



TRANSMITTAL

Date: January 16, 2025

To:

Office of the Clerk of Council

City of Savannah

P.O. Box 1027

Savannah, GA 31402

From:

Wesley Green, P.E.

Coleman Company, Inc.

1480 Chatham Parkway, Suite 100

Savannah, GA 31405

*Cross-ref Pet. #
24-513, 24-514, & 24-567*

RECEIVED
CLERK OF COUNCIL'S OFFICE

JAN 16 2025

25-032

CCI Project #: 21-610

Project Name: Blue Heron

Project Locations: 5 W Gateway Blvd / O Fort Argyle Rd

This Package includes:

- (1) Petition for Annexation
- (1) Exhibit A - Legal Description
- (1) Exhibit B - Annexation Plat

Remarks:

Thank you,

Coleman Company, Inc.

Received by: _____ Date: ____/____/____

Return to:

Office of the Clerk of Council
City of Savannah
P. O. Box 1027
Savannah, GA 31402

RECEIVED
CLERK OF COUNCIL'S OFFICE

JAN 16 2025

25-032



SAVANNAH

savannahga.gov

PLEASE ALLOW FOUR TO SIX WEEKS FOR PROCESSING

Date: 01/16/2025

TO THE HONORABLE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

I respectfully request your Honorable Body to

consider the annexations of a 1.16 acre and 62.59 acre territories into the City, and extend the City boundaries to include the same.

The territories to be annexed are unincorporated and are or will be contiguous (as described in O.C.G.A § 36-36-20) to the existing corporate limits of the City. The description of the parcels of the territories is attached hereto as Exhibit A and by this reference made a part hereof.

An Annexation Plat is attached as Exhibit B and shows the territories to be annexed.

The purpose of this petition is to annex the subject properties from unincorporated Chatham County to the City of Savannah for the purpose of developing as commercial property to include potential hotels and fueling stations. City of Savannah water and sewer are readily available to serve the properties.

For more information, please contact the civil engineer for this matter. Mr. Wesley Green, PE can be reached at 912-200-3041, with a mailing address of 1480 Chatham Parkway, Suite 100, Savannah, GA 31405.

If you need additional space to state your request, please attach additional pages, as needed.

Signed: _____

Print Name: _____

Street Address: 101 E Marketplace Way, Suite 600B

City, State, Zip code: Pooler, GA 31322

Telephone Number: 912-348-3002

Email Address: Roger@LRPHOTELS.com

Attachments included: yes ☒ no ☐

Notice: "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia, in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." Requests for relief must be submitted within six months of the event giving rise to a claim.



25-032

EXHIBIT A

PIN: 1-1034-01-031

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE 7'H G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA, SHOWN AND DESIGNATED AS TRACT 2A, CONTAINING 1.16 ACRES, MORE OR LESS, ON A PLAT ENTITLED "A RECOMBINATION PLAT OF TRACT 5, TRACT 5-A & TRACT 1, TRACT 1-A, TRACT 2, TRACT 2-A, GATEWAY SAVANNAH, LOCATED ON THE NORTHWEST QUADRANT OF INTERSTATE 95 AND GEORGIA HIGHWAY 204 INTERCHANGE, WEST OF GATEWAY BOULEVARD WEST, PHASE II," PREPARED UNDER THE DIRECTION OF BOYCE L. YOUNG, GEORGIA REGISTERED LAND SURVEYOR NO. 2282, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK 15-S, PAGE 50, SAID MAP BEING HEREBY INCORPORATED INTO THIS DESCRIPTION BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DIMENSIONS OF THE SUBJECT PROPERTY, TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO ALL STREETS, PUBLIC OR PRIVATE ALLEYS AND PUBLIC OR PRIVATE WAYS ADJOINING OR SERVING SAID PROPERTY.

REFERENCE IS MADE TO SAID PLAT FOR ALL PURPOSES OF DESCRIPTION AND IDENTIFICATION.

PIN: 1-1034-01-035

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7' G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA, AND BEING KNOWN AND DESIGNATED AS TRACT "A" CONTAINING 62.59 ACRES ON A RECOMBINATION PLAT OF TRACT A AND TRACT B OF A SUBDIVISION OF THE REMAINING LANDS OF INTERNATIONAL PAPER REALTY CORPORATION LOCATED AT GATEWAY SAVANNAH PREPARED BY GARDNER, WILLIAMS & ASSOCIATES, INC. ON PLAT FILED OF RECORD IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK 26P, PAGE 79A, 79B AND 79C, WHICH PLAT IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DIMENSIONS OF THE SUBJECT PROPERTY, TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO ALL STREETS, PUBLIC OR PRIVATE ALLEYS AND PUBLIC OR PRIVATE WAYS ADJOINING OR SERVING SAID PROPERTY.

REFERENCE IS MADE TO SAID PLAT FOR ALL PURPOSES OF DESCRIPTION AND IDENTIFICATION.



25-032

EXHIBIT B

ANNEXATION PLAT:

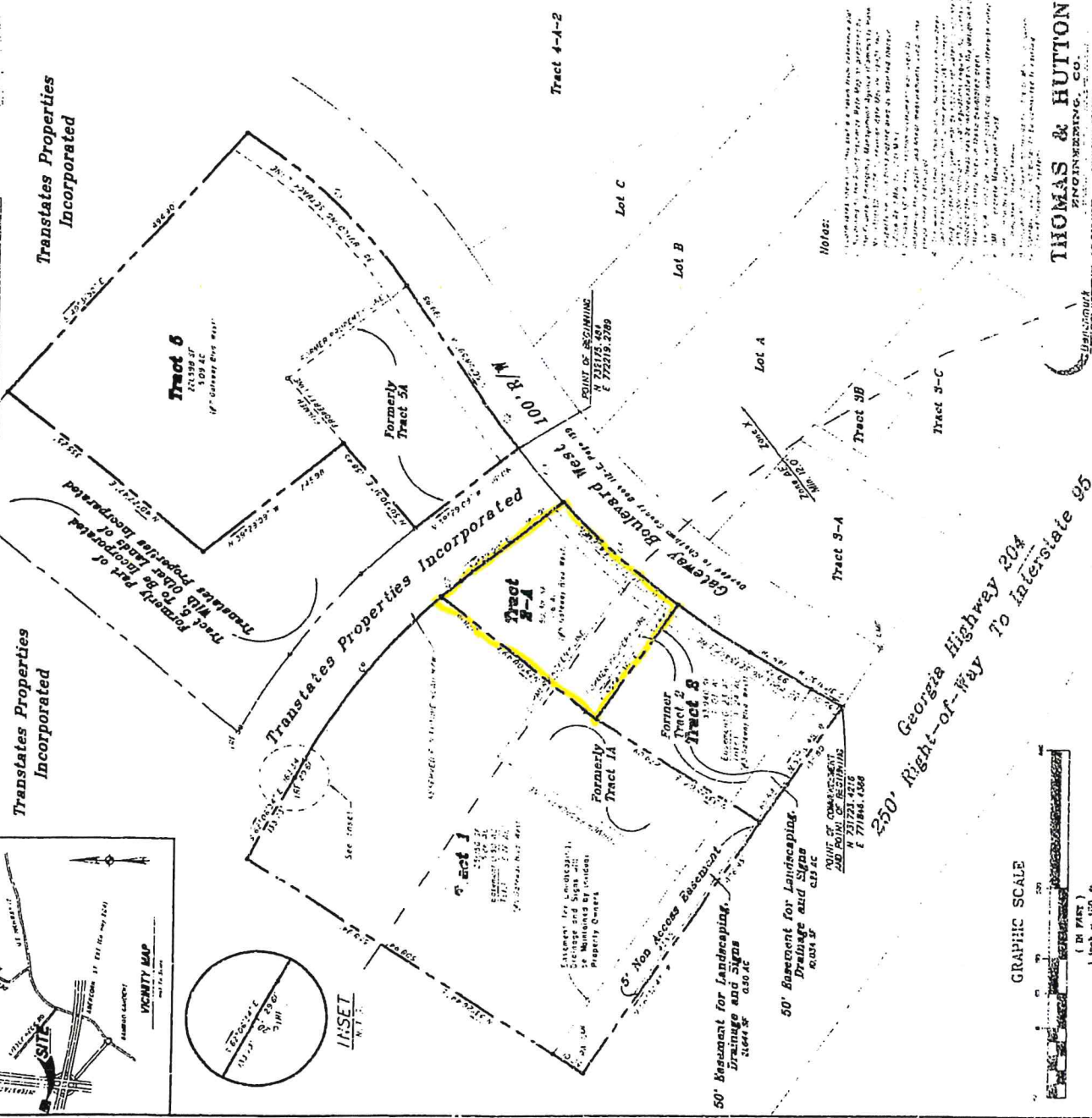
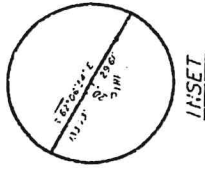
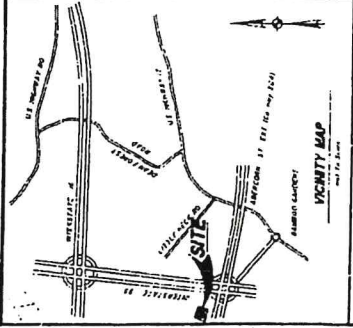
(SEE FOLLOWING)

