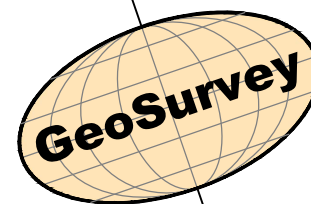


RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

GRID NORTH - GA EST ZONE



N/F PROPERTY OF
SAVANNAH RETAIL PARTNERS, LLC
DEED BOOK 388-W / PAGE 458
ZONED P-B-C

BADDOCK HOME FURNITURE & MORE
1-STORY BLOCK BUILDING
37 MONTGOMERY CROSS ROAD

AREA TABLE

PARCEL	ACRES	SQUARE FEET
TRACT 1	1.092	47,562
TRACT 2	4.567	198,928
TRACT 3	1.957	85,236
TRACT 4	1.147	49,951
TRACT 5	0.237	10,309
TOTAL AREA	9.000	391,986

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.

MONTGOMERY CROSS RETAIL GROUP, LLC
Owner _____ Date _____

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

CITY OF SAVANNAH & CHATHAM COUNTY APPROVALS

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

Mike Pitts, Director _____ Date _____

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

Julie McLean, P.E., City Engineer _____ Date _____

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

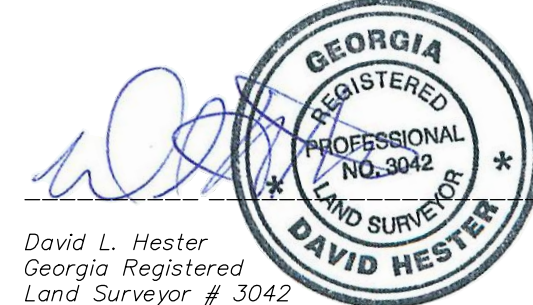
Mark Massey, Clerk of Council _____ Date _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

Melanie Wilson, Executive Director _____ Date _____

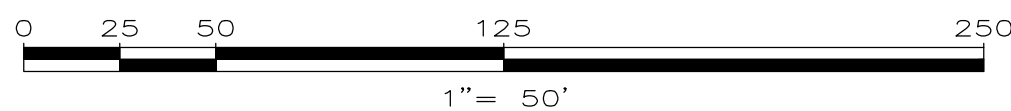
GEORGIA SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.



David L. Hester
Georgia Registered
Land Surveyor # 3042

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,500.9 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 435,626 FEET. *dlh* INT.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 31° 59' 53" LONGITUDE: 81° 07' 22"



GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130510 0278 G, AND THE DATE OF SAID MAP IS AUGUST 16, 2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

2. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

3. ALL PARCEL PARCELS ZONED "P-B-C" (PLANNED BUSINESS COMMUNITY DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 90 FEET FROM THE CENTERLINE OF A PARKWAY, 50 FEET FROM CENTERLINE OF A MAJOR ARTERIAL STREET, SIDE - NO REQUIREMENT, AND REAR - NO REQUIREMENT.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

4. THIS SUBDIVISION CREATES TRACT 1, TRACT 3, TRACT 4, TRACT 5 AND TRACT 6

5. TOTAL AREA: 9.000 ACRES; 391,986 SF

6. PARENT PROPERTY ADDRESS IS W. MONTGOMERY CROSS ROAD

7. PARENT PROPERTY IDENTIFICATION NUMBER: 2-0590-02-003

8. LOTS SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS

9. CROSS ACCESS PROVIDED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN MONTGOMERY CROSS RETAIL GROUP, LLC, AND STOPNOR 12 LLC DATED 2nd DAY OF APRIL, 2018 RECORDED IN DEED BOOK 1316, PAGE 643 CHATHAM COUNTY RECORDS. THE PRIVATE VEHICULAR ACCESS EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE USE BY THE OWNER AND PATRONS OF TRACTS 1-6 AND SHALL BE MAINTAINED BY THE OWNERS OF TRACTS 1-6 AS SET FORTH IN SAID RECIPROCAL EASEMENT. THIS PLAT DOES NOT CREATE ANY CROSS PARKING RIGHTS BETWEEN THE PARCELS.

10. PURSUANT TO SECTION 8-2044 (g) (12) OF THE SUBDIVISION REGULATION ORDINANCE OF THE CITY OF SAVANNAH, GEORGIA, THIS SUBDIVISION PLAT IS INTENDED TO BE PRIVATE AND TO AFFECT AND APPLY ONLY TO TRACT 1, TRACT 3, TRACT 4, TRACT 5 AND TRACT 6 AND WILL NOT IMPACT RIGHTS UNDER EXISTING DOCUMENTS (AS AMENDED BY WRITTEN AGREEMENT) AS AFFECTING ANY TRACT OR TRACTS OTHER THAN TRACT 1, TRACT 3, TRACT 4, TRACT 5, AND TRACT 6. ONLY THE WATER AND SEWER EASEMENTS NOTED ON THE THIS PLAT ARE DEDICATED TO THE CITY OF SAVANNAH

SURVEY REFERENCES

1> SURVEY FOR DAN-LYNN DEVELOPMENT CORPORATION, ET AL., PREPARED BY J. WHITLEY REYNOLDS, DATED MARCH 15, 1999.

LEGEND

STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CTP CRIMPED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
QM GAS METER
INV INVERT
JB JUNCTION BOX
MHP MANHOLE
OHP OVERHEAD POWER
OTP OPEN TOP PIPE
PM POWER METER
PKS PK NAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR IRON REINFORCING BAR
RES 5/8" RBR SET CAPPED LSF 621
SS SANITARY SEWER
SWCB SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR SIGN

MAJOR SUBDIVISION PLAT

23 & 33 W Montgomery Cross Road
Major Subdivision Plat

PREPARED FOR

MONTGOMERY CROSS RETAIL GROUP, LLC

GS JOB NO:	20062926-6	DRAWING SCALE:	1"= 50'	SURVEY DATE:	JUNE 11, 2020
FIELD WORK:	DT	CITY:	SAVANNAH	STATE:	GA
PROJ MGR:	DLH	COUNTY:	CHATHAM	PLAT DATE:	JULY 7, 2020
REVIEWED:	BDC	G.M.D.	5TH	REVISIONS	
DWG FILE:	20062926-6.dwg	No.	Date	Description	