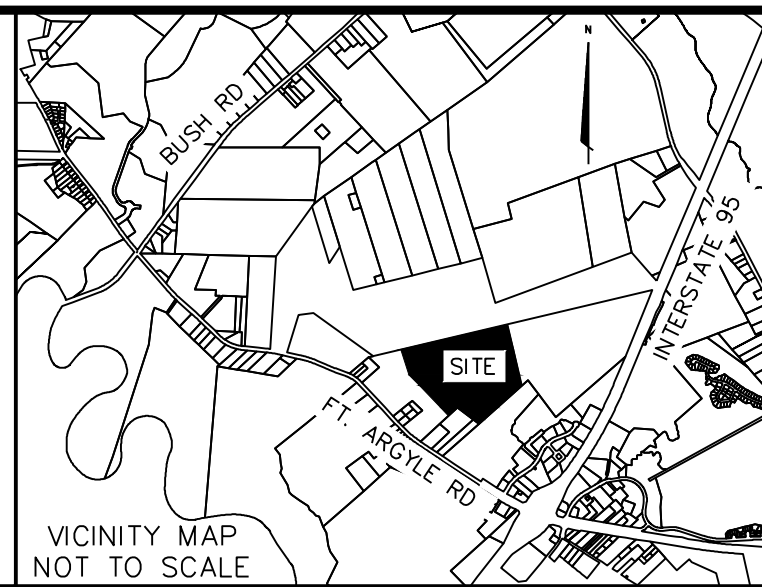


DATE PLOTTED: 2/27/2025 2:24 PM BY: Alex Stamborg DRAWING PATH: Q:\2024\11-5 GIC NEW LINE\_02.20.2025.dwg



NOTES:

- 1. THIS PLAT CREATES 7 LOTS.
2. TOTAL AREA: 125,093 ACRES; 5,449,155 SQUARE FEET.
3. PARENT PROPERTY ADDRESS: KAIZEN PARKWAY
4. PARENT PARCEL IDENTIFICATION NUMBER: 21034 01071 / 21034 01072 / 21034 01073.
5. THESE PROPERTIES ARE CURRENTLY ZONED B-C AND IL-T.
6. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. 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 13051C0118A, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
12. THIS PROPERTY FALLS WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).
13. ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PROPERTY SHALL BE OBLIGATED TO PAY FEES ASSOCIATED WITH EXTENSION AND CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
14. 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.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C9.

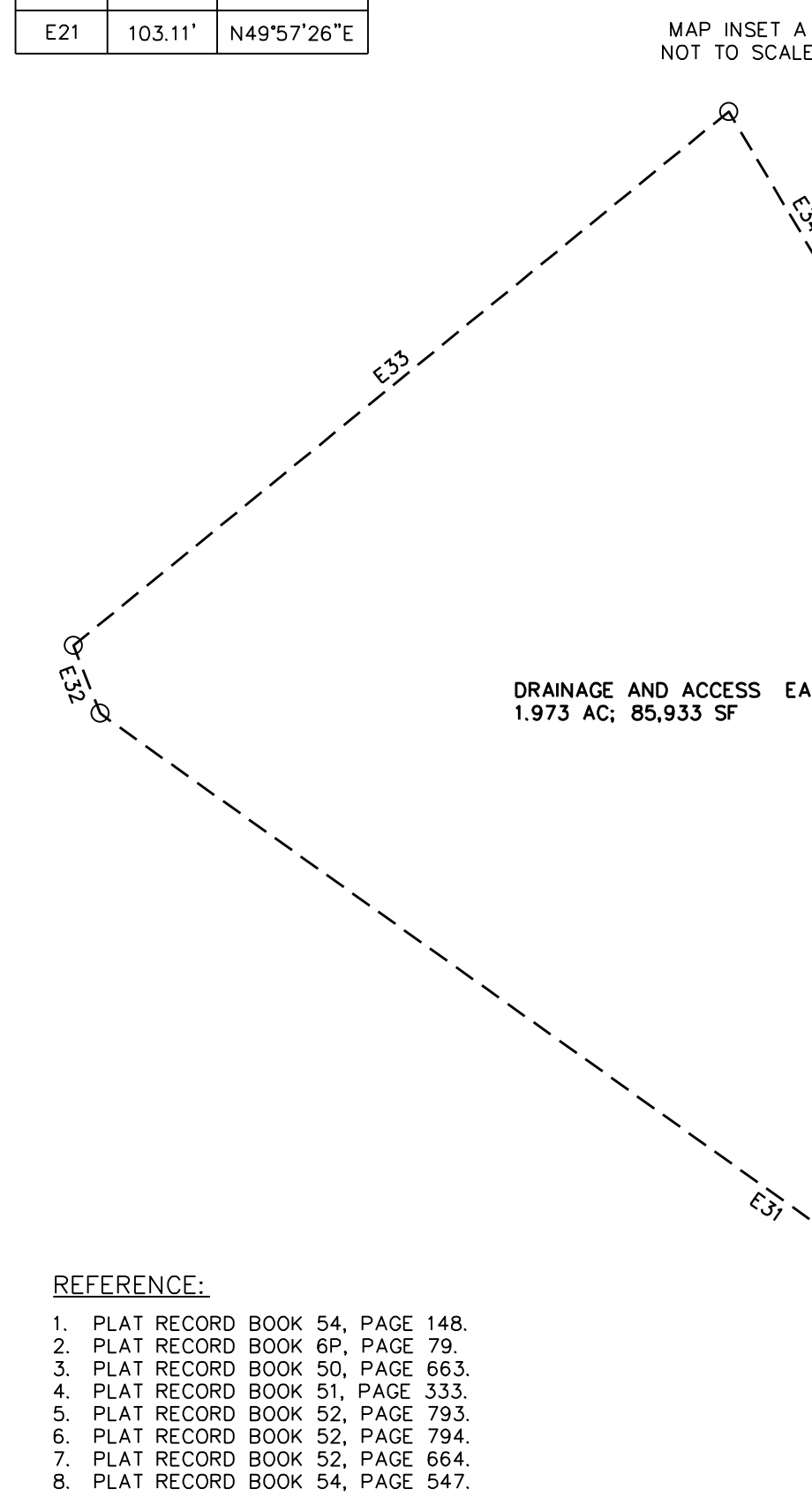
LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Includes line L1.

- LEGEND: BENCH MARK, 1" IRON PIPE SET, IRON ROD FOUND, IRON PIPE FOUND, CONCRETE MONUMENT FOUND, RIGHT-OF-WAY CMF, RAILROAD IRON FOUND, UNION CAMP CMF, DISTURBED, RIGHT-OF-WAY, DEED BOOK, PLAT RECORD BOOK, SUBDIVISION MAP BOOK, PARCEL IDENTIFICATION NUMBER, BASE FLOOD ELEVATION, POINT OF BEGINNING, POINT OF COMMENCEMENT, UNINCORPORATED AREA, CITY OF SAVANNAH, CHATHAM COUNTY, CITY LIMITS, GEORGIA DEPARTMENT OF TRANSPORTATION.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists lines E2 through E21.

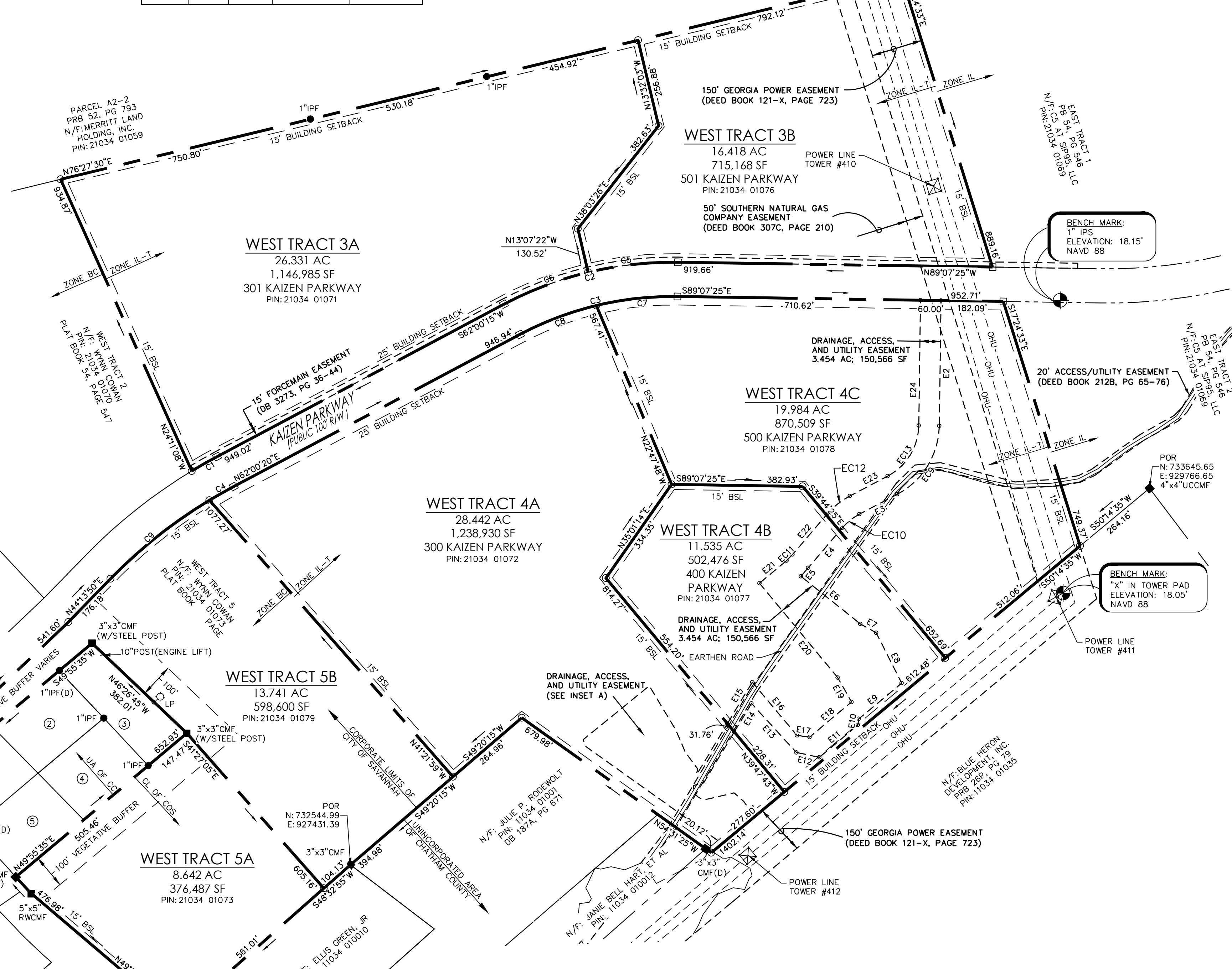
LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists lines E22 through E39.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves EC9 through EC14.



REFERENCE: 1. PLAT RECORD BOOK 54, PAGE 148. 2. PLAT RECORD BOOK 6P, PAGE 79. 3. PLAT RECORD BOOK 50, PAGE 663. 4. PLAT RECORD BOOK 51, PAGE 333. 5. PLAT RECORD BOOK 52, PAGE 793. 6. PLAT RECORD BOOK 52, PAGE 794. 7. PLAT RECORD BOOK 52, PAGE 664. 8. PLAT RECORD BOOK 54, PAGE 547.

SURVEY DATE: 04/11/2022 GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION ANGULAR ERROR PER "A" = 0.3 ADJUSTED BY COMPASS RULE: PLAT ERROR OF CLOSURE: 1/562,124 FIELD ERROR OF CLOSURE: 1/9,580



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

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. APPROVED BY THE METROPOLITAN PLANNING COMMISSION. APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA.

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA. MARK MASSEY, CLERK OF COUNCIL. APPROVED BY THE METROPOLITAN PLANNING COMMISSION. MELANIE WILSON, EXECUTIVE DIRECTOR.



ADJACENT PROPERTY INFORMATION table with columns: PROPERTY OWNER, PARCEL NUMBER, REFERENCE. Lists adjacent owners like David B. & Dianne Grant Hudson.

SURVEYORS CERTIFICATION section including text about O.C.G.A. requirements and a circular seal for Don Edward Taylor, Jr., Registered Land Surveyor No. 3417.

COLEMAN COMPANY ENGINEERS - SURVEYORS logo and address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia | (912) 200-3041

A MAJOR SUBDIVISION OF WEST TRACT 3, 4, AND 5, BEING A SUBDIVISION OF HILL-DURRENCE TRACT, PARCEL B, A PORTION OF THE LANCASTER TRACT, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA. PREPARED FOR: WYNN COWAN

JOB NUMBER: 21-879 DATE: 11/15/2024 DRAWN BY: JTP/DAS CHECKED BY: SCALE: 1" = 200' MAJOR SUBDIVISION SHEET: 1/1