

- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 36 LOTS.
  - TOTAL AREA: 3.758 ACRES-163,7171 SQUARE FEET.
  - PROPERTY ADDRESS: GOODLEIGH CIRCLE, SAVANNAH.
  - PARENT PROPERTY IDENTIFICATION NUMBER: 21016 02063.
  - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 30510C017G, EFFECTIVE DATE: JULY 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, NAD83.
  - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  - ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
  - ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
  - ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
  - ALL COMMON AREAS (OPEN SPACES), INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOME OWNER OR HOME OWNERS ASSOCIATION.
  - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION FOR ALL LOTS REQUIRE THE INSTALLATION OF A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
  - THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
  - ALL ROADS AND UTILITIES SHALL BE TURNED OVER TO THE CITY OF SAVANNAH.
  - ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
  - IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT OF STREET LIGHTING SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING. THE DEVELOPER IS OBLIGATED TO PROVIDE THE EXPENSES OF INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
  - FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
  - 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.
  - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

**CURVE TABLE**

| CURVE # | LENGTH  | RADIUS  | CHORD BEARING | CHORD LENGTH |
|---------|---------|---------|---------------|--------------|
| C1      | 141.37' | 90.00'  | N40°34'39"W   | 127.28'      |
| C2      | 4.59'   | 90.00'  | N5°3'01"E     | 4.59'        |
| C3      | 4.59'   | 150.00' | S5°17'56"W    | 4.59'        |
| C4      | 235.62' | 150.00' | N40°34'39"W   | 212.13'      |
| C5      | 10.20'  | 150.00' | N2°28'26"E    | 10.20'       |
| C6      | 22.93'  | 150.00' | N3°51'15"W    | 22.91'       |
| C7      | 23.76'  | 150.00' | N12°46'15"W   | 23.73'       |
| C8      | 19.70'  | 150.00' | N21°04'15"W   | 19.69'       |
| C9      | 19.78'  | 150.00' | N28°36'45"W   | 19.77'       |
| C10     | 23.30'  | 150.00' | N36°50'30"W   | 23.28'       |
| C11     | 22.76'  | 150.00' | N45°38'20"W   | 22.74'       |
| C12     | 22.76'  | 150.00' | N54°19'53"W   | 22.74'       |
| C13     | 23.30'  | 150.00' | N63°07'42"W   | 23.28'       |
| C14     | 19.22'  | 150.00' | N71°14'56"W   | 19.20'       |
| C15     | 20.73'  | 150.00' | N78°52'45"W   | 20.72'       |
| C16     | 7.17'   | 150.00' | N84°12'30"W   | 7.17'        |
| C17     | 11.00'  | 7.00'   | S40°34'39"E   | 9.90'        |

**LINE TABLE**

| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| L1     | 10.31' | N23°39'35"W |
| L2     | 24.14' | N72°31'07"E |
| L3     | 11.32' | N15°04'51"E |
| L4     | 10.02' | N65°09'58"E |

