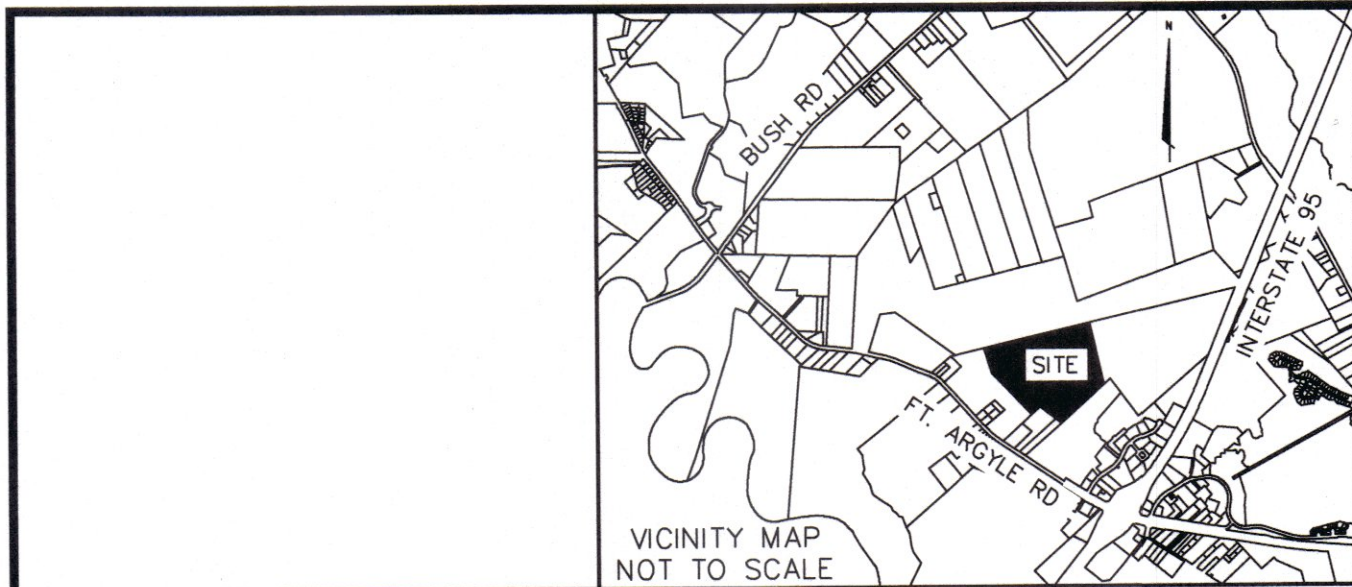




LEGEND		
○	IPS	BENCH MARK
●	IRF	1" IRON PIPE SET
●	IPF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF
■	RRIF	RAILROAD IRON FOUND
■	UCCMF	UNION CAMP CMF
(D)		DISTURBED
R/W		RIGHT-OF-WAY
DB		DEED BOOK
PRB		PLAT RECORD BOOK
SMB		SUBDIVISION MAP BOOK
PB		PLAT BOOK
PIN		PARCEL IDENTIFICATION NUMBER
BFE		BASE FLOOD ELEVATION
POB		POINT OF BEGINNING
POC		POINT OF COMMENCEMENT
UA		UNINCORPORATED AREA
COS		CITY OF SAVANNAH
CC		CHATHAM COUNTY
CL		CITY LIMITS
GDOT		GEORGIA DEPARTMENT OF TRANSPORTATION