Curve Schedule

CURVE	CL	RADIUS	CHORD	ARC	ANGLE	BEARING	DELTA
C1	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C2	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C3	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C4	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C5	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C6	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00
C7	110.00	110.00	110.00	110.00	90.00	N 0° 00' 00" E	90.00

Translates Properties Incorporated

Translates Properties Incorporated



GRAPHIC SCALE
1 inch = 100 ft.

250' Right-of-Way To Interstate 95

THOMAS & HUTTON
ENGINEERING, CO.
2003 W. 10th Street
Chatham County, Georgia
30401

A Recombination Plat of:
Tract 5, Tract 5A & Tract 1
Tract 1A, Tract 2, Tract 2A
Gateway Savannah
Located on the Northwest Quadrant of Interstate 95 and Georgia Highway 204 Interchange, West of Gateway Boulevard West

Being a Portion of Property Owned by:
Translates Properties, Inc.
Located in the 7th GA District
Chatham County, Georgia

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF THOMAS & HUTTON ENGINEERING CO. REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THOMAS & HUTTON ENGINEERING CO. IS NOT PERMITTED.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMANCE WITH THE HUNTER STANDARDS AND REQUIREMENTS OF LAW.

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL BEARINGS, MEASUREMENTS OF DISTANCES, AND CERTAIN, AND MONUMENT LOCATIONS HAVE BEEN PROVIDED BY LAND SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMANCE WITH THE HUNTER STANDARDS AND REQUIREMENTS OF LAW.



References:

1. A Plat of Gateway Savannah Phase 2 Prepared by Robert L. Lusk, Licensed Professional Engineer, No. 2182, Georgia, dated April 25, 1972, Replat 7/5/77 by Thomas & Hutton Eng. Co.
2. A Plat of Gateway Savannah Phase 2 Prepared by Robert L. Lusk, Licensed Professional Engineer, No. 2182, Georgia, dated April 25, 1972, Replat 7/5/77 by Thomas & Hutton Eng. Co.
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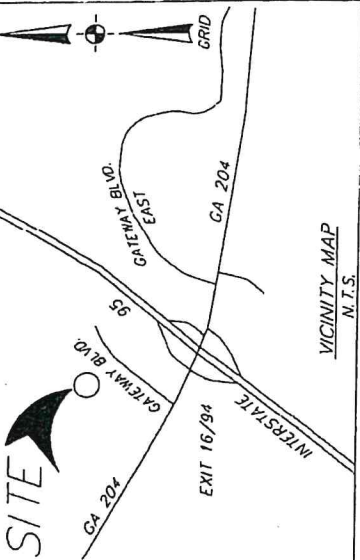
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2003 W. 10th Street
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25-032