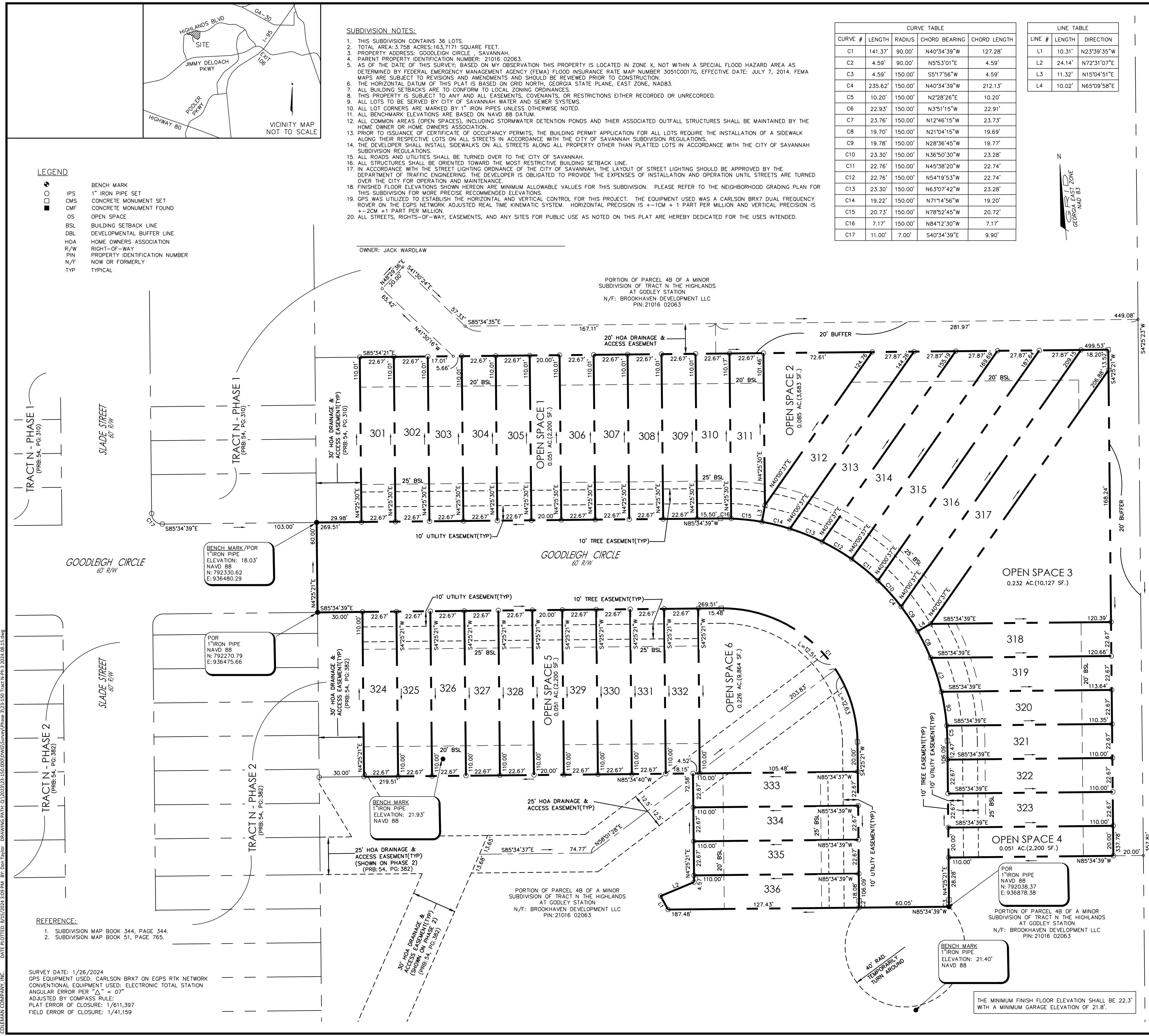
**LOT TABLE**

| LOT # | ACRE  | SF     | ADDRESS              | PIN         |
|-------|-------|--------|----------------------|-------------|
| 301   | 0.057 | 2,494  | 101 GOODLEIGH CIRCLE | 21016K06001 |
| 302   | 0.057 | 2,494  | 103 GOODLEIGH CIRCLE | 21016K06002 |
| 303   | 0.057 | 2,494  | 105 GOODLEIGH CIRCLE | 21016K06003 |
| 304   | 0.057 | 2,494  | 107 GOODLEIGH CIRCLE | 21016K06004 |
| 305   | 0.057 | 2,494  | 109 GOODLEIGH CIRCLE | 21016K06005 |
| 306   | 0.057 | 2,494  | 113 GOODLEIGH CIRCLE | 21016K06007 |
| 307   | 0.057 | 2,494  | 115 GOODLEIGH CIRCLE | 21016K06008 |
| 308   | 0.057 | 2,494  | 117 GOODLEIGH CIRCLE | 21016K06009 |
| 309   | 0.057 | 2,494  | 119 GOODLEIGH CIRCLE | 21016K06010 |
| 310   | 0.057 | 2,494  | 121 GOODLEIGH CIRCLE | 21016K06011 |
| 311   | 0.058 | 2,511  | 123 GOODLEIGH CIRCLE | 21016K06013 |
| 312   | 0.072 | 3,154  | 127 GOODLEIGH CIRCLE | 21016K06014 |
| 313   | 0.078 | 3,387  | 129 GOODLEIGH CIRCLE | 21016K06015 |
| 314   | 0.084 | 3,676  | 131 GOODLEIGH CIRCLE | 21016K06016 |
| 315   | 0.093 | 4,044  | 133 GOODLEIGH CIRCLE | 21016K06017 |
| 316   | 0.103 | 4,491  | 135 GOODLEIGH CIRCLE | 21016K06018 |
| 317   | 0.113 | 4,933  | 137 GOODLEIGH CIRCLE | 21016K06020 |
| 318   | 0.065 | 2,827  | 143 GOODLEIGH CIRCLE | 21016K06021 |
| 319   | 0.061 | 2,648  | 145 GOODLEIGH CIRCLE | 21016K06022 |
| 320   | 0.057 | 2,494  | 147 GOODLEIGH CIRCLE | 21016K06023 |
| 321   | 0.057 | 2,494  | 149 GOODLEIGH CIRCLE | 21016K06024 |
| 322   | 0.057 | 2,494  | 151 GOODLEIGH CIRCLE | 21016K06025 |
| 323   | 0.057 | 2,494  | 153 GOODLEIGH CIRCLE | 21016K06026 |
| 324   | 0.057 | 2,494  | 100 GOODLEIGH CIRCLE | 21016K07001 |
| 325   | 0.057 | 2,494  | 102 GOODLEIGH CIRCLE | 21016K07002 |
| 326   | 0.057 | 2,494  | 104 GOODLEIGH CIRCLE | 21016K07003 |
| 327   | 0.057 | 2,494  | 106 GOODLEIGH CIRCLE | 21016K07004 |
| 328   | 0.057 | 2,494  | 108 GOODLEIGH CIRCLE | 21016K07005 |
| 329   | 0.057 | 2,494  | 112 GOODLEIGH CIRCLE | 21016K07007 |
| 330   | 0.057 | 2,494  | 114 GOODLEIGH CIRCLE | 21016K07008 |
| 331   | 0.057 | 2,494  | 116 GOODLEIGH CIRCLE | 21016K07009 |
| 332   | 0.057 | 2,494  | 118 GOODLEIGH CIRCLE | 21016K07010 |
| 333   | 0.057 | 2,494  | 152 GOODLEIGH CIRCLE | 21016K07012 |
| 334   | 0.057 | 2,494  | 154 GOODLEIGH CIRCLE | 21016K07013 |
| 335   | 0.057 | 2,494  | 156 GOODLEIGH CIRCLE | 21016K07014 |
| 336   | 0.064 | 2,776  | 158 GOODLEIGH CIRCLE | 21016K07015 |
| OS 1  | 0.051 | 2,200  | 505 GOODLEIGH CIRCLE | 21016K06006 |
| OS 2  | 0.085 | 3,683  | 507 GOODLEIGH CIRCLE | 21016K06012 |
| OS 3  | 0.232 | 10,127 | 509 GOODLEIGH CIRCLE | 21016K06019 |
| OS 4  | 0.051 | 2,200  | 511 GOODLEIGH CIRCLE | 21016K06027 |
| OS 5  | 0.051 | 2,200  | 504 GOODLEIGH CIRCLE | 21016K07006 |
| OS 6  | 0.226 | 9,864  | 506 GOODLEIGH CIRCLE | 21016K07011 |

