

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C49	46.43'	255.00'	S60°44'35"W	46.36'
C50	33.89'	255.00'	S51°43'12"W	33.86'
C51	86.60'	230.00'	S37°07'36"W	86.09'
C52	40.52'	230.00'	S42°51'57"W	40.47'
C53	46.08'	230.00'	S32°04'47"W	46.00'
C54	72.89'	170.00'	S35°37'46"W	72.33'
C55	9.80'	255.00'	N81°38'40"W	9.80'

SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 21.6' AND THE MINIMUM GARAGE FLOOR ELEVATION SHALL BE 21.1', NAVD 88.

LINE #	LENGTH	DIRECTION
L1	19.46'	N10°34'43"E
L2	30.31'	N28°59'57"W
L3	10.61'	N44°00'11"E
L4	38.07'	N2°03'14"W
L5	15.04'	N39°40'51"E
L6	8.59'	N61°00'03"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	65.00'	42.00'	N54°06'04"E	58.70'
C2	149.78'	222.69'	N9°30'12"W	146.98'
C3	2.14'	222.69'	N9°29'27"E	2.14'
C4	43.35'	222.69'	N3°38'20"E	43.28'
C5	43.36'	222.69'	N7°31'00"W	43.29'
C6	43.36'	222.69'	N18°40'23"W	43.29'
C7	17.57'	222.69'	N26°30'42"W	17.57'
C8	323.86'	180.00'	N80°32'35"W	281.91'
C9	49.77'	180.00'	N36°55'13"W	49.61'
C10	30.85'	180.00'	N49°45'06"W	30.81'
C11	30.30'	180.00'	N59°29'01"W	30.26'
C12	60.68'	180.00'	N73°57'51"W	60.40'
C13	53.51'	180.00'	S87°51'41"W	53.31'
C14	29.38'	180.00'	S74°40'08"W	29.35'
C15	39.26'	180.00'	S63°44'41"W	39.18'
C16	30.11'	180.00'	S52°42'18"W	30.07'
C17	175.42'	195.00'	S73°41'05"W	169.57'
C18	52.24'	195.00'	S55°35'17"W	52.09'
C19	89.42'	195.00'	S76°24'00"W	88.64'
C20	33.76'	195.00'	N85°30'12"W	33.72'
C21	175.42'	195.00'	N54°46'16"W	169.57'
C22	88.77'	195.00'	N67°30'06"W	88.01'
C23	86.65'	195.00'	N41°43'47"W	85.94'
C24	308.69'	345.00'	N32°15'58"W	298.50'
C25	29.55'	345.00'	N26°32'42"W	29.55'
C26	66.45'	345.00'	N18°34'24"W	66.35'

NOTES:

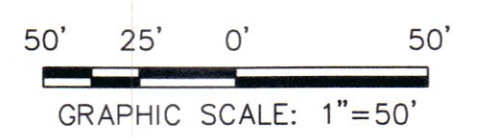
- THIS SUBDIVISION CREATES 46 LOTS.
- TOTAL AREA: 11,344 ACRES OR 78,539 SQUARE FEET.
- PARENT PARCEL IDENTIFICATION NUMBER: 21016 02140
- THIS PROPERTY IS ZONED PD.
- LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS 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 130510007G, EFFECTIVE DATE: 7/7/2014. 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, NAD 83.
- DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
- ALL COMMON AREAS, INCLUDING STORM WATER DETENTION PONDS AND THEIR ASSOCIATED STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS 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 THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
- ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
- ALL DRAINAGE EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
- GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROYER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +/- 1 CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2 CM + 1 PART PER MILLION.
- ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

LOT #	ACRE	SF	ADDRESS
401	0.179	7,813	182 BROOKLINE DRIVE
402	0.150	6,527	184 BROOKLINE DRIVE
403	0.150	6,527	186 BROOKLINE DRIVE
404	0.150	6,527	188 BROOKLINE DRIVE
405	0.150	6,527	190 BROOKLINE DRIVE
406	0.150	6,527	192 BROOKLINE DRIVE
407	0.149	6,490	194 BROOKLINE DRIVE
408	0.138	6,000	196 BROOKLINE DRIVE
409	0.148	6,438	198 BROOKLINE DRIVE
410	0.196	8,521	200 BROOKLINE DRIVE
411	0.239	10,389	202 BROOKLINE DRIVE
412	0.188	8,180	204 BROOKLINE DRIVE
413	0.163	7,107	206 BROOKLINE DRIVE
414	0.166	7,233	208 BROOKLINE DRIVE
415	0.172	7,502	210 BROOKLINE DRIVE
416	0.164	7,137	212 BROOKLINE DRIVE
417	0.190	8,261	214 BROOKLINE DRIVE
418	0.210	9,126	216 BROOKLINE DRIVE
419	0.174	7,589	218 BROOKLINE DRIVE
420	0.154	6,699	220 BROOKLINE DRIVE
421	0.138	6,000	222 BROOKLINE DRIVE
422	0.138	6,000	224 BROOKLINE DRIVE
423	0.138	6,000	226 BROOKLINE DRIVE
424	0.138	6,000	228 BROOKLINE DRIVE
425	0.138	6,000	230 BROOKLINE DRIVE
426	0.138	6,000	232 BROOKLINE DRIVE
427	0.160	6,968	234 BROOKLINE DRIVE
428	0.181	7,895	236 BROOKLINE DRIVE
429	0.193	8,399	238 BROOKLINE DRIVE
430	0.151	6,584	240 BROOKLINE DRIVE
431	0.151	6,581	242 BROOKLINE DRIVE
432	0.151	6,582	244 BROOKLINE DRIVE
433	0.145	6,310	246 BROOKLINE DRIVE
434	0.139	6,059	248 BROOKLINE DRIVE
435	0.177	7,712	250 BROOKLINE DRIVE
436	0.177	7,722	252 BROOKLINE DRIVE
437	0.169	7,343	254 BROOKLINE DRIVE
438	0.183	7,956	256 BROOKLINE DRIVE
439	0.179	7,785	258 BROOKLINE DRIVE
440	0.163	7,101	260 BROOKLINE DRIVE
441	0.138	6,025	262 BROOKLINE DRIVE
442	0.138	6,000	264 BROOKLINE DRIVE
443	0.138	6,000	266 BROOKLINE DRIVE
444	0.138	6,000	268 BROOKLINE DRIVE
445	0.138	6,000	270 BROOKLINE DRIVE
446	0.225	9,810	272 BROOKLINE DRIVE

	ACRE	SF
TOTAL LOT AREA	7.442	323,952
OPEN SPACE 1	2.104	91,641
RIGHT-OF-WAY	1.798	78,542
TOTAL PLAT AREA	11.344	194,135

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: *[Signature]* DATE: 9/3/2024
- APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE MCLANE, 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 AS 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



BROOKLINE SUBDIVISION, PHASE 4
A MAJOR SUBDIVISION OF A PORTION OF PARCEL 3, FORMERLY TRACT M, THE HIGHLANDS AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: GODLEY STATION ENTERPRISES, LLC

JOB NUMBER: 22-868
DATE: 05/14/2024
DRAWN BY: DET
CHECKED BY: DET
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: