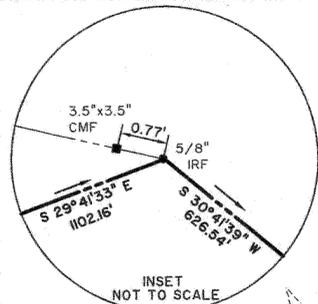


Type: PLAT
 Recorded: 1/26/2023 9:32:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court

Participant ID: 4642274128

BK 53 PG 608

THIS SPACE RESERVED FOR THE
 CLERK OF SUPERIOR COURT



Potential Donation Tract

REMAINING PARCEL C-2-B
 757.025 ACRES
 32,976,005 S.F.
 2400 LITTLE NECK ROAD
 PB 52, PG 791

PARCEL C-7A
 1,637,320 S.F.
 37.59 AC.
 ADDRESS: 2100 LITTLE NECK RD

POINT OF REFERENCE 2
 N: 752,932.010
 E: 920,725.409

PARCEL C-7B
 2,801,959 S.F.
 64.32 AC.
 ADDRESS: 2200 LITTLE NECK RD

POINT OF REFERENCE 1
 N: 752,830.943
 E: 919,239.216

BENCHMARK
 TOP OF P.K. NAIL
 END OF CONC. ISLAND
 ELEVATION: 18.29 (NAVD 88)

N/F
 MAYOR AND ALDERMEN OF SAVANNAH
 PIN: 21024 01004
 PB 36-P PAGE 78

GRID NORTH, NAD83 (2011)
 GEORGIA SPC, EAST ZONE

CERTIFICATE OF OWNERSHIP AND DEDICATION
 IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE
 PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY
 DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY
 SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES
 INTENDED.

Jeffrey B. Coggin
 JEFFREY COGGIN
 OWNER

11-9-22
 DATE

LEGEND

- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- APPROXIMATE FLOOD ZONE
- BOUNDARY LINE
- EASEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- FEMA BASE FLOOD ELEVATION
- FRESHWATER WETLAND
- CONC. MONUMENT FOUND
- GUY WIRE
- 3/4" IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- UNDERGROUND UTILITY LINE MARKER
- POST
- POWER POLE
- SANITARY MANHOLE
- WATER VALVE

NOTES

- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 123,398 FEET, AN ANGULAR ERROR OF 3.86" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- ALL CORNERS MARKED WITH 1/2" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 633,465.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO F.I.R.M. MAP NO. 13051C, PANELS 0104G, 0108G, 01H5, 01H8 REVISED AUGUST 16, 2018, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE AE.
- WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. WETLAND AREAS SHOWN ARE BASED ON A GPS WETLAND DELINEATION EXHIBIT, FIGURE 8 GEORGIA, LLC, NEW HAMPSTEAD TRACT, BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. DATED MAY 20, 2016. U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT, FILE NO. SAS-2016-00660 AND A GPS WETLAND DELINEATION EXHIBIT, FIGURE 8 GEORGIA, LLC, NEW HAMPSTEAD TRACT, BY RESOURCE LAND CONSULTANTS, DATED NOVEMBER 15, 2021. U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT, FILE NO. SAS-2021-00405 AND WERE NOT SURVEYED BY TOMAS & HUTTON. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
- TAX MAP NUMBER: 21024 01001
 PROPERTY OWNER: FIGURE 8 LLC
 TITLE REFERENCE: D.B. 364H, PG 1
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- 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 DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
- TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.

CITY OF SAVANNAH APPROVAL

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

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

[Signature]
 DIRECTOR, DEPUTY
 11/10/2022
 DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

[Signature]
 JULIE MCLEAN, P.E.
 CITY ENGINEER
 1/19/23
 DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

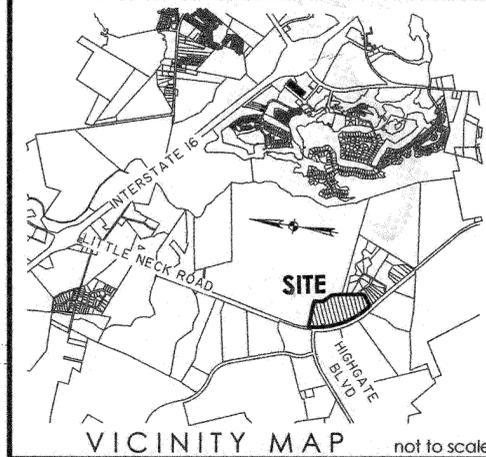
[Signature]
 MELANIE WILSON
 EXECUTIVE DIRECTOR
 1/26/2023
 DATE

REFERENCES

I. PB 52 PG 791

LINE	BEARING	LENGTH
L1	N 69°16'08" W	280.28'
L2	N 55°26'03" E	150.07'
L3	N 34°33'57" W	100.00'
L4	S 55°26'03" W	150.06'
L5	S 03°53'25" E	185.88'

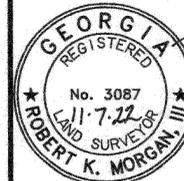
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	3769.85'	2233.97'	N 52°17'33" W	2201.43'	33°57'10"
C2	3769.85'	1439.92'	N 22°51'14" W	1431.18'	21°53'04"
C3	3769.85'	1707.03'	N 56°17'49" W	1692.48'	25°56'39"
C4	3769.85'	526.95'	N 39°19'13" W	526.52'	8°00'32"



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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.



Robert K. Morgan
 ROBERT K. MORGAN
 GEORGIA REGISTERED LAND SURVEYOR
 RLS #3087 / LSF #145
 morgans.r@thomasandhutton.com

MINOR SUBDIVISION

PARCEL C-7
 BEING A PORTION OF
 THE NEW HAMPSTEAD
 DEVELOPMENT AREA

8TH G.M. DISTRICT, CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA

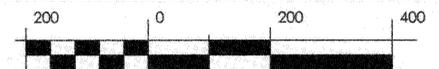
prepared for
 CITY OF SAVANNAH

No.	Revision	By	Date



50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



1 INCH = 200 FEET
 plat drawn reviewed field crew
 05/18/2022 JBL RKM 03/14/2022 JD

job 26404.0011 SHEET 1 OF 1