SITE

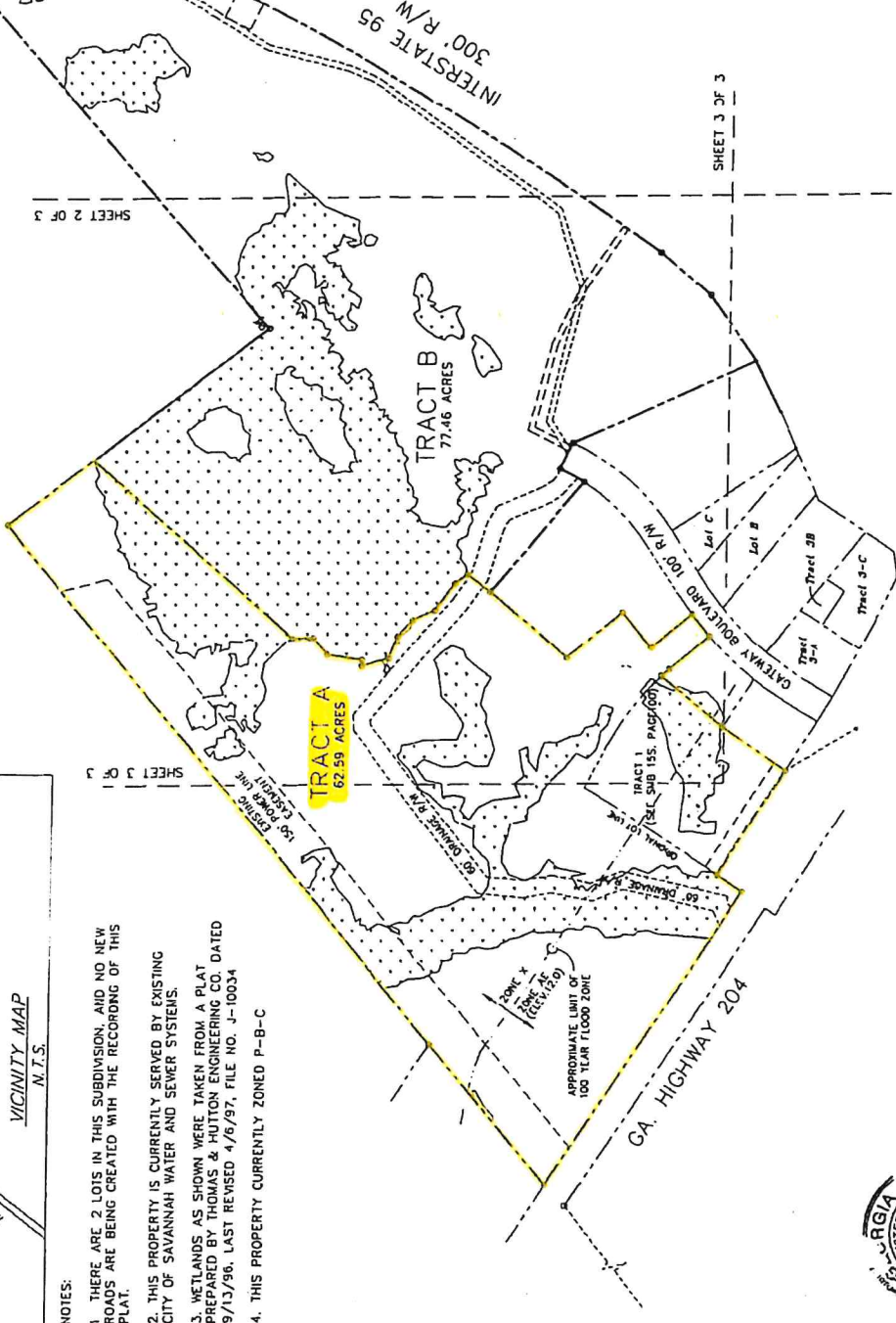


NOTES:

