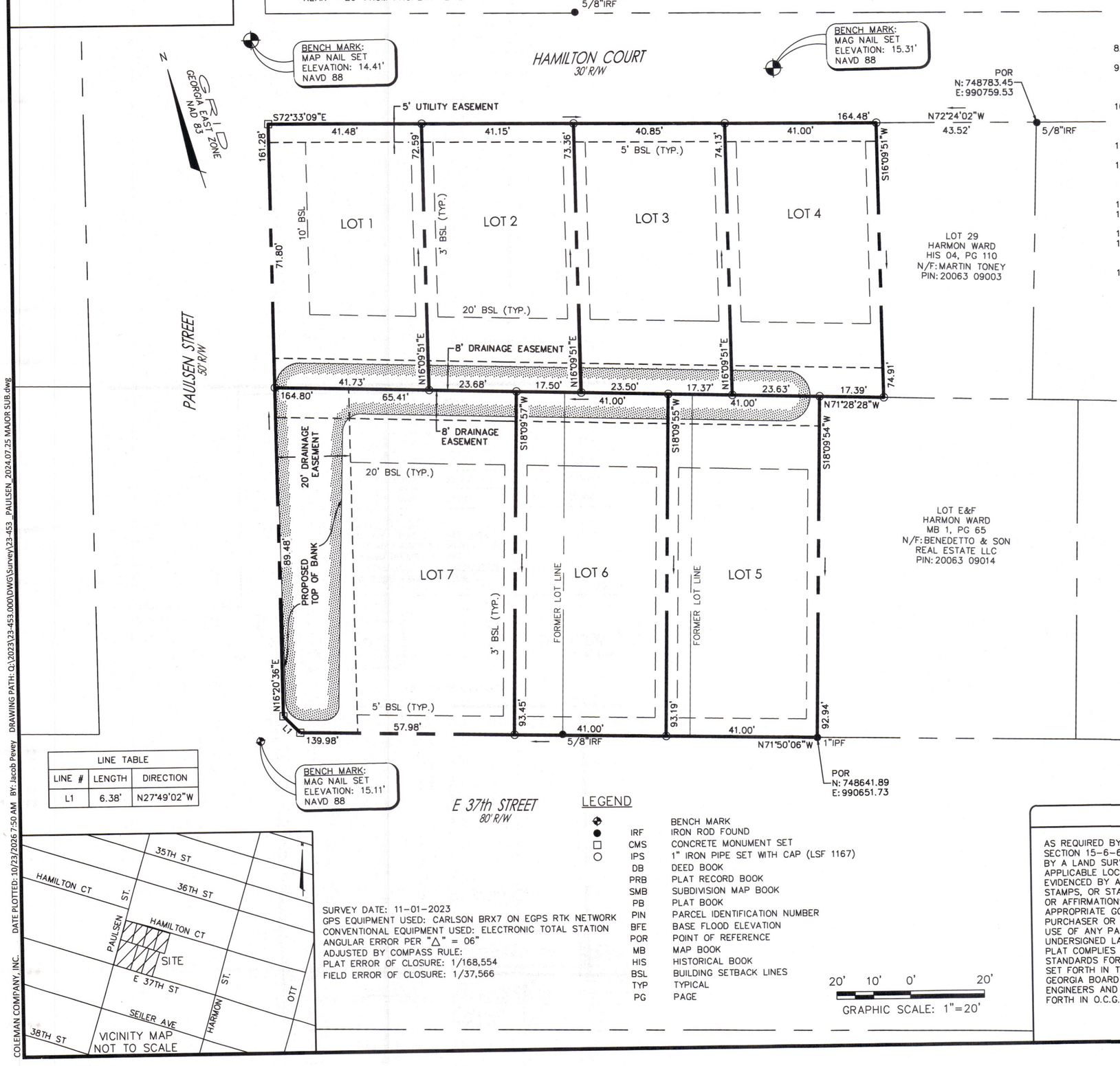
LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
1	0.069	3,002	801 HAMILTON COURT	20063A01001
2	0.069	3,002	807 HAMILTON COURT	20063A01002
3	0.069	3,012	811 HAMILTON COURT	20063A01003
4	0.070	3,055	815 HAMILTON COURT	20063A01004

LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
5	0.088	3,816	814 EAST 37TH STREET	20063A01005
6	0.088	3,826	812 EAST 37TH STREET	20063A01006
7	0.137	5,976	802 EAST 37TH STREET	20063A01007
TOTAL LOT	0.590	25,689		

BUILDING SETBACKS:
FRONT – 5' MIN FROM PROPERTY LINE
10' MAX FROM PROPERTY LINE
SIDE – 3' FROM PROPERTY LINE
10' FROM PROPERTY LINE (STREET SIDE)
REAR – 20' FROM PROPERTY LINE

REFERENCE:
1. HISTORICAL PB 4 PG 110
2. PB 01 PG 65A
3. PB 0B PG 97
4. DB 281E PG 309



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.38'	N27°49'02"W

SURVEY DATE: 11-01-2023
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 06"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/168,554
FIELD ERROR OF CLOSURE: 1/37,566

LEGEND

◆		BENCH MARK
●	IRF	IRON ROD FOUND
□	CMS	CONCRETE MONUMENT SET
○	IPS	1" IRON PIPE SET WITH CAP (LSF 1167)
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	POR	POINT OF REFERENCE
	MB	MAP BOOK
	HIS	HISTORICAL BOOK
	BSL	BUILDING SETBACK LINES
	TYP	TYPICAL
	PG	PAGE

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'

NOTES:
1. THIS SUBDIVISION CREATES 7 LOTS.
2. TOTAL AREA: 0.590 ACRES OR 25,689 SQUARE FEET.
3. PARENT PROPERTY ADDRESS: 802 E. 37TH STREET
4. PARENT PARCEL IDENTIFICATION NUMBER: 20063 09001, 09002 20063 09015, 09016, 09017
5. THIS PROPERTY IS ZONED TR-1.
6. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
7. AS OF THE DATE OF THIS SURVEY, BASED ON THE SURVEYOR'S REVIEW OF AVAILABLE FLOOD MAPPING, THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X (UNSHADED), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 13051C0109F, EFFECTIVE AUGUST 16, 2018. ACCORDING TO THE CITY OF SAVANNAH'S CASEY NORTH BASIN STUDY, THE PROPERTY IS LOCATED WITHIN A LOCALLY IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA). ALL EARTHEN FILL PLACED BELOW THE APPLICABLE BASE FLOOD ELEVATION (BFE) SHALL BE MITIGATED. THE FINISHED FLOOR ELEVATION OF ALL PROPOSED STRUCTURES SHALL BE AT OR ABOVE THE BFE PLUS 2.0 FEET OF FREEBOARD, IF APPLICABLE. FEMA FLOOD MAPS AND LOCAL FLOOD STUDIES ARE SUBJECT TO REVISION AND AMENDMENT. APPLICABLE FLOOD MAPPING, STUDY DATA, AND FLOODPLAIN REQUIREMENTS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
8. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
9. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
10. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
11. ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
12. FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HERON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
13. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
14. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
15. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
16. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
17. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +-1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +-2CM +1 PART PER MILLION.

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: J EADY CONSTRUCTION COMPANY, LLC. JUAN EADY

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 10/23/26

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER — DATE 10/22/26

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

CITY OF SAVANNAH SUBDIVISION NUMBER: 25-005263-SUBP

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.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

10/23/26

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia COA LSF001167
(912) 200-3041 | Survey@ColemanCompanyInc.com EXP DATE: 06/29/2028

PAULSEN STREET SUBDIVISION
MAJOR SUBDIVISION OF LOTS A, B, C & D HARMON WARD
2ND G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

PREPARED FOR: J.EADY CONSTRUCTION COMPANY

JOB NUMBER:	23-453
DATE:	07/30/2024
DRAWN BY:	RRG
CHECKED BY:	JBT
SCALE:	1" = 20'

MAJOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 10/23/2026 7:50 AM BY: Jacob Pevey DRAWING PATH: Q:\2023\23-453.000\DWG\Survey\23-453_PAULSEN_2024.07.25 MAJOR SUB.dwg