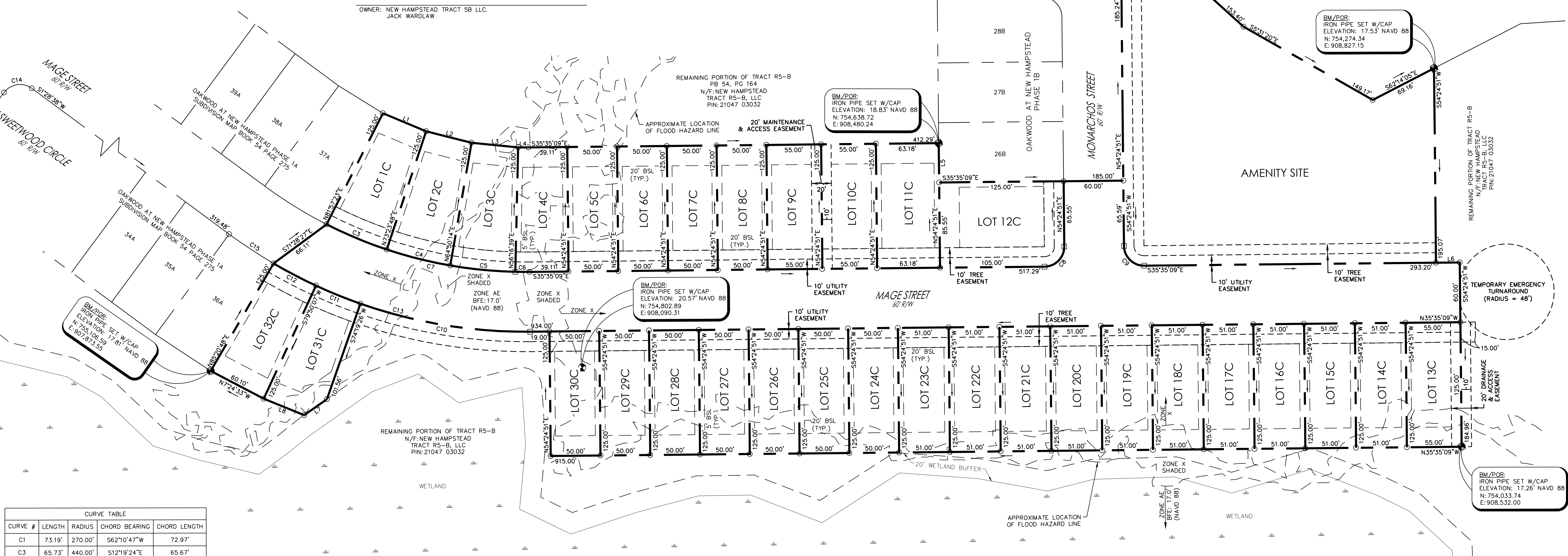


SUBDIVISION NOTES:

- THIS SUBDIVISION CONTAINS 33 LOTS.
- TOTAL AREA: 8.293 ACRES, 361,238 SQUARE FEET.
- PROPERTY ADDRESS: 3401-B HIGHGATE BOULEVARD, SAVANNAH.
- PARENT PROPERTY IDENTIFICATION NUMBER: 21047 03032.
- THIS PROPERTY IS CURRENTLY ZONED PD.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, X SHADED AND ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0105G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 17', NAVD 88. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
- THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
- 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.
- ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT LIE WITHIN THE AOD (AIRPORT OVERLAY DISTRICT)
- ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PARCEL SHALL BE OBLIGATED TO PAY FEES AND BE SUBJECT TO THE CITY PERMITTING PROCESS ASSOCIATED WITH EXTENSION AND/OR CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- ALL COMMON AREAS (OPEN SPACES), INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOME OWNER OR HOME OWNERS ASSOCIATION.
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE HOME BUILDER FOR EACH LOT SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
- THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
- ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
- IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT OF STREET LIGHTING SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING. THE DEVELOPER IS OBLIGATED TO PROVIDE THE EXPENSES FOR INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
- THE FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 19.12' AND THE GARAGE FLOOR ELEVATION IS 18.62'. FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
- 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 ±1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS ±2CM + 1 PART PER MILLION.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE AOD (AIRPORT OVERLAY DISTRICT)
- ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PARCEL SHALL BE OBLIGATED TO PAY FEES AND BE SUBJECT TO THE CITY PERMITTING PROCESS ASSOCIATED WITH EXTENSION AND/OR CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