1. THERE ARE 2 LOTS IN THIS SUBDIVISION, AND NO NEW ROADS ARE BEING CREATED WITH THE RECORDING OF THIS PLAT.
2. THIS PROPERTY IS CURRENTLY SERVED BY EXISTING CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
3. WETLANDS AS SHOWN WERE TAKEN FROM A PLAT PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 9/13/96, LAST REVISED 4/6/97, FILE NO. J-10034
4. THIS PROPERTY CURRENTLY ZONED P-B-C

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF GARDNER, WILLIAMS & ASSOCIATES, INC. ANY REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF GARDNER, WILLIAMS & ASSOCIATES, INC. IS NOT PERMITTED.

DATE: 12/18/07
BY: [Signature]
FOR: [Signature]



REFERENCES

1. SMD 155, PAGE 100
2. SMD 155, PAGE 52
3. PLAT OF GATEWAY SAVANNAH (REVISED) PHASE NO. 2, BY ROBERT CUBBEDGE GA. LS 1676 AND DATED JULY 26, 1977
4. PLAT OF A PORTION OF THE NORTHWEST QUADRANT OF 105 & GA HWY 204 INTERCHANGE BY BOYCE L. YOUNG LS NO. 2282 AND DATED REVISED 4/6/97.
5. PLAT OF 63.27 ACRES BY ROBERT L. CUBBEDGE LS NO. 1676 AND DATED 2/9/72.
6. PLAT OF TRACT 4-A-2, GATEWAY SAVANNAH, PHASE 2, BY BOYCE L. YOUNG 7A, LS. NO. 2282 AND DATED 8/29/89.
7. PLAT OF A 20' WIDE UTILITY EASEMENT BY OCTAVIO ARANGO GA. LS NO. 2141 AND DATED 1/6/88.
8. SMD 125, PAGE 56.
9. PLAT OF A INGRESS AND EGRESS EASEMENT NW QUADRANT 1-95/GA 204 BY BOYCE L. YOUNG GA LS NO. 2282 AND DATED 12/30/99.
10. PLAT OF UNION CAMPS SOUTHERN STATES H/S CO NO. 5 BY VINCENT HELMLY AND DATED 11/28/90.
11. BOUNDARY MAP OF SOUTHERN STATES H/S CO. NO.5 TRACT FOR UNION CAMP CORP. BY J. DEAN GOWEN GA LS NO.6
12. P-95 RIGHT-OF-WAY PLANS BY GA. DOT.
13. P-95 RIGHT-OF-WAY PLANS BY GA. DOT.
14. 10.35 ACRES, REPRESENTING THE REMAINING LANDS OWNED BY INTERNATIONAL PAPER REALTY CORPORATION, PREPARED BY GARDNER, WILLIAMS & ASSOCIATES, DATED MAY 21, 2003, FILE NO. 03-089

SURVEYOR'S NOTES:

1. BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY IS WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE 12) DATED 5/19/1987, FIRM NO. 1300030-0075C
2. EQUIPMENT USED & ERROR OF CLOSURE:
LEITZ SET 414 - ELECTRONIC DISTANCE METER
FIELD CLOSURE: 1:85,000 ± 1" PER ANG. PT.
PLAT CLOSURE: 1:1,672,486
3. FIELD SURVEY COMPLETED MAY, 2003
4. COORDINATES SHOWN ARE BASED ON NAD 83, 94 HARN ADJUSTED AND WERE TAKEN FROM REFERENCE PLAT NO.7, AND HAVE NOT BEEN FIELD VERIFIED.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF L.A.

MICHAEL S. WILLIAMS
GA REG. L.S. NO. 2712

APPROVED BY SAVANNAH COUNTY ENGINEER
COUNTY ENGINEER
DATE: 5 Dec 2003
APPROVED BY CHURCHMAN COUNTY DEPARTMENT OF PUBLIC HEALTH
DIRECTOR
DATE: 12/18/07
APPROVED BY METROPOLITAN PLANNING COMMISSION
DIRECTOR
DATE: 12/18/07
SECRETARY

RECOMBINATION PLAT

TRACT A AND TRACT B OF A SUBDIVISION OF THE REMAINING LANDS OF INTERNATIONAL PAPER REALTY CORPORATION LOCATED AT GATEWAY SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION
GARDNER, WILLIAMS & ASSOCIATES, INC.
537 HIGHWAY 204, SUITE 100
GARDNER CITY, GEORGIA 31406
PHONE: 912-861-8444

260-79A

140.05 ACRES TOTAL

DATE: JUL 8, 2003 JOB NO. 03-089
SEE SHEET 2 OF 3 FOR NOTES AND OTHER INFORMATION
SEE SHEET 3 OF 3 FOR CASHMATA DATA SHEETS
SHEET 1 OF 3

25-032

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HILL & BURBIDGE CLAYD A & JOYCE A
PARCEL B OF THE LANCASTER TRACT
PIN 1-1034-01-014

SHEET 3 DOWER, PARCEL 3, DESCRIPTION

- ① MDCR JAMES D. JR
TRACT 2558 155, PAGE 100
PIN 1-1034-01-020
- ② MDCR JAMES D. JR
TRACT 2558 155, PAGE 100
PIN 1-1034-01-021
- ③ SAIPABA CORPORATION
TRACT 2558 155, PAGE 100
PIN 1-1034-01-022



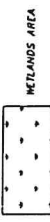
BOUNDARY CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	750.74	95.97	95.97	S 79° 04' 09" W
C2	1160.00	100.38	100.35	S 50° 31' 54" W
C3	854.00	35.00	35.00	N 10° 42' 22" W

BOUNDARY LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 60° 00' 00" E	98.26
L2	N 64° 53' 38" E	98.26
L3	S 39° 27' 28" E	215.58
L4	S 50° 32' 34" W	158.45
L5	N 60° 00' 00" E	181.08
L6	N 39° 27' 28" E	106.50
L7	S 53° 27' 53" W	73.80
L8	S 00° 58' 53" E	73.80
L9	S 50° 14' 22" W	78.00
L10	S 02° 27' 31" W	125.81
L11	S 02° 27' 31" W	125.81
L12	S 15° 08' 42" E	70.81
L13	S 68° 11' 51" E	84.25
L14	S 46° 43' 16" E	76.97
L15	S 24° 00' 37" E	83.44
L16	S 52° 33' 33" E	114.69
L17	S 52° 33' 33" E	114.69
L18	S 37° 18' 18" W	101.05

- LEGEND**
- CHU CONCRETE MONUMENT FOUND
 - OND OVERHEAD POWER LINE
 - PIB IRON PIPE FOUND
 - PPB POWER POLE
 - SP SERVICE POLE
 - R/PCU CONCRETE MONUMENT FOUND
 - RRS RAILROAD RIGHT-OF-WAY
 - IRF IRON PIPE FOUND
 - ARF ARCEL FOUND
 - SSUM SANITARY SEWER MANHOLE
 - IRF/IB IRON PIPE FOUND BENT



WETLANDS AREA

ALL EASEMENTS, RIGHTS-OF-WAY AND SITES FOR PUBLIC USE ARE HEREBY DESIGNATED FOR THE USE INTENDED

OWNERS SIGNATURE

APPROVED BY CHATHAM COUNTY ENGINEER
COUNTY ENGINEER

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

DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION

SECRETARY

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

MICHAEL S. WILLIAMS
GA REG. L.S. NO. 2712



26P.79B

RECOMBINATION PLAT
TRACT A AND TRACT B OF A SUBDIVISION OF THE REMAINING LANDS OF INTERNATIONAL PAPER REALTY CORPORATION LOCATED IN THE 7TH C.M. DISTRICT, CHATHAM COUNTY, GEORGIA
PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION
GARDNER, WILLIAMS & ASSOCIATES, INC.
LAND SURVEYORS
537 HIGHTWAY 80 - SUITE C
GAINESVILLE, GEORGIA 30606
PHONE: 770-531-1811 FAX: 770-531-1811
DATE: JULY 4, 2003 JOB NO. 03-060
SEE SHEET 3 OF 3 FOR EASEMENT DATA TABLES
SHEET 2 OF 3

