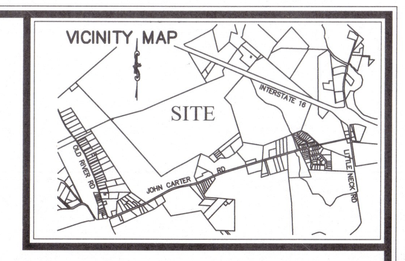
J:\Dsurveys\SEDA\Master Plat\private_to_public_plat.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	9°41'58"	66.02'	389.99'	33.09'	S42°10'41"E	65.94'
C2	28°49'45"	230.45'	458.00'	117.72'	S51°43'17"E	228.03'
C3	28°25'01"	218.23'	440.00'	111.41'	S80°20'40"E	216.00'
C4	51°21'42"	502.00'	560.00'	269.28'	S68°52'20"E	485.36'
C5	121°08'20"	296.00'	140.00'	248.15'	N76°14'21"E	243.87'
C6	42°26'35"	340.76'	460.00'	178.62'	N36°53'29"E	333.02'
C7	7°05'23"	94.04'	760.00'	47.08'	N61°39'28"E	93.98'
C8	8°28'46"	362.59'	2450.00'	181.63'	N24°24'41"W	362.26'
C9	25°45'01"	696.62'	1550.00'	354.29'	N74°13'27"E	690.77'
C10	62°40'22"	164.08'	150.00'	91.33'	N55°45'46"E	156.02'
C11	92°15'39"	241.54'	150.00'	156.04'	N21°42'14"W	216.28'
C12	40°09'08"	140.16'	200.00'	73.09'	N47°45'30"W	137.31'
C13	40°09'08"	70.08'	100.00'	36.55'	S47°45'30"E	68.65'
C14	92°15'39"	402.56'	250.00'	260.06'	S21°42'14"E	360.46'
C15	62°40'22"	273.46'	250.00'	152.22'	S55°45'46"W	260.03'
C16	25°45'01"	651.67'	1450.00'	331.43'	S74°13'27"W	646.20'
C17	8°46'28"	377.41'	2464.42'	189.08'	S24°24'41"E	377.04'
C18	57°33'48"	763.55'	760.00'	417.50'	S77°37'04"E	731.84'
C19	77°42'33"	868.02'	640.00'	515.58'	N83°01'57"W	803.00'
C20	42°26'35"	251.86'	340.00'	132.02'	S36°53'29"W	246.14'
C21	121°08'20"	549.71'	260.00'	460.85'	S76°14'21"W	452.90'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C22	51°21'42"	394.43'	440.00'	211.58'	N68°52'20"W	381.35'
C23	28°25'01"	277.74'	560.00'	141.79'	N80°20'40"W	274.90'
C24	28°49'45"	290.83'	578.00'	148.56'	N51°43'17"W	287.77'
C25	27°25'34"	129.24'	269.99'	65.88'	N51°02'29"W	128.01'
C26	28°08'20"	225.91'	460.00'	115.28'	N29°44'21"E	223.65'
C27	14°18'15"	114.84'	460.00'	57.72'	N50°57'39"E	114.54'
C28	9°57'16"	269.30'	1550.00'	134.99'	N66°19'34"E	268.96'
C29	15°47'45"	427.32'	1550.00'	215.02'	N79°12'05"E	425.97'
C30	31°20'11"	136.73'	250.00'	70.12'	S40°05'41"W	135.03'
C31	31°20'11"	136.73'	250.00'	70.12'	S71°25'52"W	135.03'
C32	15°18'04"	387.23'	1450.00'	194.77'	S79°26'56"W	386.08'
C33	10°28'58"	264.45'	1450.00'	132.59'	S66°34'25"W	264.08'
C34	6°42'17"	88.93'	760.00'	44.52'	S76°57'10"W	88.88'
C35	50°51'31"	674.62'	760.00'	361.35'	S74°15'56"E	652.68'
C36	90°00'00"	408.41'	260.00'	260.00'	N83°17'57"W	367.70'
C37	5°52'44"	65.67'	640.00'	32.86'	N41°14'19"W	65.64'
C38	10°26'05"	47.35'	260.00'	23.74'	S20°53'13"W	47.29'
C39	40°44'09"	184.85'	260.00'	96.53'	S46°28'20"W	180.98'
C40	69°58'07"	317.51'	260.00'	181.95'	N78°10'32"W	298.14'
C41	5°40'30"	55.47'	560.00'	27.76'	S88°17'04"W	55.44'
C42	22°44'31"	222.28'	560.00'	112.62'	N77°30'25"W	220.82'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S37°19'42"E	147.78'
L2	S37°18'24"E	594.31'
L3	S66°08'10"E	293.91'
L4	N85°26'49"E	201.05'
L5	N15°40'11"E	78.53'
L6	N58°06'46"E	554.86'
L7	N20°08'54"W	185.72'
L8	N69°51'06"E	11.22'
L9	N20°10'18"W	75.34'
L10	N28°39'04"W	1172.68'
L11	N60°05'31"E	100.02'
L12	S28°39'04"E	842.95'
L13	N61°20'56"E	351.38'
L14	N87°05'58"E	445.74'
L15	N24°25'35"E	436.68'
L16	N67°50'04"W	104.76'
L17	N27°40'56"W	580.67'
L18	S27°40'56"E	599.10'
L19	S67°50'04"E	104.76'
L20	S24°25'35"W	436.68'
L21	N87°05'58"E	445.74'
L22	S61°20'56"W	351.38'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L23	S28°39'04"E	231.92'
L24	S20°10'18"E	260.22'
L25	S18°06'29"W	132.71'
L26	S58°06'46"W	554.86'
L27	S15°40'11"W	78.53'
L28	S85°26'49"W	201.05'
L29	N66°08'10"W	293.91'
L30	N37°18'24"W	594.31'
L31	N37°19'42"W	147.73'
L32	N15°16'24"W	92.19'
L33	N74°43'36"E	117.24'
L34	N46°11'29"W	135.84'
L35	N67°10'04"W	16.99'
L36	S69°51'06"W	130.00'
L37	S20°08'54"E	206.79'
L38	S57°42'12"W	285.25'
L39	N34°05'16"W	239.53'
L40	N28°46'26"W	143.13'
L41	S22°34'31"E	322.66'
L42	S2°54'02"E	45.64'
L43	S17°00'29"W	390.91'
L44	S30°59'49"E	191.77'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L45	N44°49'58"W	254.73'
L46	S25°28'03"E	69.16'
L47	S71°00'54"E	371.16'
L48	S44°57'21"E	316.48'
L49	S5°42'50"W	288.63'
L50	N85°51'12"E	213.12'
L51	S38°17'57"E	120.00'
L52	S51°42'03"W	621.61'
L53	N38°17'57"W	284.06'
L54	N23°09'35"W	125.28'
L55	S80°47'00"W	43.15'
L56	S78°21'21"W	73.82'
L57	S81°53'34"W	41.28'
L58	S64°18'50"W	5.22'
L59	S15°20'11"W	3.31'
L60	S29°46'50"W	73.79'
L61	S23°23'50"W	66.33'
L62	S4°10'53"W	15.32'
L63	S36°34'58"E	45.71'
L64	S48°09'47"E	39.55'
L65	S87°43'55"E	86.87'
L66	S23°09'35"E	142.73'

