

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERK'S FILING INFORMATION

NO INFRASTRUCTURE IMPROVEMENTS ARE REQUIRED TO PROVIDE PUBLIC ACCESS TO ALL NEW LOTS CREATED BY THIS PLAT. WATER AND SEWER TO BE SERVED BY THE CITY OF SAVANNAH.

THE PRIVATE VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED PERPETUALLY FOR THE USE BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. THE MAINTENANCE OF ALL PRIVATE AND COMMON AREAS OF THIS SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, DRIVES, STREETS AND PARKING, SHALL BE PROVIDED BY, AND SHALL BE THE RESPONSIBILITY OF, THE OWNERS OF THE LOTS WITHIN SUBDIVISION AND SHALL NOT BECOME A RESPONSIBILITY OF THE CITY OF SAVANNAH. THE CITY SHALL BE HELD HARMLESS FROM ANY LIABILITY ASSOCIATED WITH THE ESTABLISHMENT AND MAINTENANCE OF SUCH COMMON AREAS.

MAJOR SUBDIVISION PLAT APPROVALS

The following governmental bodies have approved this map, plat, or plan for filing:

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER DATE 10/11/23

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

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

DATE 8/17/2023

CERTIFICATE OF DEDICATION

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

PATRICK JOHNSTON - AGENT DATE 9/5/23

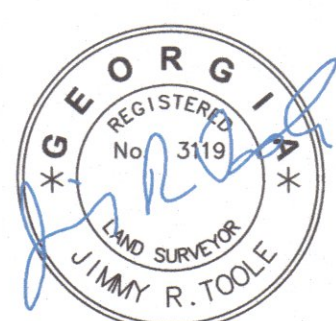
CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE STATE OF GEORGIA, COUNTY OF CHATHAM THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

PATRICK JOHNSTON - AGENT DATE 9/5/23

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 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.



DATE 09/06/2023



SURVEY NOTES

- 1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control and some spot elevations were obtained utilizing GPS (global positioning systems).
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. This survey was prepared without the benefit of an abstract of title.
6. Structures visible on the date of survey are shown hereon.
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. 13051C0161G; Effective Date: August 16, 2018.
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. The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (8) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant 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.
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 boundary, as shown, was taken from a survey by EMC.
15. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
16. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction.
17. There were no wetland delineation markers observed in the process of conducting the fieldwork.
18. All building setbacks are to conform to local zoning ordinances.
19. This property does not fall within the Airport Overlay District.
20. This property is located within the Historic Streetcar District.
21. No building shall be permitted to be constructed within the common area (Lot 54D).

SURVEY DATA

Table with 2 columns: Item, Value. Includes Total Area (0.413 Acres), Lot 54A (0.017 Acres), Lot 54B (0.042 Acres), Lot 54C (0.031 Acres), Lot 54D (0.323 Acres), and Field Precision (1 in 84,279).

Adjusted by: No adjustment
Equipment used: Geomax Zoom90 Robotic Total Station, eGPS 20TL Geodetic GNSS GPS Receiver
Field Work Completed on: May 2023

REFERENCES

DB 186L, PG 437 DB 730, PG 492

LEGEND

Legend table with 3 columns: Symbol, Description, Abbreviation. Includes symbols for adjacent property line, property boundary, metes and bounds, iron rebar found, right-of-way, plat book, deed book, page, not to scale, irrigation control valve, hose bibb/water spigot, water meter, clean out, electric service meter, light pole, etc.

Table with 2 columns: NO., REVISION DESCRIPTION. Includes a row for DATE.



EMC ENGINEERING SERVICES, INC. 27 Chatham Center South, Suite A Savannah, GA 31405



MAJOR SUBDIVISION PLAT SISTER'S CORNER SUBDIVISION 2ND G. M. DISTRICT SAVANNAH, CHATHAM COUNTY GEORGIA Prepared for: SISTER'S CORNER, LLC

PROJECT NO.: 23-0019 DRAWN BY: SMB DESIGNED BY: JEH SURVEY DATE: MARCH 2023 CHECKED BY: JRT SCALE: 1" = 10' DATE: 10/08/2023 SHEET 1 OF 1

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