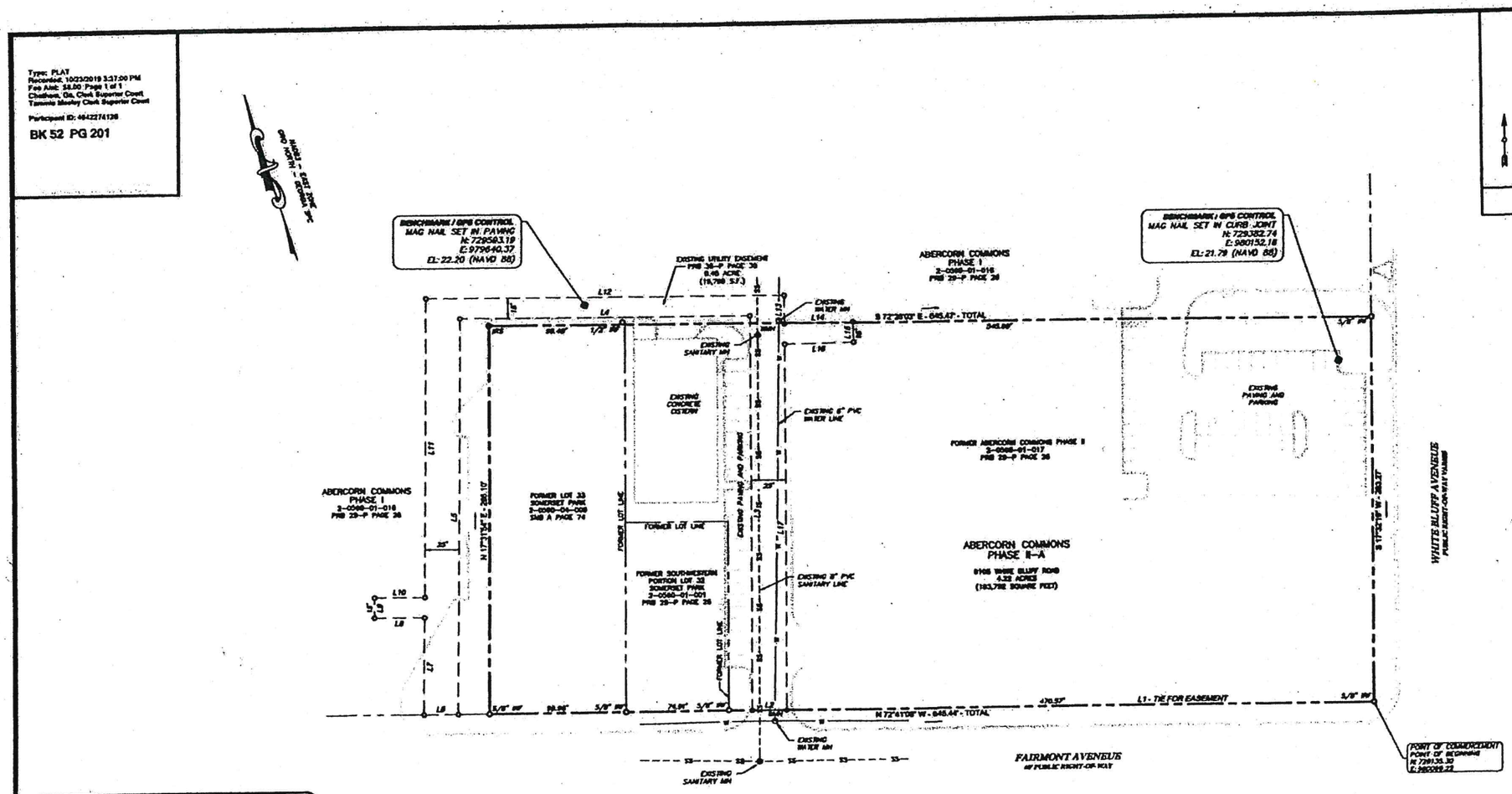
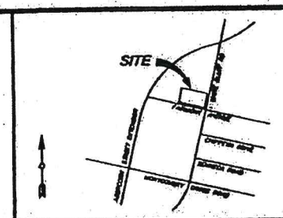
Exhibit 3 : Old Easement

Type: PLAT
Recorded: 10/23/2019 3:37:00 PM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 4642274126

BK 52 PG 201





EXISTING UTILITY EASEMENT AS SHOWN ON PBB 36-P PAGE 36. L1 IS SHOWN AS A PROPERTY LINE TIE.

