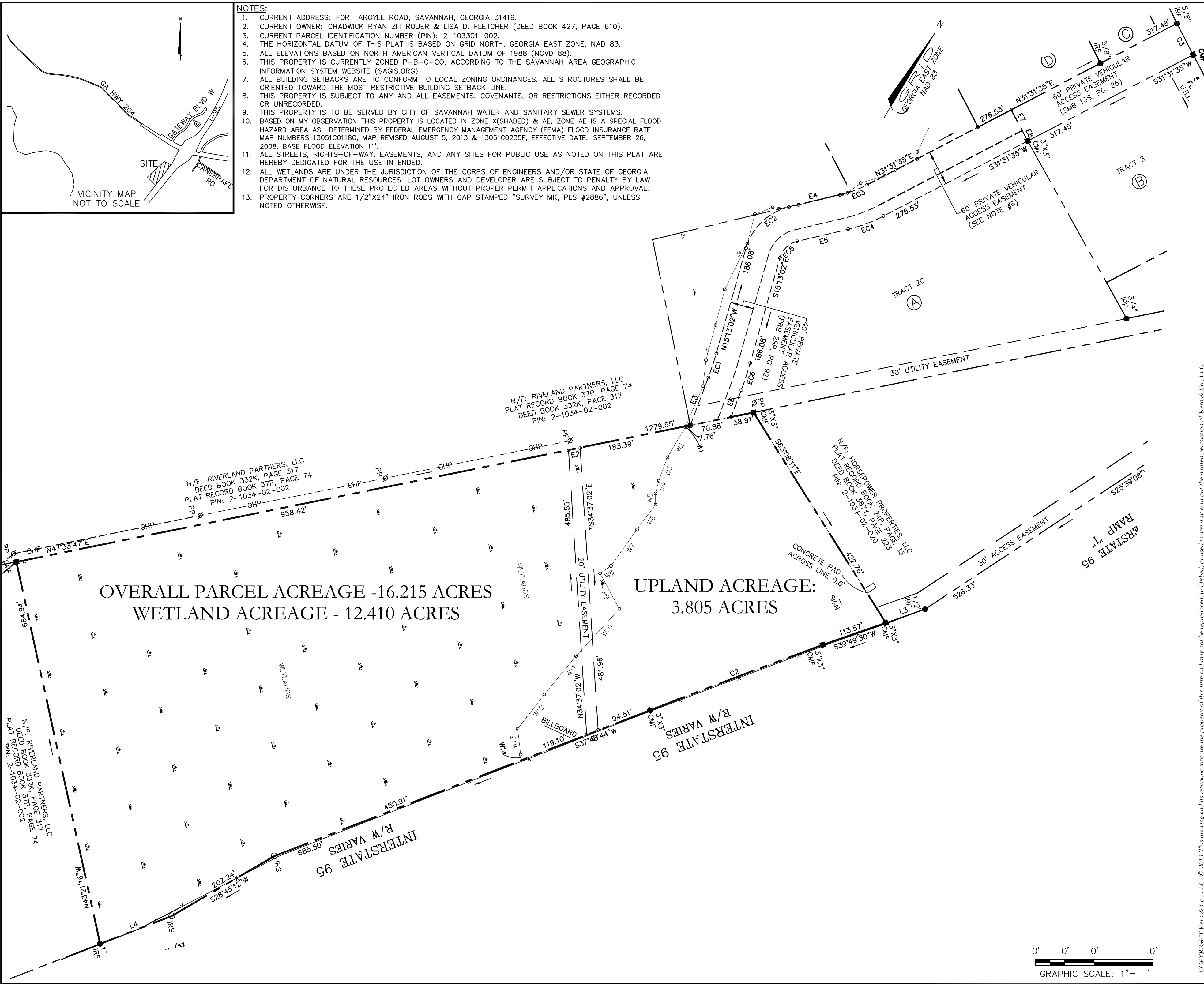



- NOTES:
1. CURRENT ADDRESS: FORT ARGYLE ROAD, SAVANNAH, GEORGIA 31419.
 2. CURRENT OWNER: CHADWICK RYAN ZITTRouer & LISA D. FLETCHER (DEED BOOK 427, PAGE 610).
 3. CURRENT PARCEL IDENTIFICATION NUMBER (PIN): 2-103301-002.
 4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
 5. ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD 88).
 6. THIS PROPERTY IS CURRENTLY ZONED P-B-C-CO, ACCORDING TO THE SAVANNAH AREA GEOGRAPHIC INFORMATION SYSTEM WEBSITE (SAGIS.ORG).
 7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 9. THIS PROPERTY IS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 10. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X(SHADED) & AE, ZONE AE IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C01186, MAP REVISED AUGUST 5, 2013 & 13051C0235F, EFFECTIVE DATE: SEPTEMBER 26, 2008, BASE FLOOD ELEVATION 11'.
 11. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.
 12. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
 13. PROPERTY CORNERS ARE 1/2"x24" IRON RODS WITH CAP STAMPED "SURVEY MK, PLS #2886", UNLESS NOTED OTHERWISE.





Kern & Co., LLC
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A WETLAND EXHIBIT OF THE WESTERN PORTION OF A 21.75 ACRE
TRACT BEING THE SOUTHWEST QUADRANT OF INTERSTATE 95 &
GEORGIA HIGHWAY NO. 204, 7TH G. M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

DRAWING TITLE:

**WETLAND
EXHIBIT**

SCALE: 1" = 100'

PROJECT NO: 150037

DATE: 2/25/2015

DRAWN BY: ENW

CHECKED BY: CRZ

SHEET NO:

EX-1

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