | 21039A08024 |
| 259 | 0.161 | 7,018 | 112 WILDERNESS ROAD | 21039A08025 |
| 260 | 0.180 | 7,857 | 110 WILDERNESS ROAD | 21039A08026 |
| 261 | 0.195 | 8,514 | 108 WILDERNESS ROAD | 21039A08027 |
| 262 | 0.151 | 6,560 | 104 WILDERNESS ROAD | 21039A08029 |
| 263 | 0.146 | 6,360 | 102 WILDERNESS ROAD | 21039A08030 |
| 264 | 0.165 | 7,200 | 100 WILDERNESS ROAD | 21039A08031 |
| 362 | 0.155 | 6,759 | 112 CLOVER STREET | 21039A09001 |
| 363 | 0.160 | 6,960 | 110 CLOVER STREET | 21039A09002 |
| 364 | 0.160 | 6,960 | 108 CLOVER STREET | 21039A09003 |
| 365 | 0.146 | 6,360 | 106 CLOVER STREET | 21039A09004 |
| 366 | 0.146 | 6,360 | 104 CLOVER STREET | 21039A09005 |
| 367 | 0.146 | 6,360 | 102 CLOVER STREET | 21039A09006 |
| 368 | 0.155 | 6,746 | 100 CLOVER STREET | 21039A09007 |
| 369 | 0.163 | 7,110 | 101 CLOVER STREET | 21039A10001 |
| 370 | 0.152 | 6,600 | 103 CLOVER STREET | 21039A10002 |
| 371 | 0.152 | 6,600 | 105 CLOVER STREET | 21039A10003 |
| 372 | 0.152 | 6,600 | 107 CLOVER STREET | 21039A10004 |
| 373 | 0.152 | 6,600 | 109 CLOVER STREET | 21039A10005 |
| 374 | 0.230 | 10,006 | 111 CLOVER STREET | 21039A10006 |
| 375 | 0.164 | 7,142 | 250 GREEN MEADOW DRIVE | 21039A10007 |
| 376 | 0.133 | 5,775 | 248 GREEN MEADOW DRIVE | 21039A10008 |
| 377 | 0.133 | 5,775 | 246 GREEN MEADOW DRIVE | 21039A10009 |
| 378 | 0.133 | 5,775 | 244 GREEN MEADOW DRIVE | 21039A10010 |
| 379 | 0.163 | 7,108 | 242 GREEN MEADOW DRIVE | 21039A10011 |
| 380 | 0.264 | 11,488 | 101 SPRING CREEK ROAD | 21039A11001 |
| 381 | 0.236 | 10,277 | 103 SPRING CREEK ROAD | 21039A11002 |
| 382 | 0.224 | 9,744 | 105 SPRING CREEK ROAD | 21039A11003 |
| 383 | 0.177 | 7,700 | 107 SPRING CREEK ROAD | 21039A11004 |
| 384 | 0.177 | 7,700 | 109 SPRING CREEK ROAD | 21039A11005 |
| 385 | 0.177 | 7,700 | 111 SPRING CREEK ROAD | 21039A11006 |
| 386 | 0.201 | 8,750 | 113 SPRING CREEK ROAD | 21039A11007 |