REFERENCES:

1. SMB 38 "S", PG. 43A.
2. PB 50, PG. 664
3. PB 48 "P", PG. 85A
4. PB 29 "P", PG. 69A
5. PB 31 "P", PG. 42B
6. PB 51, PG. 442 (CONSERVATION EASEMENT PLAT)
7. PB. 53, PG 401
8. TENANTS IN COMMON AGREEMENT DATED AUGUST 11, 2008 BETWEEN THE FOXFIELD COMPANY, AND PMLP, LLC; LMLP, LLC; GMLP, LLC; HENRY S. MORGAN, LLC; VALERIA MORGAN FAMILY PROPERTIES II, LLC; SAMUEL H. MORGAN; HOLLY M. DYER AND BERNICE MORGAN KUHN, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF AGREEMENT DATED AUGUST 11, 2008 AND RECORDED IN DEED BOOK 343-W, PAGE 11, CHATHAM COUNTY, GEORGIA RECORDS; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO TENANTS IN COMMON AGREEMENT DATED SEPTEMBER 16, 2019, AS EVIDENCED BY THAT CERTAIN FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT DATED SEPTEMBER 16, 2019 AND RECORDED IN DEED BOOK 1798, PAGE 385, CHATHAM COUNTY, GEORGIA RECORDS, INCLUDING, BUT NOT LIMITED TO, ALL ACCESS AND UTILITY EASEMENTS DESCRIBED THEREIN.
9. ACCESS EASEMENT AGREEMENT BY AND BETWEEN G. PHILIP MORGAN, III, G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, VALERIA MORGAN FAMILY PROPERTIES, LLC, SAMUEL H. MORGAN, HOLLY M. DYER AND BERNICE MORGAN KUHN AND THE FOXFIELD COMPANY DATED AUGUST 11, 2008 AND RECORDED IN DEED BOOK 343-W, PAGE 18, CHATHAM COUNTY, GEORGIA RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED FEBRUARY 4, 2014 AND RECORDED IN DEED BOOK 394-K, PAGE 427, CHATHAM COUNTY, GEORGIA RECORDS.
10. PB 54, PG. 412

IPS = IRON PIN SET
IPF = IRON PIN FOUND
CMF = CONCRETE MONUMNET FOUND
CMS = CONCRETE MONUMENT SET
UCCMF = UNION CAMP CONCRETE MONUMENT FOUND