LINE TABLE		
LINE #	LENGTH	DIRECTION
E2	366.44'	S0°48'51"W
E3	124.50'	S62°18'03"W
E4	153.41'	S40°24'52"W
E5	32.37'	S40°24'52"W
E6	222.12'	S51°13'47"E
E7	53.60'	S60°46'50"E
E8	164.84'	S26°47'50"E
E9	163.03'	S50°13'23"W
E10	18.37'	S8°44'04"W
E11	146.92'	S49°57'26"W
E12	68.66'	N77°59'31"W
E13	194.43'	N42°27'41"W
E14	97.52'	S31°03'00"W
E15	141.38'	N31°03'00"E
E16	202.88'	S40°02'31"E
E17	37.39'	S81°55'55"E
E18	159.79'	N50°00'59"E
E19	81.95'	N29°19'19"W
E20	358.28'	N39°41'00"W
E21	103.11'	N49°57'26"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
E22	153.41'	N40°24'52"E
E23	124.50'	N62°18'03"E
E24	366.50'	N0°48'51"E
E25	173.74'	N31°03'00"E
E26	30.66'	N75°09'10"E
E27	77.94'	S76°27'03"W
E28	38.09'	N48°23'56"W
E29	54.43'	N36°21'55"W
E30	124.26'	N50°14'35"E
E31	489.09'	S54°31'25"E
E32	21.51'	S21°18'09"E
E33	249.39'	S50°48'55"W
E34	76.48'	N30°42'28"W
E35	73.82'	N31°09'52"W
E36	71.14'	N23°11'16"W
E37	60.88'	N36°26'21"W
E38	15.59'	N14°34'05"E
E39	1.79'	S75°09'10"W

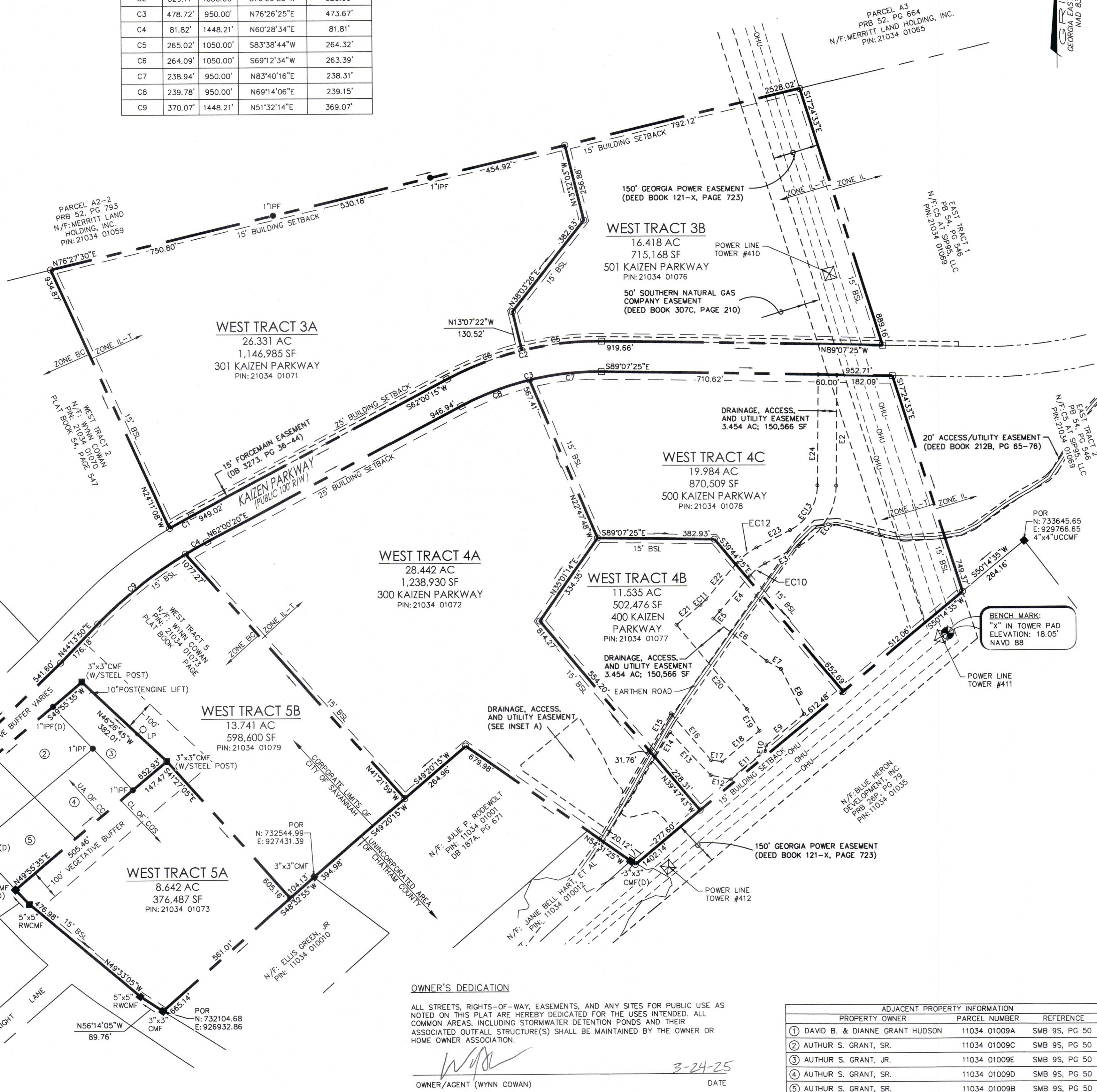
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
EC9	246.82'	230.00'	S31°33'27"W	235.15'
EC10	64.94'	170.00'	S51°21'28"W	64.54'
EC11	24.99'	150.00'	N45°11'11"E	24.96'
EC12	87.86'	230.00'	N51°21'28"E	87.32'
EC13	182.43'	170.00'	N31°33'27"E	173.81'
EC14	68.72'	35.00'	S47°18'03"E	58.20'

