

- REFERENCE:
- SUBDIVISION MAP BOOK 365, PAGE 21B
 - SUBDIVISION MAP BOOK 385, PAGE 15A
 - SUBDIVISION MAP BOOK 425, PAGE 71
 - SUBDIVISION MAP BOOK 425, PAGE 200
 - SUBDIVISION MAP BOOK 48P, PAGE 194A

BUILDING SETBACKS:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
(SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

SURVEY DATE: 07/11/2025
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 1"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/188,188
FIELD ERROR OF CLOSURE: 1/45,506

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	36.92'	531.48'	N52°33'52"W	36.91'
C2	457.51'	210.00'	S83°32'29"W	372.25'
C3	95.28'	210.00'	S34°07'41"W	94.48'
C4	83.08'	210.00'	S58°27'45"W	82.55'
C5	42.05'	210.00'	S75°32'00"W	41.98'
C6	41.04'	210.00'	S86°52'05"W	40.97'
C7	34.04'	210.00'	N82°53'25"W	34.00'
C8	34.04'	210.00'	N73°36'13"W	34.00'
C9	34.04'	210.00'	N64°19'01"W	34.00'
C10	34.04'	210.00'	N55°01'49"W	34.00'
C11	36.10'	210.00'	N45°27'46"W	36.05'
C12	23.80'	210.00'	N37°17'31"W	23.78'
C13	11.19'	471.50'	N34°43'33"W	11.19'
C14	124.83'	471.50'	N42°59'25"W	124.46'
C15	36.67'	471.50'	N37°38'04"W	36.67'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C16	38.19'	471.50'	N42°11'02"W	38.18'
C17	39.95'	471.50'	N46°55'55"W	39.94'
C18	10.00'	471.50'	N49°58'02"W	10.00'
C19	153.33'	531.50'	S42°18'37"E	152.80'
C20	34.01'	531.50'	S48°44'31"E	34.00'
C21	34.01'	531.50'	S45°04'34"E	34.00'
C22	34.01'	531.50'	S41°24'37"E	34.00'
C23	40.55'	531.50'	S37°23'29"E	40.55'
C24	10.75'	531.50'	S34°37'33"E	10.76'
C25	326.79'	150.00'	S83°32'29"E	265.89'
C26	29.86'	150.00'	S39°44'56"E	29.81'
C27	130.36'	150.00'	S70°20'58"E	126.30'
C28	152.09'	150.00'	N55°42'23"E	145.66'
C29	14.48'	150.00'	N23°53'39"E	14.48'
C30	31.41'	20.00'	N23°52'25"W	28.28'

LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PIN
701	0.108	4,702	120 ENDICOTT DRIVE	21030F26001
702	0.084	3,643	118 ENDICOTT DRIVE	21030F26002
703	0.084	3,656	116 ENDICOTT DRIVE	21030F26003
704	0.087	3,791	114 ENDICOTT DRIVE	21030F26004
705	0.111	4,857	112 ENDICOTT DRIVE	21030F26005
706	0.127	5,550	110 ENDICOTT DRIVE	21030F26006
707	0.203	8,831	108 ENDICOTT DRIVE	21030F26007
708	0.238	10,363	106 ENDICOTT DRIVE	21030F26008
709	0.174	7,578	104 ENDICOTT DRIVE	21030F26009
710	0.151	6,577	102 ENDICOTT DRIVE	21030F26010
711	0.113	4,912	100 ENDICOTT DRIVE	21030F26011
712	0.098	4,282	98 ENDICOTT DRIVE	21030F26012
713	0.098	4,282	96 ENDICOTT DRIVE	21030F26013
714	0.098	4,282	94 ENDICOTT DRIVE	21030F26014
715	0.098	4,282	92 ENDICOTT DRIVE	21030F26015
716	0.098	4,282	90 ENDICOTT DRIVE	21030F26016
717	0.098	4,282	88 ENDICOTT DRIVE	21030F26017
718	0.098	4,282	86 ENDICOTT DRIVE	21030F26018
719	0.139	6,042	84 ENDICOTT DRIVE	21030F26019
720	0.399	17,364	93 ENDICOTT DRIVE	21030F27002
721	0.132	5,767	95 ENDICOTT DRIVE	21030F27003
722	0.131	5,685	97 ENDICOTT DRIVE	21030F27004
723	0.109	4,740	99 ENDICOTT DRIVE	21030F27005
724	0.109	4,740	101 ENDICOTT DRIVE	21030F27006
725	0.109	4,740	103 ENDICOTT DRIVE	21030F27007
726	0.109	4,740	105 ENDICOTT DRIVE	21030F27008
727	0.110	4,801	107 ENDICOTT DRIVE	21030F27009
728	0.088	3,826	109 ENDICOTT DRIVE	21030F27010
729	0.090	3,924	111 ENDICOTT DRIVE	21030F27011
730	0.092	4,003	113 ENDICOTT DRIVE	21030F27012
731	0.093	4,043	115 ENDICOTT DRIVE	21030F27013
OPEN SPACE A	1.080	47,059		21030F27001
OPEN SPACE B	0.025	1,100		21030F27014

