

- NOTES:**
- THIS SUBDIVISION CREATES TWO LOTS.
 - TOTAL AREA: 5.506 ACRES OR 239,869 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBERS: 2-1016-02-042 & 2-1016-02-055
 - THIS PROPERTY IS ZONED PUD-C
 - 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 130510017C, 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 PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE CUMBERLAND POINT HOMEOWNERS 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 ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE CUMBERLAND POINT HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

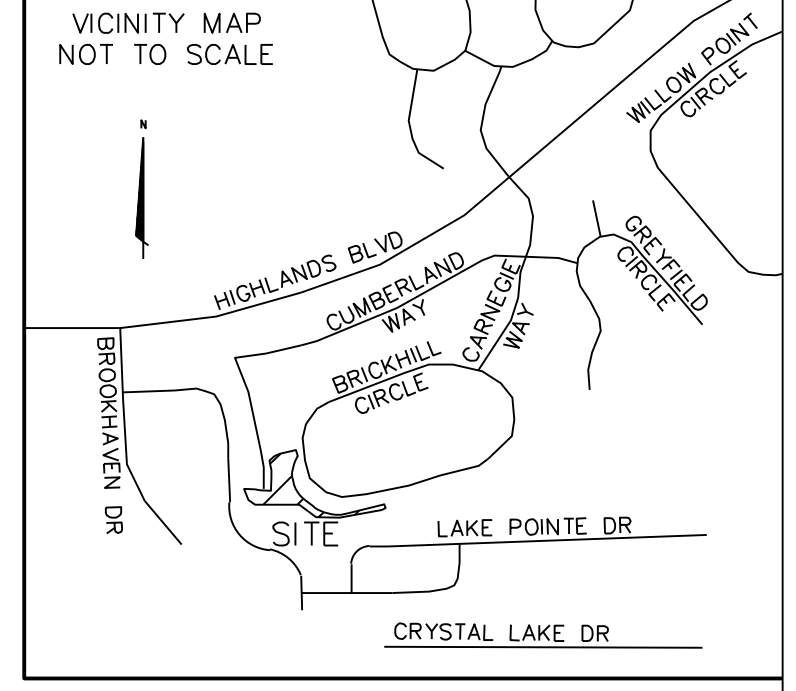
JULIE MCGEAN, P.E., CITY ENGINEER _____ DATE _____

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

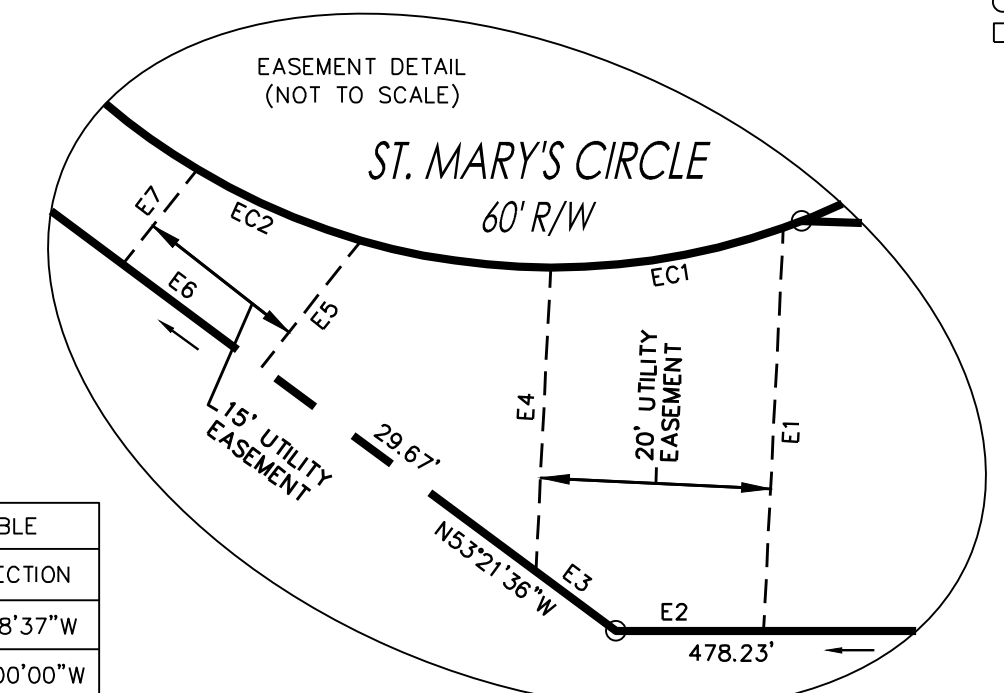
MARK MASSEY, ACTING CLERK OF COUNCIL _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____