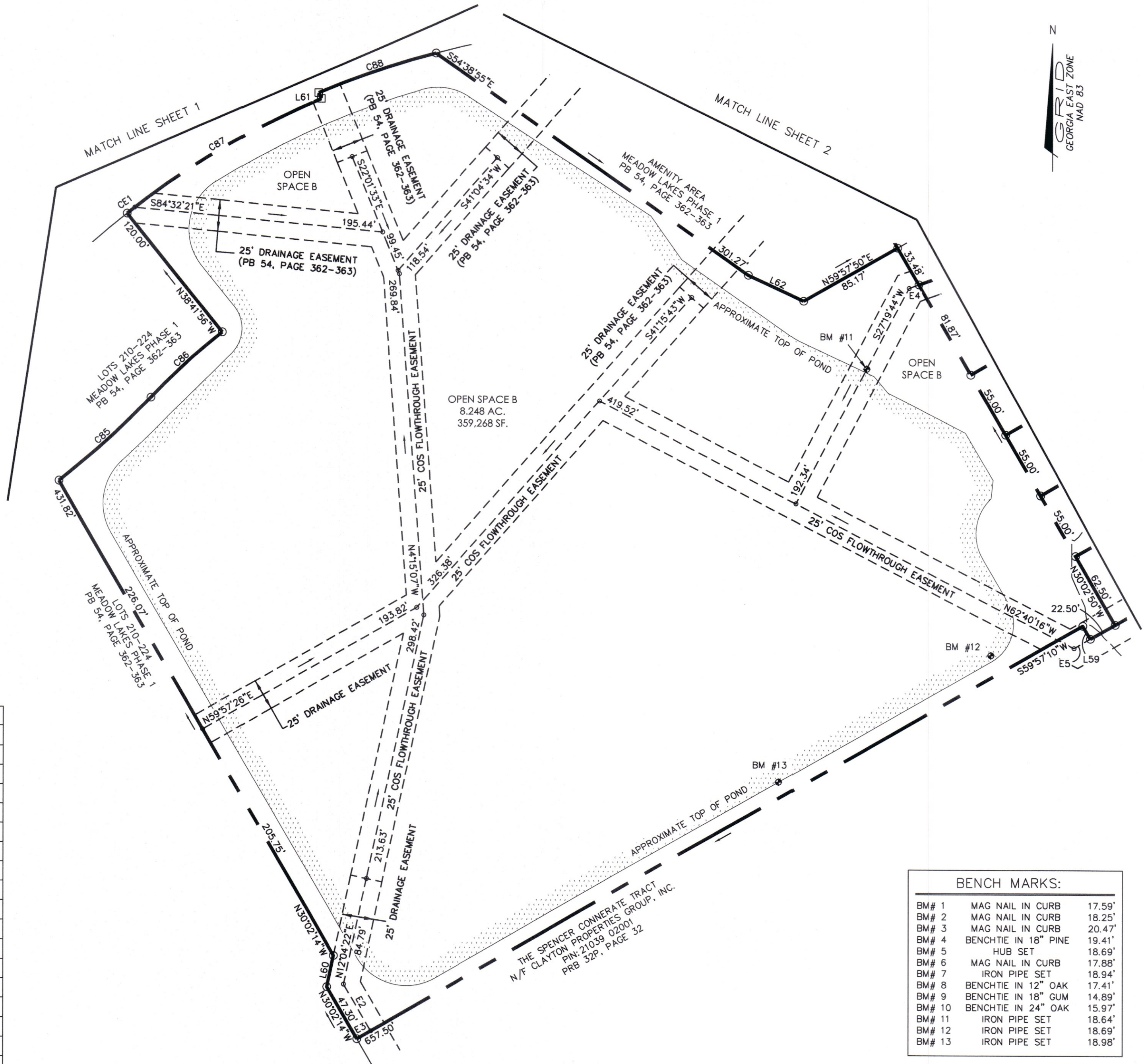
| LOT TABLE | | | | |
|--------------|--------|---------|---------|-------------|
| LOT # | ACRE | SF | ADDRESS | PIN |
| OPEN SPACE A | 10.535 | 458,921 | | 21039A06018 |
| OPEN SPACE B | 8.248 | 359,268 | | 21039A11008 |
| OPEN SPACE C | 0.310 | 13,484 | | 21039A07001 |
| OPEN SPACE D | 0.133 | 5,798 | | 21039A08012 |
| OPEN SPACE E | 0.098 | 4,284 | | 21039A07019 |
| OPEN SPACE F | 0.089 | 3,864 | | 21039A08028 |

| LINE TABLE | | |
|------------|-------------------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 5.00' | N30°22'17"W |
| L2 | PURPOSELY OMITTED | |
| L3 | PURPOSELY OMITTED | |
| L4 | PURPOSELY OMITTED | |
| L5 | 32.77' | N52°33'39"W |
| L6 | 61.69' | N63°18'29"E |
| L7 | 61.38' | N82°03'58"E |
| L8 | 53.03' | S87°26'56"E |
| L9 | 60.75' | N67°05'28"E |
| L10 | 90.05' | N43°10'47"E |
| L11 | 58.83' | N55°58'08"E |
| L12 | 31.25' | N76°55'50"E |
| L13 | 23.01' | S89°00'40"E |
| L14 | 74.04' | S30°40'16"E |
| L15 | 35.26' | S24°26'08"E |
| L16 | PURPOSELY OMITTED | |
| L17 | PURPOSELY OMITTED | |
| L18 | PURPOSELY OMITTED | |
| L19 | 55.59' | N0°51'46"E |
| L20 | 26.80' | N6°29'58"E |

| LINE TABLE | | |
|------------|-------------------|-------------|
| LINE # | LENGTH | DIRECTION |
| L21 | 33.52' | N6°38'57"W |
| L22 | 53.17' | N17°59'18"E |
| L23 | 65.44' | N37°54'42"E |
| L24 | 74.14' | N84°35'05"E |
| L25 | 47.51' | S86°16'06"E |
| L26 | 38.02' | S89°56'58"E |
| L27 | 67.10' | N38°33'31"E |
| L28 | 24.12' | N5°04'14"E |
| L29 | 16.17' | S24°25'42"W |
| L30 | 30.55' | S86°50'45"E |
| L31 | PURPOSELY OMITTED | |
| L32 | 20.00' | S30°02'34"E |
| L33 | 20.00' | N30°02'34"W |
| L34 | 5.00' | N30°22'17"W |
| L35 | 25.77' | N30°02'34"W |
| L36 | 25.42' | S30°02'34"E |
| L37 | 15.67' | N83°29'31"E |
| L38 | 33.80' | S51°13'31"E |
| L39 | 79.27' | S65°04'45"E |
| L40 | 39.86' | S47°02'55"E |