LEGEND

⊙	BENCH MARK
○	1" IRON PIPE SET
◻	CONCRETE MONUMENT SET
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PN	PARCEL IDENTIFICATION NUMBER
BSL	BUILDING SETBACK LINE
BFE	BASE FLOOD ELEVATION
FEE	FINISHED FLOOR ELEVATION
GFE	GARAGE FINISHED FLOOR ELEVATION
POR	POINT OF REFERENCE
BM	BENCHMARK



CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	73.19'	270.00'	S62°10'47"W	72.97'
C3	65.73'	440.00'	S12°19'24"E	65.67'
C4	65.73'	440.00'	S20°52'59"E	65.67'
C5	65.73'	440.00'	S29°26'33"E	65.67'
C6	14.31'	440.00'	S34°39'15"E	14.31'
C7	211.51'	440.00'	S21°48'53"E	209.48'
C8	31.42'	20.00'	S80°35'09"E	28.28'
C9	31.42'	20.00'	S9°24'51"W	28.28'
C10	173.75'	500.00'	S25°37'52"E	172.87'
C11	48.10'	500.00'	S12°55'14"E	48.08'
C12	48.10'	500.00'	S72°4'33"E	48.08'
C13	269.94'	500.00'	S20°07'11"E	266.67'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	47.01'	S12°19'24"E
L2	47.01'	S20°52'59"E
L3	47.01'	S29°26'33"E
L4	10.24'	S34°39'15"E
L5	39.45'	S54°24'51"W
L6	23.87'	S35°41'19"E
L7	27.86'	N70°04'54"W
L8	43.86'	N12°55'14"W

LOT TABLE

LOT #	ACRE	SF	ADDRESS
1C	0.162	7,077	121 MAGE STREET
2C	0.162	7,077	123 MAGE STREET
3C	0.162	7,077	125 MAGE STREET
4C	0.147	6,423	127 MAGE STREET
5C	0.143	6,250	129 MAGE STREET
6C	0.143	6,250	131 MAGE STREET
7C	0.143	6,250	133 MAGE STREET
8C	0.143	6,250	135 MAGE STREET
9C	0.158	6,875	137 MAGE STREET
10C	0.158	6,875	139 MAGE STREET
11C	0.181	7,898	141 MAGE STREET
12C	0.244	10,608	102 MONARCHOS STREET
13C	0.158	6,875	164 MAGE STREET
14C	0.146	6,375	162 MAGE STREET
15C	0.146	6,375	160 MAGE STREET
16C	0.146	6,375	158 MAGE STREET
17C	0.146	6,375	156 MAGE STREET
18C	0.146	6,375	154 MAGE STREET

LOT TABLE

LOT #	ACRE	SF	ADDRESS
19C	0.146	6,375	152 MAGE STREET
20C	0.146	6,375	150 MAGE STREET
21C	0.146	6,375	148 MAGE STREET
22C	0.146	6,375	146 MAGE STREET
23C	0.146	6,375	144 MAGE STREET
24C	0.143	6,250	142 MAGE STREET
25C	0.143	6,250	140 MAGE STREET
26C	0.143	6,250	138 MAGE STREET
27C	0.143	6,250	136 MAGE STREET
28C	0.143	6,250	134 MAGE STREET
29C	0.143	6,250	132 MAGE STREET
30C	0.143	6,250	130 MAGE STREET
31C	0.150	6,544	122 MAGE STREET
32C	0.155	6,734	120 MAGE STREET
AMENITY SITE	1.673	72,875	
LOT TOTAL	4.870	212,563	
R/W	1.750	75,800	
TOTAL AREA	8.293	361,238	

FIELD SURVEY DATE: 07/24/2023
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/347,692
FIELD ERROR OF CLOSURE: 1/29,547

- REFERENCE:**
- PLAT BOOK 54, PAGE 164.
 - PLAT BOOK 54, PAGE 275.
 - PLAT BOOK 41P, PAGE 55.
 - SUBDIVISION MAP BOOK 39S, PAGE 61B.

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

DIRECTOR _____ DATE _____
APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA

JULIE McLEAN P.E. CITY ENGINEER _____ DATE _____
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. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF 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

DRAFT