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.97'	N73°36'13"W
L2	10.23'	N38°30'14"W
L3	29.45'	S54°31'44"E
L4	20.77'	S39°39'36"E
L5	28.34'	N54°25'07"W

AREA TABLE		
NAME	ACRE	SF
LOT TOTAL	3.876	168,851
R/W	1.288	56,085
OPEN SPACE	1.105	48,159
WETLANDS	0.607	26,459
UPLANDS	5.662	246,636
TOTAL AREA	6.269	273,095

BENCH MARKS:		
BM #1	MAG NAIL SET	12.26'
BM #2	1" IRON PIPE SET	13.33'
BM #3	1" IRON PIPE SET	9.52'
BM #4	BENCHMARK IN POWER POLE	9.79'
BM #5	1" IRON PIPE SET	12.47'
BM #6	MAG NAIL SET	10.83'

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPS 1" IRON PIPE SET
- CMS CONCRETE MONUMENT SET
- PIN PARCEL IDENTIFICATION NUMBER
- BFE BASE FLOOD ELEVATION
- BSL BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- SMB SUBDIVISION MAP BOOK
- PB PLAT BOOK

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

10/31/25
DIRECTOR DATE

APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH, GEORGIA

11/14/25
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

NOTES:

- THIS SUBDIVISION CONTAINS 31 LOTS.
- TOTAL AREA: 6,269 ACRES; 273,095 SQUARE FEET.
- PROPERTY ADDRESS: ENDICOTT DRIVE, SAVANNAH, GA.
- PARENT PROPERTY IDENTIFICATION NUMBER: 21030F01028.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, X (SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP NUMBER 13051C0235G, EFFECTIVE DATE: 08/16/2018, BASE FLOOD ELEVATION: 8', NAVD 88. 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 AREA (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE BRADLEY POINT SOUTH HOMEOWNERS 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 OF INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 12.80' AND THE GARAGE FLOOR ELEVATION IS 12.63'. 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 FOR THE USES INTENDED.
- ALL COMMON AREA, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
- THE MAINTENANCE OF ALL PRIVATE COMMON AREAS OF THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO DRIVES, STREETS, AND PARKING, SHALL BE PROVIDED BY AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND SHALL NOT BECOME A RESPONSIBILITY OF THE CITY OF SAVANNAH. THE CITY SHALL BE HELD HARMLESS FROM ANY LIABILITY ASSOCIATED WITH THE ESTABLISHMENT AND MAINTENANCE OF SUCH COMMON AREAS.
- THE SUBDIVISION/DWELLING IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).

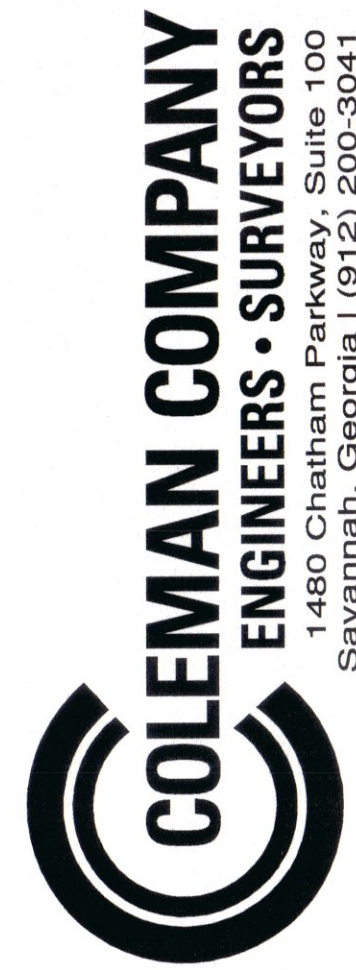
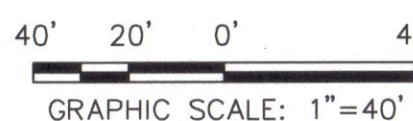
OWNER: BRADLEY LOT DEVELOPMENT LLC BRYAN WARDLAW

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



BRADLEY POINT SOUTH, PHASE 7
A MAJOR SUBDIVISION AND RECOMBINATION OF A PORTION OF PARCEL 1-A
OF THE VALLAMBROSA PLANTATION,
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: BRADLEY LOT DEVELOPERS, LLC

JOB NUMBER: 23-707
DATE: 05/14/2025
DRAWN BY: JNP
CHECKED BY:
SCALE: 1"=40'

MAJOR
SUBDIVISION

SHEET:

1/1

CITY JOB NUMBER: 25-003644-SUBP