| LINE TABLE | | |
|------------|----------|-------------|
| LINE # | LENGTH | DIRECTION |
| L41 | 29.52' | S31°52'32"E |
| L42 | 67.70' | S51°42'47"E |
| L43 | 116.28' | S52°17'26"E |
| L44 | 84.28' | S48°46'52"E |
| L45 | 57.65' | S83°17'46"E |
| L46 | 64.97' | S38°52'49"E |
| L47 | 26.79' | S52°47'16"E |
| L48 | 64.09' | S76°12'36"E |
| L49 | 9.82' | N72°23'04"E |
| L50 | 62.30' | S34°23'19"E |
| L51 | 4.67' | S84°08'59"E |
| L52 | 58.94' | N42°56'12"W |
| L53 | 19.50' | N38°06'02"W |
| L54 | 20.00' | N30°22'17"W |
| L55 | 82.50' | N9°20'33"W |
| L56 | 5.37' | N43°56'50"W |
| L57 | 1018.30' | N65°00'35"E |
| L58 | 21.15' | N43°56'50"W |
| L59 | 12.00' | N30°02'50"W |
| L60 | 25.28' | N12°04'22"E |
| L61 | 5.00' | N23°21'46"W |
| L62 | 47.59' | S65°09'47"E |
| L63 | 5.00' | N23°21'46"W |

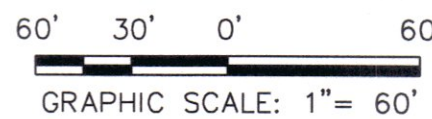
| AREA TABLE | | |
|------------|--------|-----------|
| NAME | ACRE | SF |
| LOT TOTAL | 15.560 | 677,762 |
| R/W | 5.001 | 217,897 |
| OPEN SPACE | 19.413 | 845,619 |
| TOTAL AREA | 39.974 | 1,741,278 |



| BENCH MARKS: | | |
|--------------|-----------------------|--------|
| BM# 1 | MAG NAIL IN CURB | 17.59' |
| BM# 2 | MAG NAIL IN CURB | 18.25' |
| BM# 3 | MAG NAIL IN CURB | 20.47' |
| BM# 4 | BENCHMARK IN 18" PINE | 19.41' |
| BM# 5 | HUB SET | 18.69' |
| BM# 6 | MAG NAIL IN CURB | 17.88' |
| BM# 7 | IRON PIPE SET | 18.94' |
| BM# 8 | BENCHMARK IN 12" OAK | 17.41' |
| BM# 9 | BENCHMARK IN 18" GUM | 14.89' |
| BM# 10 | BENCHMARK IN 24" OAK | 15.97' |
| BM# 11 | IRON PIPE SET | 18.64' |
| BM# 12 | IRON PIPE SET | 18.69' |
| BM# 13 | IRON PIPE SET | 18.98' |

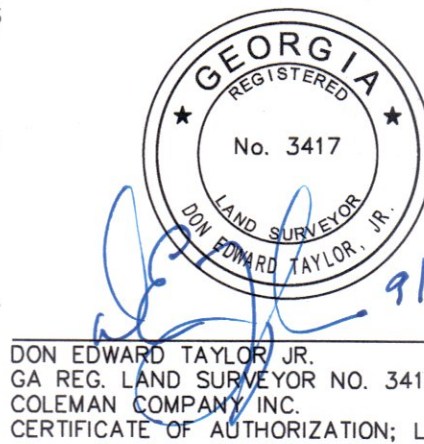
| LINE TABLE | | | | |
|------------|--------|-------------|--|--|
| LINE # | LENGTH | DIRECTION | | |
| E1 | 1.48' | S22°01'34"E | | |
| E2 | 42.49' | S30°02'25"E | | |
| E3 | 12.50' | S59°57'10"W | | |
| E4 | 8.15' | S70°03'47"W | | |
| E5 | 37.44' | S59°57'10"W | | |
| E6 | 28.33' | S57°49'49"E | | |

| CURVE TABLE | | | | |
|-------------|--------|---------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| CE1 | 7.64' | 665.00' | S51°37'49"W | 7.64' |



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.
A REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

NOTES:

- THIS SUBDIVISION CONTAINS 88 LOTS.
- TOTAL AREA: 39.974 ACRES; 1,741,278 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 88 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 FOR INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 18.25' AND THE GARAGE FLOOR ELEVATION IS 17.75'. 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 TO THE USES INTENDED.

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 DATE

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH, GEORGIA

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

A MAJOR SUBDIVISION OF MEADOW LAKES PHASE 2
BEING A PORTION OF THE SPENCER CONNERATE TRACT
8TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

PREPARED FOR: CLAYTON PROPERTIES GROUP, INC. DBA MUNGO HOMES

JOB NUMBER: 23-664-001

DATE: 12/5/2024

DRAWN BY: JTP-JNP

CHECKED BY:

SCALE: 1" = 60'

MAJOR
SUBDIVISION

SHEET: