

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE

EQUIPMENT USED:
 SOKKIA 530R TOTAL STATION
 TOPCON Hiper SP GPS RECEIVER ON THE eGPS NETWORK
 ANGULAR ERROR = 2" PER ADJUSTED BY COMPASS RULE
 PLAT CLOSURE = 1/101,195
 FIELD CLOSURE = 1/30,110

SURVEYOR'S NOTES

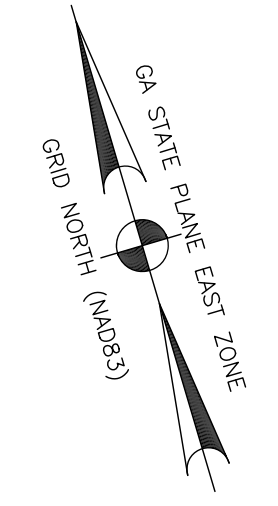
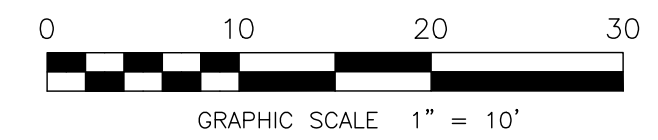
- ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 13051C0161G, DATED 08/16/2018.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- THIS PROPERTY IS SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- THE PARENT TAX PARCEL NUMBERS OF THIS PROPERTY ARE 20074 38017 AND 20074 38018.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SUBDIVISION CONTAINS A TOTAL AREA OF 0.320 ACRES.
- THE BUILDING PERMIT APPLICANT FOR ALL LOTS WITHIN THIS SUBDIVISION SHALL INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

REFERENCES

- CITY ATLAS 16
- DB. 1124 PG 286
- DB. 1297 PG 137
- DB. 3263 PG 604

LEGEND

- ◻CMF 4"x4" CONCRETE MONUMENT FOUND
- IRF 1/2" IRON ROD FOUND
- IPF 3/4" IRON PIPE FOUND
- IRS 5/8" IRON ROD SET
- △PKS PK NAIL
- (###) STREET ADDRESS
- WLAT WATER LATERAL



BREWER LANDSURVEYING
 6841 S. HIGHWAY 80 W
 P.O. BOX 317
 SAVANNAH, GA 31406
 Phone (912) 856-2205
 www.BrewerSurvey.com
 LSF001095

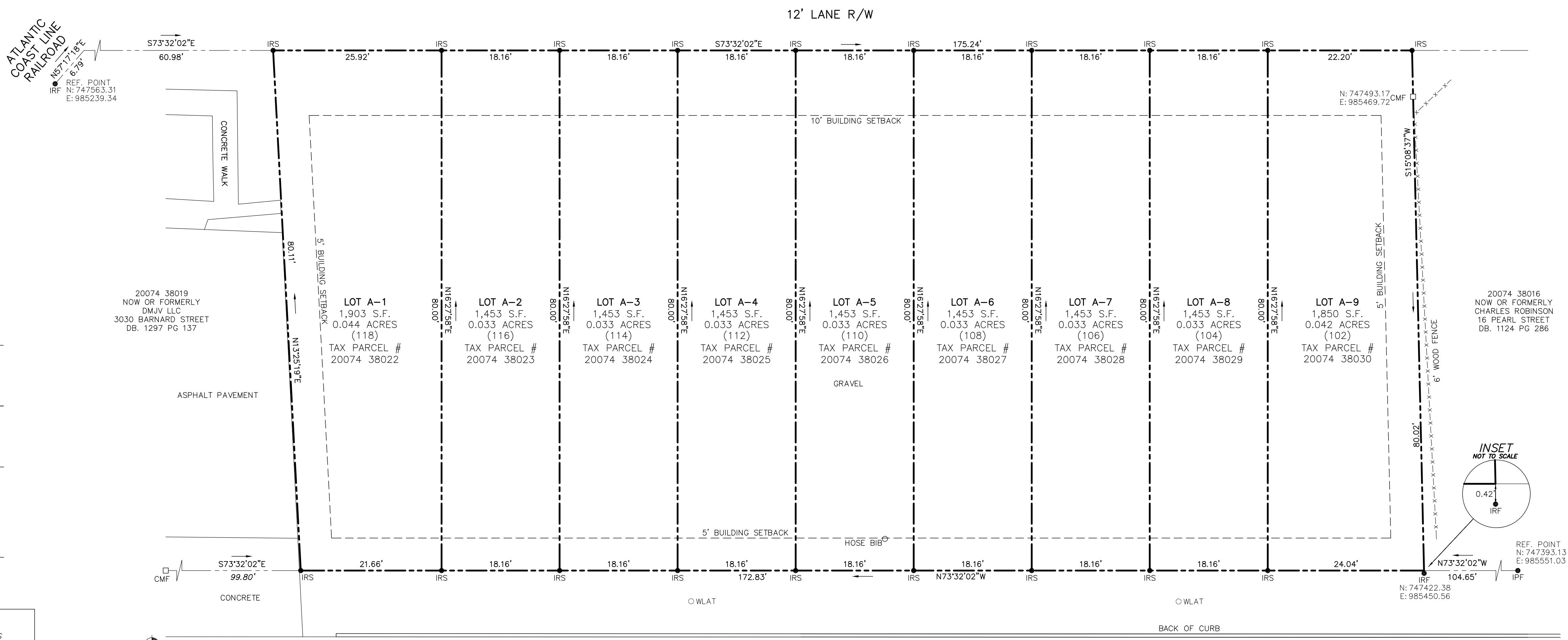
APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

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

JULIE MCLEAN, P.E., CITY ENGINEER _____ DATE _____
 APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL _____ DATE _____
 ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

JOHN SUMNER FOR CDP 110 PEARL STREET, LLC, OWNER _____ DATE _____



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (a) 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.

JAMES CRAIG BREWER GA RLS# 3022 _____ DATE _____



A MAJOR SUBDIVISION SURVEY OF
LOTS 72 THROUGH 78, NORWOOD WARD
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
CDP 110 PEARL STREET LLC

PROJECT #:	200760
FIELD DATE:	10/09/2020
PLAT DATE:	12/08/2020
LAST REVISED:	7/01/2024
DRAWN BY:	JCB/CAL
SCALE:	1"=10'