**LOT TOTAL**

|            |       |         |
|------------|-------|---------|
| LOT TOTAL  | 2.273 | 99,291  |
| R/W        | 0.789 | 34,152  |
| OPEN SPACE | 0.696 | 30,274  |
| TOTAL AREA | 3.758 | 163,717 |

- LEGEND**
- IP5 BENCH MARK
  - 1" IRON PIPE SET
  - CMS CONCRETE MONUMENT SET
  - CMF CONCRETE MONUMENT FOUND
  - OS OPEN SPACE
  - BLS BUILDING SETBACK LINE
  - DBL DEVELOPMENTAL BUFFER LINE
  - HOA HOME OWNERS ASSOCIATION
  - R/W RIGHT-OF-WAY
  - PIN PROPERTY IDENTIFICATION NUMBER
  - N/F NOW OR FORMERLY
  - TYP TYPICAL



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 \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, 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 \_\_\_\_\_

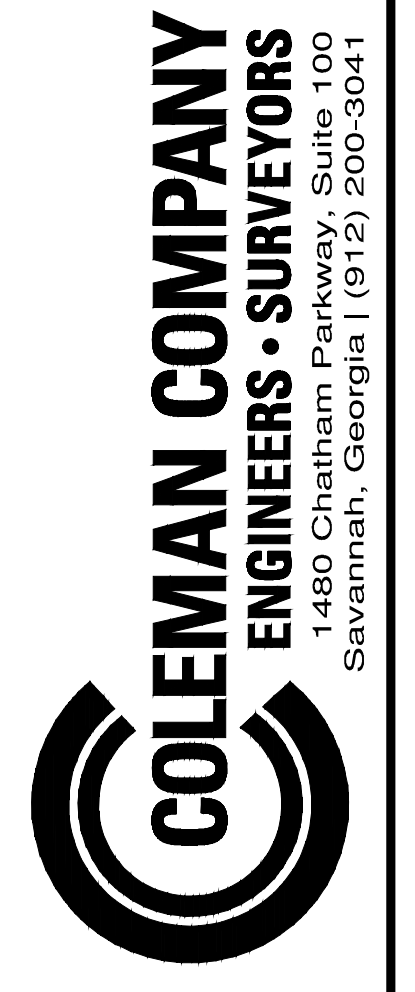
0' 15' 30' 60'

GRAPHIC SCALE: 1" = 30'

**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. THIS UNDESIGNED LAND SURVEYOR CERTIFICATE THAT THIS PLAT COMPLIES WITH THE MINIMUM EDUCATIONAL STANDARDS FOR PROPER SURVEYING 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



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

JOB NUMBER: 23-150.001  
DATE: 04/23/2024  
DRAWN BY: DET  
CHECKED BY:  
SCALE: 1" = 30'

**MAJOR SUBDIVISION**

SHEET: 1/1

DATE PLOTTED: 8/27/2024 9:09 PM BY: Don Taylor DRAWING DATA: Q:\2023\23-150\000\DWG\Survey\Phase 3\3-150 Tract N Ph 3 2024.08.15.dwg

- REFERENCE:**
- SUBDIVISION MAP BOOK 344, PAGE 344.
  - SUBDIVISION MAP BOOK 51, PAGE 765.

SURVEY DATE: 1/26/2024  
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK  
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "A" = 07"  
ADJUSTED BY COMPASS RULE:  
PLAT ERROR OF CLOSURE: 1/611,397  
FIELD ERROR OF CLOSURE: 1/41,159

THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 22.3' WITH A MINIMUM GARAGE ELEVATION OF 21.8'.