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GRID NORTH
MAY 1993 DATA (LA LVS)
ZONE 17/94N (MAYN ADJUSTED)

HILL & CLARENCE GLADYS A. ALVOYCE A
PARCEL B OF THE LANCASTER TRACT

CASEMENT CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C4	750.74	81.13	S 281° 51' W

CASEMENT CURVE DATA TABLE

L15	N 56° 11' 10" W	20.15
L16	S 55° 17' 37" W	54.37
L17	S 55° 17' 37" W	54.37
L18	N 21° 08' 00" W	112.83
L19	N 11° 47' 00" E	142.05
L20	N 01° 02' 00" W	102.48
L21	N 01° 02' 00" W	102.48
L22	N 01° 02' 00" W	102.48
L23	N 01° 02' 00" W	102.48
L24	N 01° 02' 00" W	102.48
L25	N 01° 02' 00" W	102.48
L26	N 01° 02' 00" W	102.48
L27	N 01° 02' 00" W	102.48
L28	N 01° 02' 00" W	102.48
L29	N 01° 02' 00" W	102.48
L30	N 01° 02' 00" W	102.48
L31	N 01° 02' 00" W	102.48
L32	N 01° 02' 00" W	102.48
L33	N 01° 02' 00" W	102.48
L34	N 01° 02' 00" W	102.48
L35	N 01° 02' 00" W	102.48
L36	N 01° 02' 00" W	102.48
L37	N 01° 02' 00" W	102.48
L38	N 01° 02' 00" W	102.48
L39	N 01° 02' 00" W	102.48
L40	N 01° 02' 00" W	102.48
L41	N 01° 02' 00" W	102.48
L42	N 01° 02' 00" W	102.48
L43	N 01° 02' 00" W	102.48
L44	N 01° 02' 00" W	102.48
L45	N 01° 02' 00" W	102.48
L46	N 01° 02' 00" W	102.48
L47	N 01° 02' 00" W	102.48
L48	N 01° 02' 00" W	102.48
L49	N 01° 02' 00" W	102.48
L50	N 01° 02' 00" W	102.48
L51	N 01° 02' 00" W	102.48
L52	N 01° 02' 00" W	102.48
L53	N 01° 02' 00" W	102.48
L54	N 01° 02' 00" W	102.48
L55	N 01° 02' 00" W	102.48
L56	N 01° 02' 00" W	102.48
L57	N 01° 02' 00" W	102.48
L58	N 01° 02' 00" W	102.48
L59	N 01° 02' 00" W	102.48
L60	N 01° 02' 00" W	102.48

ALL EASEMENTS, RIGHTS-OF-WAY AND SITES FOR PUBLIC USE ARE HEREBY DEDICATED FOR THE USE INTENDED

OWNERS SIGNATURE
[Signature]

APPROVED BY GARDNER COUNTY ENGINEER
[Signature] DATE 5 DEC 03

APPROVED BY CHADWICK COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING AND SANITATION
[Signature] DATE 12/18/03

APPROVED BY METROPOLITAN PLANNING COMMISSION
[Signature] DATE 12/18/03

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

MICHAEL S. WILLIAMS
CA REG. L.S. NO. 2712



26P-79C

RECOMBINATION PLAN
TRACT A AND TRACT B OF A SUBDIVISION OF THE REMAINING LANDS OF INTERESTS PAPER REALTY CORPORATION LOCATED AT GATEWAY SAVANNAH

LOCATED IN THE 3RD C.D. DISTRICT, CHADWICK COUNTY, GEORGIA
PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION
GARDNER, WILLIAMS & ASSOC., INC.
237 WEST 10TH STREET
GADSDEN CITY, GEORGIA 31031-8414
PH (706) 841-8414

DATE: July 6, 2003 JOB NO. 01-099
SEE SHEET 2 OF 3 FOR NOTES AND OTHER INFORMATION
SHEET 3 OF 3

25-032