- LEGEND**
- BENCH MARK
 - 1" IRON PIPE FOUND
 - IPF 1" IRON PIPE SET
 - IPS CONCRETE MONUMENT SET
 - CMS PLAT RECORD BOOK
 - R/W SUBDIVISION MAP BOOK
 - SMB PIN PARCEL IDENTIFICATION NUMBER
 - BSL BUILDING SETBACK LINE
 - COS CITY OF SAVANNAH
 - HOA HOME OWNERS ASSOCIATION
 - POR POINT OF REFERENCE



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1	30.29'	S24°8'37"W
E2	12.79'	N90°00'00"W
E3	8.70'	N53°21'36"W
E4	20.49'	N24°8'37"E
E5	6.19'	S38°06'27"W
E6	15.00'	N53°21'36"W
E7	2.24'	N38°06'27"E

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
EC1	20.85'	65.00'	18°22'55"	10.52'	N77°12'53"E	20.76'
EC2	15.65'	65.00'	13°47'49"	7.86'	S68°01'04"E	15.61'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	61.30'	S76°25'14"E
L2	74.61'	N13°14'02"W
L3	32.47'	N12°37'38"W
L4	69.46'	N52°18'51"E
L5	62.80'	N64°47'51"E
L6	68.47'	N76°02'44"E
L7	70.63'	N75°59'12"E
L8	43.67'	N74°27'41"E
L9	74.91'	S15°32'19"E
L10	6.84'	S37°24'16"W
L11	44.51'	S29°23'34"W
L12	44.39'	S22°03'30"W
L13	44.39'	S14°43'27"W
L14	44.39'	S7°23'23"W
L15	44.39'	S0°03'19"W
L16	44.39'	S7°16'44"E
L17	44.39'	S14°36'48"E
L18	44.39'	S21°56'52"E
L19	44.39'	S29°16'56"E
L20	44.36'	S36°36'59"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	41.90'	S43°44'46"E
L22	40.96'	S50°21'36"E
L23	20.58'	S53°24'28"E
L24	40.16'	S57°24'21"E
L25	40.38'	S62°42'08"E
L26	40.38'	S67°59'55"E
L27	40.40'	S73°17'42"E
L28	41.51'	S78°39'57"E
L29	41.22'	S84°08'57"E
L30	16.34'	S87°51'53"E
L31	44.56'	N88°11'44"E
L32	44.69'	N82°16'18"E
L33	26.09'	N77°36'42"E
L34	16.19'	N63°59'39"E
L35	48.84'	S19°04'26"E
L36	45.24'	S63°38'11"W
L37	64.36'	S1°24'16"W
L38	60.00'	S1°24'16"W
L39	60.10'	S5°05'52"W

SURVEY DATE: 8/24/2018
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/457,356
FIELD ERROR OF CLOSURE: 1/130,714

- REFERENCE:**
- SUBDIVISION MAP BOOK 355, PAGES 5A-C.
 - PLAT BOOK 52, PAGE 642.
 - PLAT BOOK 52, PAGE 413.
 - PLAT BOOK 51, PAGE 466.
 - PLAT BOOK 51, PAGE 16.

