

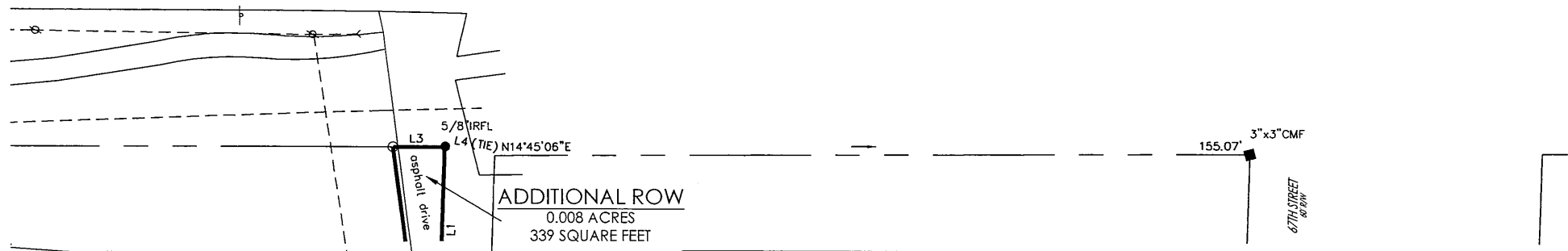
- NOTES:**
1. PROPERTY ADDRESS: 5111 ABERCORN STREET
 2. PARCEL IDENTIFICATION NUMBER: 20128 02001
 3. THIS PROPERTY IS CURRENTLY ZONED OI-E (OFFICE/INSTITUTIONAL EXPANDED).
 4. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0163G, EFFECTIVE DATE: 8-16-2022. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 5. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.

GRID
GEORGIA EAST ZONE
NAD 83

- LEGEND**
- IPS 1" IRON PIPE SET
 - IRF IRON ROD FOUND
 - CMF CONCRETE MONUMENT FOUND
 - ⊗ PP POWER POLE
 - ⊕ LP LIGHT POLE
 - SIGN

BULL STREET
30' R/W

OAKVIEW DRIVE
30' R/W



ADDITIONAL ROW
0.008 ACRES
339 SQUARE FEET

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. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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 REGISTERED SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

- REFERENCE:**
1. PLAT BOOK D, PAGE 111.
 2. PLAT BOOK 15, PAGE 54A.
 3. SUBDIVISION MAP BOOK A, PAGE 251.
 4. PLAT BOOK AA, PAGE 125.
 5. PLAT BOOK B, PAGE 229.
- SURVEY DATE: 5-24-2022
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/INFINITY
FIELD ERROR OF CLOSURE: 1/48,183

COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

1/1	SHEET#:	
	JOB NUMBER:	22-271
	DATE:	2/17/2023
	DRAWN BY:	JBT
	CHECKED BY:	JBT
	SCALE:	1"=20'

A RIGHT-OF-WAY DEDICATION PLAT OF
A PORTION OF TRACT 2, A PORTION OF THE DELOACH TRACTS, POPLAR GROVE PLANTATION,
4TH G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, STATE OF GEORGIA
PREPARED FOR: JEWISH EDUCATIONAL ALLIANCE OF SAVANNAH



DATE PLOTTED: 2/20/2023 10:47 AM BY: Barr Thomas DRAWING PATH: G:\2023\22-271\000\DWG\SURVEY\22-271_ROW_PLAT_2-17-2023.dwg