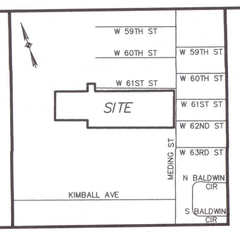
THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



VICINITY MAP
NOT TO SCALE

REFERENCES

1. P.B. 31P PG 72
2. D.B. 890 PG 618
3. P.B. 54 PG 470

EQUIPMENT USED:
GEOMAX ZOOM95 2" TOTAL STATION
CARLSON BRX7 GPS RECEIVER
ON THE EGPS NETWORK
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/1,076,357
FIELD CLOSURE = 1/31,830

SURVEYOR'S NOTES

1. COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0161G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THIS PROPERTY IS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
5. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS 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, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
6. 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.
7. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 20108 01012.
8. 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.
9. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 6.154 ACRES.
10. CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK WAS USED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ONLY. THE CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK HAS ADJUSTED REAL TIME KINEMEATIC RELATIVE POSITIONAL ACCURACY OF HORIZONTAL 0.033'+1PPM AND VERTICAL 0.049'+1PPM.
11. THIS SUBDIVISION IS LOCATED IN THE AOD (AIRPORT OVERLAY DISTRICT).

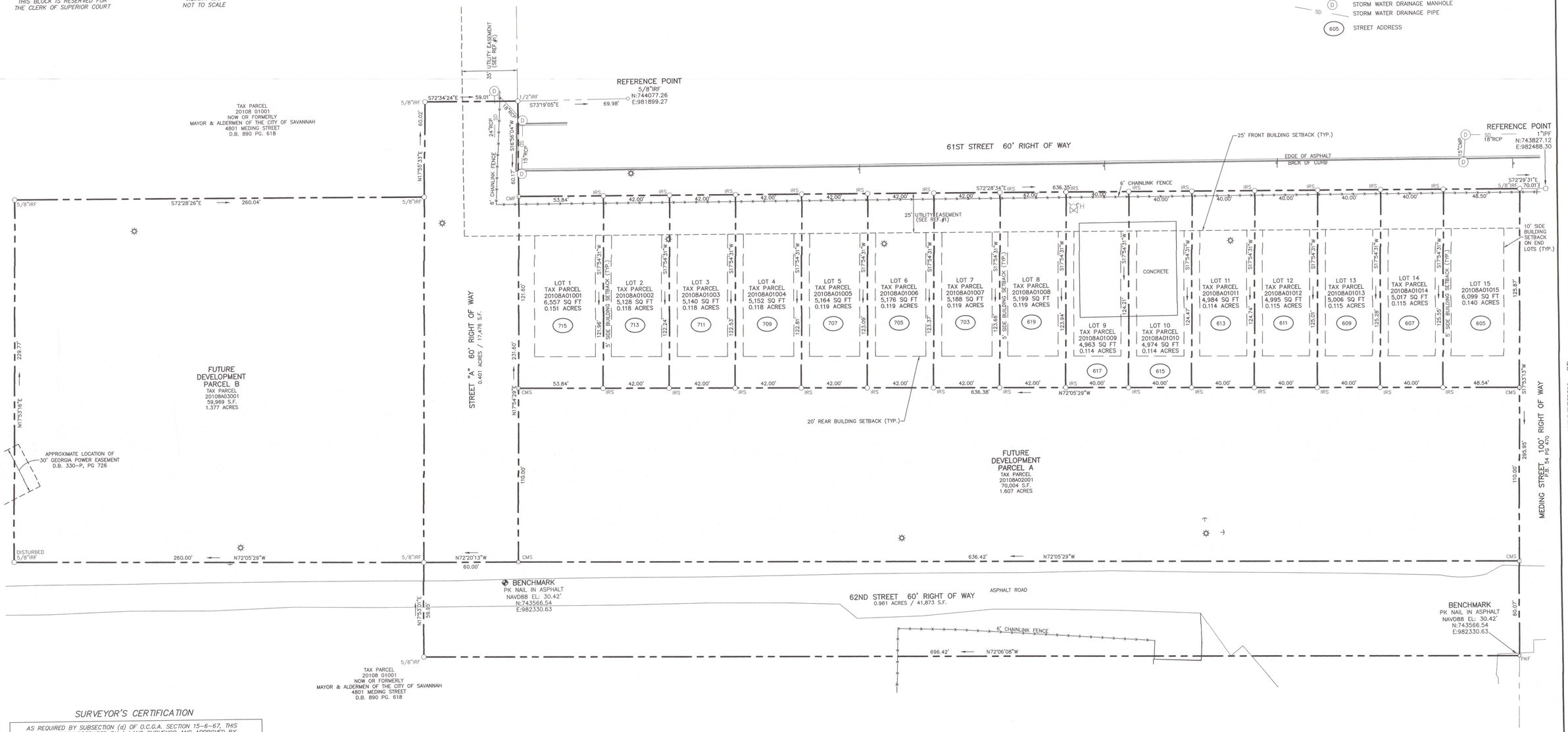
0' 30' 60' 90'
GRAPHIC SCALE 1" = 30'

GA STATE PLANE EAST ZONE
GRID NORTH (NAD83)

LEGEND

CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
IRS	5/8" IRON ROD SET
RCP	CONCRETE STORM WATER DRAINAGE PIPE
FH	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	GUY
D	STORM WATER DRAINAGE MANHOLE
SD	STORM WATER DRAINAGE PIPE
605	STREET ADDRESS

BREWER LANDSURVEYING
604 U.S. Highway 80 W
Pooler, GA 31322
info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF # 1095



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.

JAMES CRAIG BREWER GA PLS# 3022 — DATE 2.11.26

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
DIRECTOR — DATE 2/11/2026

APPROVED BY CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE MCLEAN,P.E., CITY ENGINEER — DATE 10/15/2026

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELANIE WILSON, EXECUTIVE DIRECTOR — DATE

APPROVED BY THE MAYOR AND ALDERMEN, 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 PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED

W. H. GROSS, OWNER — DATE 2/11/26

25-001029-SUBP

PARCEL B, COASTAL EMPIRE FAIRGROUNDS, DEWITT WARD

A MAJOR SUBDIVISION OF
47TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
W H GROSS

PROJECT #:	240504
FIELD DATE:	01/17/2025
DRAWING DATE:	02/07/2025
LAST REVISED:	9/25/2025
DRAWN BY:	JCB
SCALE:	1"=30'

SHEET: 1 OF 1