

ACREAGE CHART	
LOTS (10):	18,113 Sq.Ft. 0.417 Ac.
COMMON AREA:	67,433 Sq.Ft. 1.547 Ac.
FUTURE RIGHT OF WAY DEDICATION:	139 Sq.Ft. 0.003 Ac.
TOTAL:	85,685 Sq.Ft. 1.967 Ac.

- ADDITIONAL NOTES
- THE MAINTENANCE OF ALL PRIVATE AND COMMON AREAS OF THIS SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, DRIVES, STREETS AND PARKING, SHALL BE PROVIDED BY AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND SHALL NOT BECOME A RESPONSIBILITY OF THE CITY OF SAVANNAH. THE CITY SHALL BE HELD HARMLESS FROM ANY LIABILITY ASSOCIATED WITH THE ESTABLISHMENT AND MAINTENANCE OF SUCH COMMON AREAS.
 - ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 - THE SUBDIVISION/DWELLING IS LOCATED WITHIN THE AOD (AIRPORT OVERLAY DISTRICT).
 - A REAL TIME KINEMATIC GNSS SURVEY USING THE EGPS REAL TIME NETWORK WAS USED TO ESTABLISH THE COORDINATE REFERENCE BASE FOR THE FIELD TRAVERSE.

LABEL	BEARING	DISTANCE
L1	N174°16'58"E	7.24'
L2	N74°16'58"W	14.58'
L3	S20°13'32"W	1.56'
L4	N20°13'31"E	4.13'
L5	S74°16'58"E	6.41'
L6	S74°16'58"E	26.40'
L7	S21°53'58"W	0.48'
L8	S21°53'58"W	6.11'
L9	N76°24'10"E	24.75'
L10	N53°14'57"E	8.97'
L11	N53°14'57"E	10.44'
L12	S81°45'03"E	13.52'
L13	S81°45'03"E	24.10'
L14	S75°54'05"E	22.83'
L15	S30°54'05"E	21.50'
L16	N14°05'55"E	29.40'
L17	N82°29'15"W	3.52'
L18	S82°29'15"E	7.84'
L19	N14°05'55"E	16.90'
L20	N30°54'05"W	9.07'
L21	N75°54'05"W	16.61'
L22	N81°45'03"W	26.84'
L23	N81°45'03"W	4.57'
L24	S53°14'57"W	4.22'
L25	S53°14'57"W	1.05'
L26	S53°14'57"W	7.92'
L27	S40°54'44"W	15.00'
L28	S55°59'33"W	36.03'
L29	S64°07'45"W	51.76'
L30	N35°52'15"W	15.00'
L31	N64°07'45"E	52.00'
L32	N55°59'33"E	47.77'
L33	S15°17'00"W	15.00'
L34	N15°17'00"E	15.00'
L35	S22°09'57"W	15.00'
L36	N69°04'59"W	22.35'
L37	N05°54'21"E	12.72'
L38	S28°55'37"W	13.29'
L39	N58°41'21"W	24.00'
L40	N07°46'21"E	6.14'

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	39.00'	98.66'	53.30'	N29°42'27"W	86°12'34"
C2	49.00'	72.56'	66.11'	S63°16'45"W	84°51'00"
C3	75.00'	4.30'	4.30'	N22°22'29"E	317°08"
C4	75.00'	21.50'	21.43'	N32°13'48"E	162°29'26"
C5	75.00'	20.14'	20.08'	N48°08'03"E	152°33'09"
C6	75.00'	20.39'	20.33'	N63°37'02"E	153°44'49"
C7	75.00'	22.48'	22.40'	N78°59'38"E	170°07'23"
C8	75.00'	22.42'	22.33'	S82°51'24"E	170°07'34"
C9	29.00'	23.66'	23.01'	N59°12'58"E	46°44'26"
C10	377.50'	334.87'	324.00'	S71°23'12"E	50°49'32"
C11	223.13'	19.35'	19.34'	N37°59'41"E	45°58'04"
C12	223.13'	20.35'	20.35'	N42°38'31"E	51°33'56"
C13	223.13'	20.10'	20.09'	N47°50'07"E	50°09'37"
C14	223.13'	11.04'	11.03'	N51°49'56"E	25°00'11"
C15	223.13'	4.23'	4.23'	S81°12'30"E	103°06"
C16	223.13'	18.55'	18.55'	S78°17'01"E	4°45'52"
C17	208.13'	21.28'	21.24'	N78°49'34"W	5°50'58"
C18	208.13'	52.22'	52.08'	S45°03'42"W	142°22'52"
C19	208.13'	8.30'	8.30'	S37°43'52"W	217°09"
C20	377.50'	5.89'	5.89'	S45°31'36"E	0°53'39"

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

CLERK OF COUNCIL: MARK MASSEY

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

CITY ENGINEER: JULIE McLEAN, P.E.