NOTES:

- THIS PLAT CREATES 7 LOTS.
- TOTAL AREA: 125.093 ACRES; 5,449,155 SQUARE FEET.
- PARENT PROPERTY ADDRESS: KAIZEN PARKWAY
- PARENT PARCEL IDENTIFICATION NUMBER: 21034 01071 / 21034 01072 / 21034 01073.
- THESE PROPERTIES ARE CURRENTLY ZONED B-C AND IL-T.
- LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0118H, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
- ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
- THIS PROPERTY FALLS WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).
- ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PROPERTY SHALL BE OBLIGATED TO PAY FEES ASSOCIATED WITH EXTENSION AND CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 10M + 1$ PART PER MILLION AND VERTICAL PRECISION IS $\pm 2CM + 1$ PART PER MILLION.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	85.44'	1549.16'	S60°25'43"W	85.43'
C2	529.11'	1050.00'	S76°26'25"W	523.53'
C3	478.72'	950.00'	N76°26'25"E	473.67'
C4	81.82'	1448.21'	N60°28'34"E	81.81'
C5	265.02'	1050.00'	S83°38'44"W	264.32'
C6	264.09'	1050.00'	S69°12'34"W	263.39'
C7	238.94'	950.00'	N83°40'16"E	238.31'
C8	239.78'	950.00'	N69°14'06"E	239.15'
C9	370.07'	1448.21'	N51°32'14"E	369.07'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	96.37'	N12°28'25"E



OWNER'S 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. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.

OWNER/AGENT (WYNN COWAN) DATE 3-24-25

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

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

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

MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

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.



DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

A MAJOR SUBDIVISION OF WEST TRACT 3, 4, AND 5, BEING A SUBDIVISION OF HILL-DURENCE TRACT, PARCEL B, A PORTION OF THE LANCASTER TRACT, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: WYNN COWAN

JOB NUMBER: 21-875
DATE: 11/15/2024
DRAWN BY: JTP/DAS
CHECKED BY: JTP/DAS
SCALE: 1" = 200'

MAJOR SUBDIVISION

SHEET:

1/1

DATE PLOTTED: 3/24/2025 7:25 AM BY: Alex Stranberg DRAWING PATH: \\COLE-F001\Projects\2021\1-875 000\DWG\Survey\21-875 Durrence Tract - MAJOR SUB - 2024\115 GIC NEW LINE 02-20-2025.dwg

REFERENCE:

- PLAT RECORD BOOK 54, PAGE 148.
- PLAT RECORD BOOK 6P, PAGE 79.
- PLAT RECORD BOOK 50, PAGE 663.
- PLAT RECORD BOOK 51, PAGE 333.
- PLAT RECORD BOOK 52, PAGE 793.
- PLAT RECORD BOOK 52, PAGE 794.
- PLAT RECORD BOOK 52, PAGE 664.
- PLAT RECORD BOOK 54, PAGE 547.

SURVEY DATE: 04/11/2022
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/562,124
FIELD ERROR OF CLOSURE: 1/9,580