NOTES:
1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0105G DATED AUGUST 16, 2018 THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FLOOD DATA SHOULD BE CONFIRMED BY MOST RECENT FIRM MAPS PRIOR TO ANY CONSTRUCTION AS MAPS CHANGE OFTEN.
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY THE TITLE EXAMINATION.
3. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD'83.
5. PROPERTY IDENTIFICATION NUMBER IS 21047 02001.
7. OWNER OF RECORD: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY.
8. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SAVANNAH.
9. ALL CORNERS ARE 5/8" IRON PINS UNLESS NOTES OTHERWISE.
10. BASIS OF BEARINGS AND HORIZONTAL CONTROL WERE OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION PRO GPS RECEIVER [RTK ACCURACY (HORIZONTAL: 8MM + 1PPM RMS) (VERTICAL: 15MM + 1PPM RMS)] WITH A CARLSON HCS DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A VERIZON JETPACK MIFI FROM THE EGPS SOLUTIONS REAL TIME NETWORK.
10. THE PRIVATE ROAD SYSTEM IS HEREBY DEDICATED PERPETUALLY FOR USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THE SUBDIVISION AND WILL NOT BE MAINTAINED BY THE CITY OF SAVANNAH.
11. BENCHMARKS SHOWN HEREON ARE VERIFIED AND CONFIRMED AS OF THE DATE OF THIS SURVEY. POST THE DATE OF THIS SURVEY IT IS THE RESPONSIBILITY OF THE HOMEOWNER, CONTRACTOR OR ANY OTHER PARTY USING THE BENCHMARK INFORMATION TO HAVE IT RE-VERIFIED BY HUSSEY GAY BELL OR ANOTHER LICENSED SURVEYOR. BENCHMARKS ARE OFTEN DISTURBED OVER TIME AND SHOULD BE VERIFIED PRIOR TO USE.
12. PER THE CITY OF SAVANNAH, THE PROPOSED SUBDIVISION LIES WITHIN THE AAOD (AIRPORT AIRFIELD OVERLAY DISTRICT.
13. PER MPC OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN PERMISSION FROM CHATHAM COUNTY ENGINEERING DEPARTMENT AS TO ISSUES THAT MAY AFFECT ROAD OR OTHER TRANSPORTATION IN THE UNINCORPORATED AREA.
14. PER MPC OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN APPROVAL OF THE MPC, CITY OF SAVANNAH, AND CHATHAM COUNTY ENGINEERING DEPARTMENT CONCERNING STORM WATER RUN-OFF AND DISCHARGE.
15. THE SUBDIVISION/DWELLING IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).
16. THE MAIN PURPOSE OF THIS PLAT IS TO DEDICATE FOUR LAKES PARKWAY AND MONAHAN DRIVE TO THE CITY OF SAVANNAH. PROPEL DRIVE WILL REAMAIN PRIVATE AT THIS TIME.

ZONING I-L BUILDING SETBACK (MIN FT)	
FRONT	25
SIDE (STREET) YARD	30
SIDE (INTERIOR) YARD	20
REAR YARD	20
FROM LANE	5
FROM ACCESS EASEMENT	5

NEW PINS	PARCEL	ADDRESS
21047 02012	A	181 FOUR LAKES PKWY
21047 02013	B	191 FOUR LAKES PKWY
21047 02003	C	201 FOUR LAKES PKWY
21047 02004	D	231 FOUR LAKES PKWY
21047 02014	F1	250 MONAHAN DR
21047 02015	F2	300 MONAHAN DR
21047 02016	F3	100 PROPEL DR
21047 02017	F4	101 PROPEL DR
21047 02018	I	601 FOUR LAKES PKWY
21047 02019	J	200 PROPEL DR
21047 02020	K	301 PROPEL DR
21047 02021	L	500 PROPEL DR

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

MARK MASSEY, CLERK OF COUNCIL — DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JULIE McLEAN, P.E., CITY ENGINEER — DATE 5/13/26

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR — DATE

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

OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY — DATE 4-20-26

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

OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY — 4-20-26

Tripp Tollison
OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY – PRINTED NAME

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

DIRECTOR — DATE 4/26/26

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.

P. NATHAN BROWN — DATE 4-20-26
GA. RLS #3185

CITY OF SAVANNAH SUBDIVISION NUMBER: 26-001047-SUBP

MAJOR REVISION TO RECORDED PLAT - MAJOR SUBDIVISION PLAT

PORTION OF LOT 1, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
FOR: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY

PLAT DATE: SEPTEMBER 1, 2023
FIELD DATE: JULY 2023
REVISED: APRIL 14, 2026 – THE SOLE PURPOSE OF THIS REVISION IS TO CHANGE THE ROAD NAME DESIGNATIONS FROM "PRIVATE" TO "PUBLIC".
THIS PLAT SUPERCEDES PLAT BOOK 54, PG. 162
SCALE: 1" = 200'

ERROR OF CLOSURE: FIELD – 1/78,254
ERROR OF CLOSURE: PLAT – 1/247,874
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION – CHAMPION GPS
0 200 400 600 800

HUSSEY, GAY, BELL & DEYOUNG, INC. ARCHITECTURAL DIV. LBF300
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

4-20-26 GEORGIA REGISTERED No. 3185 PROFESSIONAL LAND SURVEYOR P. NATHAN BROWN