Line Table		
Line #	Length	Direction
L1	426.86	S72° 41' 08"E
L2	25.00	N72° 41' 08"W
L3	290.73	N17° 19' 08"E
L4	211.34	N72° 26' 46"W
L5	291.82	S17° 53' 29"W
L6	25.00	N72° 41' 08"W
L7	71.71	N17° 53' 35"E
L8	36.85	N72° 33' 11"W
L9	15.00	N17° 33' 19"E
L10	36.84	S72° 33' 11"E
L11	220.02	N17° 53' 25"E
L12	281.09	S72° 26' 39"E
L13	21.05	S17° 19' 08"W
L14	50.44	S72° 43' 27"E
L15	15.00	S16° 16' 33"W
L16	50.71	N72° 43' 27"W
L17	268.89	S17° 19' 08"W

SURVEY NOTES

1. The purpose of this survey is to recombine existing Tax Parcels 2-0080-01-017, 2-0080-01-001 & 2-0080-04-008 into a single parcel.
2. Horizontal Datum is Georgia State Plane Coordinate System of 1983, East Zone, North American Datum of 1983 (NAD83).
3. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
4. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Champion TKO receiver [RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)] with a Scepter II data collector receiving RTK corrections via a Verizon Jetpack MiFi 8800L from the eGPS Solutions Real Time Network. The reference used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
5. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
6. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
7. Locations are accurate only where dimensioned.
8. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C 0153G; Revised Date: August 16, 2018. The flood hazard lines as shown on this plat have been taken digitally from http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1, and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. This term "Certification" as used in Rule 180-6-.08 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registered at the time of the survey and is not a guarantee or warranty, either expressed or implied.
11. This survey is valid only if print has the original signature of the surveyor.
12. The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
13. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
14. The recombined parcel is to be served by The City of Savannah water and sewer.

SURVEY DATA

Total Area:	4.22 Acres (183,752 Square Feet)
Plat Closure:	1 in 426,387
Field Closure:	1 in 88,510
Angular Error:	07" per angle point
Adjusted by:	Compass Rule
Equipment used:	Topcon PS 103A Robotic Total Station Champion TKO GPS/eGPS Network
Field Work Completed on:	March 11, 2019

REFERENCES

1. Subdivision Plat of Somerset Park by M.H. Floyd dated March, 1944, recorded in Subdivision Map Book A, Page 74.
2. "Plat of Lots A, B, and C, of a subdivision of Parcel 3, Parcels 2, 4, 5, and a 36' Access Easement of a subdivision of portions of Lot 1 and 2, Kollock Lots (ex-Acton Plantation); Lots 1, 2, 31 thru 36 excluding Lot 33 and portions of Lots 30 and 40 Somerset Park Subdivision, 6th G.M. District, Savannah, Chatham County, Georgia", by EMC Engineering Services, Inc., dated July 20, 2004, recorded in Plat Record Book 29-P, Page 36.
3. "Plat of Utility Easements for Abercorn Commons, formerly Somerset Park Subdivision, 6th G.M. District, Savannah, Chatham County, Georgia", by EMC Engineering Services, Inc., dated January 26, 2007, recorded in Plat Record Book 36-P, Page 36.

APPROVALS

Approved by the Chatham County Department of Public Health Division of Engineering and Sanitation

Director — Date 10/15/19

Approved by the City Engineer, City of Savannah, Georgia.

Julie McLean, P.E. - City Engineer — Date 10/17/19

Approved by the Metropolitan Planning Commission

Melissa Wilcox - Executive Director — Date 10/25/19

All streets, rights-of-way and any sites for public use as noted on this plat, are hereby dedicated for the uses intended.

David Horne - Bay Street Realty Group — Date 10-15-2019

LEGEND

PROPERTY BOUNDARY	
PROPERTY LINE	
METES AND BOUNDS	N 47°45'54" E - 457.08'
TAG LABLE	LB
5/8" IRON REBAR FOUND	○ 5/8" RF
5/8" IRON REBAR SET WICAP	● IRS
1/2" IRON REBAR FOUND	○ 1/2" RF

SURVEYORS CERTIFICATION

GEORGIA — No. 3249 — PROFESSIONAL — STANLEY P. WETHERINGTON

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.

Wesley P. Wetherington — GA RLS No. 3249 — 10/3/19

NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA — CERTIFICATE OF AUTHORIZATION — Land Surveying Firm No. 000081 — Engineering Business Licensure

GRAPHIC SCALE: 1"=40'

EMC ENGINEERING SERVICES, INC.
P.O. Box 2066
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Savannah, GA. 31402
(912) 354-7022
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statesboro@emc-eng.com
www.emc-eng.com
Civil, Marine, Environmental
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

RECOMBINATION SURVEY

ABERCORN COMMONS PHASE II-A, BEING ABERCORN COMMONS PHASE II, ALL OF LOT 33, & THE SOUTHWESTERN PORTION OF LOT 32, SOMMERSET PARK
6th G.M. DISTRICT, SAVANNAH, CHATHAM COUNTY, GEORGIA
Prepared for:
BAY STREET REALTY GROUP

PROJECT NO.:	19-0025
DRAWN BY:	MMK
DESIGNED BY:	N/A
SURVEYED BY:	JCH
SURVEY DATE:	03/11/2019
CHECKED BY:	WPW
SCALE:	1" = 40'
DATE:	10/03/2019

SHEET 1 OF 1

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