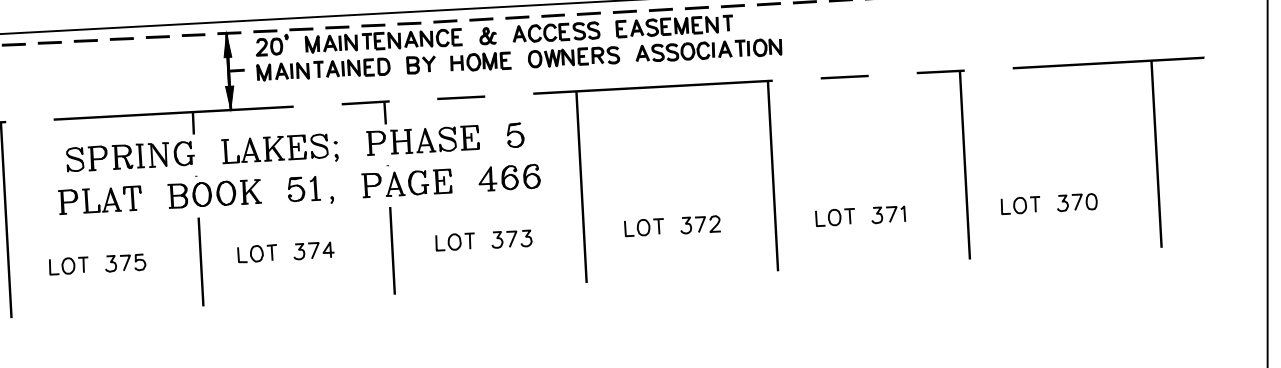
BUILDING SETBACKS:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	64.78'	65.00'	57°06'11"	35.37'	S29°37'08"W	62.13'
C2	219.60'	65.00'	193°34'06"	546.39'	N25°02'43"W	129.09'
C3	13.35'	10.38'	73°39'31"	7.78'	N35°42'27"E	12.45'
C4	42.10'	30.00'	80°24'21"	25.35'	S10°44'22"W	38.73'
C5	179.79'	330.00'	31°12'57"	92.19'	S13°51'20"E	177.58'

LOT TABLE

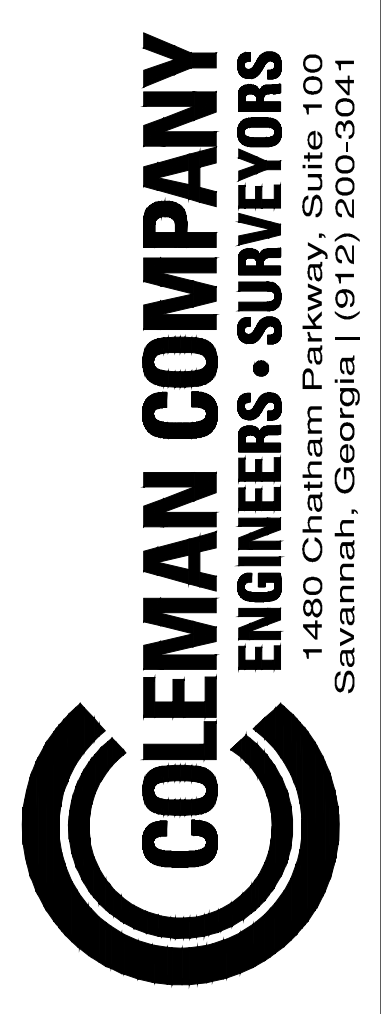
LOT #	ACRE	SF	ADDRESS	FFE	GFE
300	0.171	7,465	10 ST. MARY'S CIRCLE	21.6'	21.1'
301	0.182	7,920	12 ST. MARY'S CIRCLE	21.6'	21.1'
TOTAL LOT AREA	0.353	15,385			
OPEN SPACE	4.817	209,842			
RIGHT-OF-WAY	0.336	14,643			
TOTAL AREA	5.506	239,869			



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 WHO INTENDS TO USE ANY PARCEL FOR PURPOSES THAT ARE NOT UNDERSIGNED LAND SURVEY OR CERTIFICATE THAT THIS PLAT COMPLIES WITH THE MINIMUM RECORDING STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS 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.

TERRY MACK COLEMAN
GA REG. LAND SURVEYOR NO. 2486
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167



CUMBERLAND POINT AT THE HIGHLANDS, PHASE 4A
A MAJOR SUBDIVISION OF A PORTION OF FUTURE DEVELOPMENT AND
PORTION OF PHASE 2, TRACT K-1, THE HIGHLANDS AT GODLEY STATION,
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: BROOKHAVEN DEVELOPMENT, LLC

JOB NUMBER: 18-482
DATE: 12/14/2020
DRAWN BY: JPA
CHECKED BY:
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1