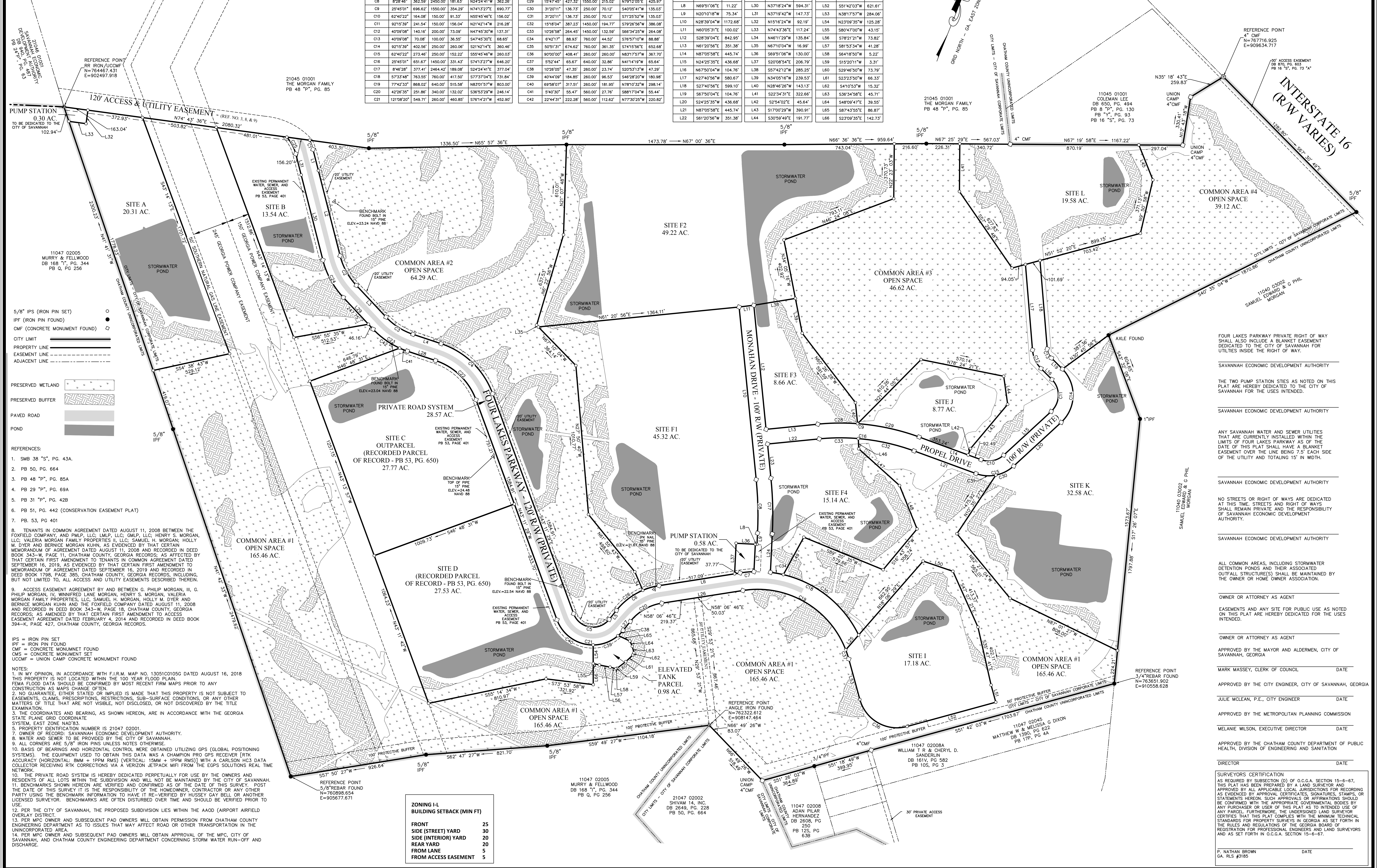


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Table with 6 columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Contains curve data for various sections of the plat.

Table with 6 columns: LINE NO., DIRECTION, LENGTH. Contains linear segment data for various sections of the plat.



REFERENCE POINT
RR IRON JUMP
N=764467.431
E=902497.918

REFERENCE POINT
4" CMF
N=767716.925
E=909634.717

PUMP STATION
0.30 AC.
TO BE DEDICATED TO THE CITY OF SAVANNAH

21045 01001
THE MORGAN FAMILY
PB 48 "P", PG. 85

11045 01001
COLEMAN LEE
DB 850, PG. 494
PB 8 "P", PG. 130
PB 7 "P", PG. 93
PB 16 "S", PG. 73

11047 02005
MURRY & FELLWOOD
DB 168 "P", PG. 344
PB O, PG. 256

5/8" IPS (IRON PIN SET)
IPF (IRON PIN FOUND)
CMF (CONCRETE MONUMENT FOUND)

CITY LIMIT
PROPERTY LINE
EASEMENT LINE
ADJACENT LINE

1. SMB 38 "S", PG. 43A.
2. PB 50, PG. 664
3. PB 48 "P", PG. 85A
4. PB 29 "P", PG. 69A
5. PB 31 "P", PG. 42B
6. PB 51, PG. 442 (CONSERVATION EASEMENT PLAT)
7. PB. 53, PG 401

8. TENANTS IN COMMON AGREEMENT DATED AUGUST 11, 2008 BETWEEN THE FOWLED COMPANY, AND P.M.P. LLC, L.L.C., HENRY S. MORGAN, L.L.C., VALERIA MORGAN FAMILY PROPERTIES, L.L.C., SAMUEL H. MORGAN, HOLLY M. DYER AND BERNICE MORGAN KUHN, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF AGREEMENT DATED AUGUST 11, 2008 AND RECORDED IN DEED BOOK 343-W, PAGE 11, CHATHAM COUNTY, GEORGIA RECORDS; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO TENANTS IN COMMON AGREEMENT DATED SEPTEMBER 16, 2019, AS EVIDENCED BY THAT CERTAIN FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT DATED SEPTEMBER 16, 2019 AND RECORDED IN DEED BOOK 1798, PAGE 385, CHATHAM COUNTY, GEORGIA RECORDS; INCLUDING, BUT NOT LIMITED TO, ALL ACCESS AND UTILITY EASEMENTS DESCRIBED THEREIN.

9. ACCESS EASEMENT AGREEMENT BY AND BETWEEN G. PHILIP MORGAN, III, G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, VALERIA MORGAN FAMILY PROPERTIES, L.L.C., SAMUEL H. MORGAN, HOLLY M. DYER AND BERNICE MORGAN KUHN AND THE FOWLED COMPANY DATED AUGUST 11, 2008 AND RECORDED IN DEED BOOK 343-W, PAGE 18, CHATHAM COUNTY, GEORGIA RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED FEBRUARY 4, 2014 AND RECORDED IN DEED BOOK 394-K, PAGE 427, CHATHAM COUNTY, GEORGIA RECORDS.

10. THE PRIVATE ROAD SYSTEM IS HEREBY DEDICATED PERPETUALLY FOR USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THE SUBDIVISION AND WILL NOT BE MAINTAINED BY THE CITY OF SAVANNAH. 11. BENCHMARKS SHOWN HEREON ARE VERIFIED AND CONFIRMED AS OF THE DATE OF THIS SURVEY. POST THE DATE OF THIS SURVEY IT IS THE RESPONSIBILITY OF THE HOMEOWNER, CONTRACTOR OR ANY OTHER PARTY USING THE BENCHMARK INFORMATION TO HAVE IT RE-VERIFIED BY HUSSEY GAY BELL OR ANOTHER LICENSED SURVEYOR. BENCHMARKS ARE OFTEN DISTURBED OVER TIME AND SHOULD BE VERIFIED PRIOR TO USE. 12. PER THE CITY OF SAVANNAH, THE PROPOSED SUBDIVISION LIES WITHIN THE AAD (AIRPORT AIRFIELD OVERLAY) DISTRICT. 13. PER MPO OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN PERMISSION FROM CHATHAM COUNTY ENGINEERING DEPARTMENT AS TO ISSUES THAT MAY AFFECT ROAD OR OTHER TRANSPORTATION IN THE UNINCORPORATED AREA. 14. PER MPO OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN APPROVAL OF THE MPC, CITY OF SAVANNAH, AND CHATHAM COUNTY ENGINEERING DEPARTMENT CONCERNING STORM WATER RUN-OFF AND DISCHARGE.

NOTES:
1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 1305101050 DATED AUGUST 16, 2018 THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
2. GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY THE TITLE EXAMINATION.
3. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD 83.
4. PROPERTY IDENTIFICATION NUMBER IS 21047 02001.
5. OWNER OF RECORD: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY.
6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SAVANNAH.
7. ALL CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
8. BASIS OF BEARINGS AND HORIZONTAL CONTROLS WERE OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION PRO GPS RECEIVER (RTK ACCURACY (HORIZONTAL: 8MM + 1PPM RMS) (VERTICAL: 15MM + 1PPM RMS)) WITH A CARLSON HC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A VERIZON JETPACK MIPI FROM THE EGPS SOLUTIONS REAL TIME NETWORK.
9. THE PRIVATE ROAD SYSTEM IS HEREBY DEDICATED PERPETUALLY FOR USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THE SUBDIVISION AND WILL NOT BE MAINTAINED BY THE CITY OF SAVANNAH. 10. BENCHMARKS SHOWN HEREON ARE VERIFIED AND CONFIRMED AS OF THE DATE OF THIS SURVEY. POST THE DATE OF THIS SURVEY IT IS THE RESPONSIBILITY OF THE HOMEOWNER, CONTRACTOR OR ANY OTHER PARTY USING THE BENCHMARK INFORMATION TO HAVE IT RE-VERIFIED BY HUSSEY GAY BELL OR ANOTHER LICENSED SURVEYOR. BENCHMARKS ARE OFTEN DISTURBED OVER TIME AND SHOULD BE VERIFIED PRIOR TO USE. 11. PER THE CITY OF SAVANNAH, THE PROPOSED SUBDIVISION LIES WITHIN THE AAD (AIRPORT AIRFIELD OVERLAY) DISTRICT. 12. PER MPO OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN PERMISSION FROM CHATHAM COUNTY ENGINEERING DEPARTMENT AS TO ISSUES THAT MAY AFFECT ROAD OR OTHER TRANSPORTATION IN THE UNINCORPORATED AREA. 13. PER MPO OWNER AND SUBSEQUENT PAD OWNERS WILL OBTAIN APPROVAL OF THE MPC, CITY OF SAVANNAH, AND CHATHAM COUNTY ENGINEERING DEPARTMENT CONCERNING STORM WATER RUN-OFF AND DISCHARGE.

ZONING I-1 BUILDING SETBACK (MIN FT) table with columns: FRONT, SIDE (STREET) YARD, SIDE (INTERIOR) YARD, REAR YARD, FROM LANE, FROM ACCESS EASEMENT.

21047 02002
SHIVAM 14, INC.
DB 2649, PG. 228
PB 50, PG. 664

11047 02008
WILLIAM T R & CHERYL D.
SANDERLIN
DB 2608, PG. 250
PB 125, PG. 630

REFERENCE POINT
3/4" REBAR FOUND
N=763651.902
E=910558.628

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELANIE WILSON, EXECUTIVE DIRECTOR

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

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 THE APPROPRIATE GOVERNMENTAL AGENCIES AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES 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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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.