APPROVED BY METROPOLITAN PLANNING COMMISSION

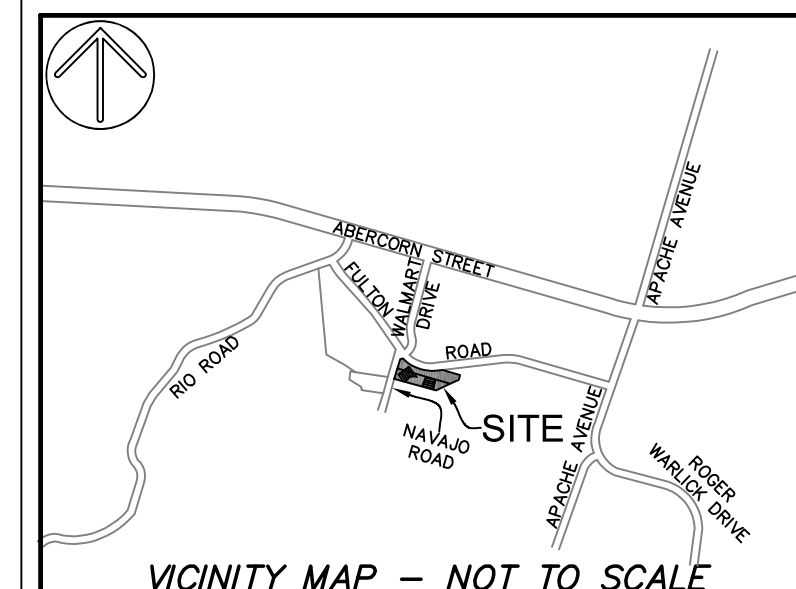
EXECUTIVE DIRECTOR: MELANIE WILSON

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

ENVIRONMENTAL HEALTH MANAGER: LAUREN BAKER-NEWTON, MPH, REHS

IT IS HEREBY CERTIFIED THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, RIGHTS-OF-WAY, EASEMENTS AND OTHER SITES TO THE USE OF THE PUBLIC FOREVER OR FOR PRIVATE USE AS NOTED.

OWNER(S): DREAM FINDERS HOMES; ANDREW CHARLSON



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND - DISTURBED
 - RFB ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET WITH CAP
 - X SCRIBED X FOUND
 - #16 911 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - PIN PARCEL IDENTIFICATION NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - FEMA FEMA FLOOD LINE
 - MAR MARSH LINE
 - MARSH
 - 25' STATE OF GEORGIA MARSH BUFFER
 - 35' CITY OF SAVANNAH MARSH BUFFER
 - ACCESS EASEMENT
 - 15' CITY OF SAVANNAH PUBLIC UTILITY EASEMENT
 - PRIVATE DRAINAGE EASEMENT

- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONES X, X (0.2% ANNUAL CHANCE), AE (ELEVATION 9.0') & AE (ELEVATION 10.0'), COMMUNITY 135163, MAP NUMBER 1305102566, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
 - VERTICAL DATUM IS NAVD 88 (GEOID 18).
 - HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, NAD 83 (2011).
 - WATER AND SEWER SERVICES WILL BE PROVIDED BY THE CITY OF SAVANNAH.
 - AN RTK GPS SURVEY USING THE EGPS RTN WAS PERFORMED TO ESTABLISH SITE CONTROL.
 - THE DNR JURISDICTIONAL LINE (SHOWN HEREON AS MARSH LINE) IS VALID FOR ONE YEAR FROM JUNE 30, 2023 PER LETTER FROM DEB BARREIRO, COASTAL PERMIT COORDINATOR WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, COASTAL RESOURCES DIVISION, MARSH AND SHORE MANAGEMENT PROGRAM.
 - LINE TAGS FOR PRIVATE DRAINAGE EASEMENT BEGIN AT "EASEMENT BEGIN" AND FOLLOW CLOCKWISE UNTIL CLOSED.

PREPARED FOR:
DREAM FINDERS HOMES
A MAJOR SUBDIVISION & RECOMBINATION PLAT OF 1.967 ACRES,
10 LOTS, HIDDEN POINT PHASE 2A
TAX PARCEL Nos. 20862 02008 & 20862 02009

6TH G.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

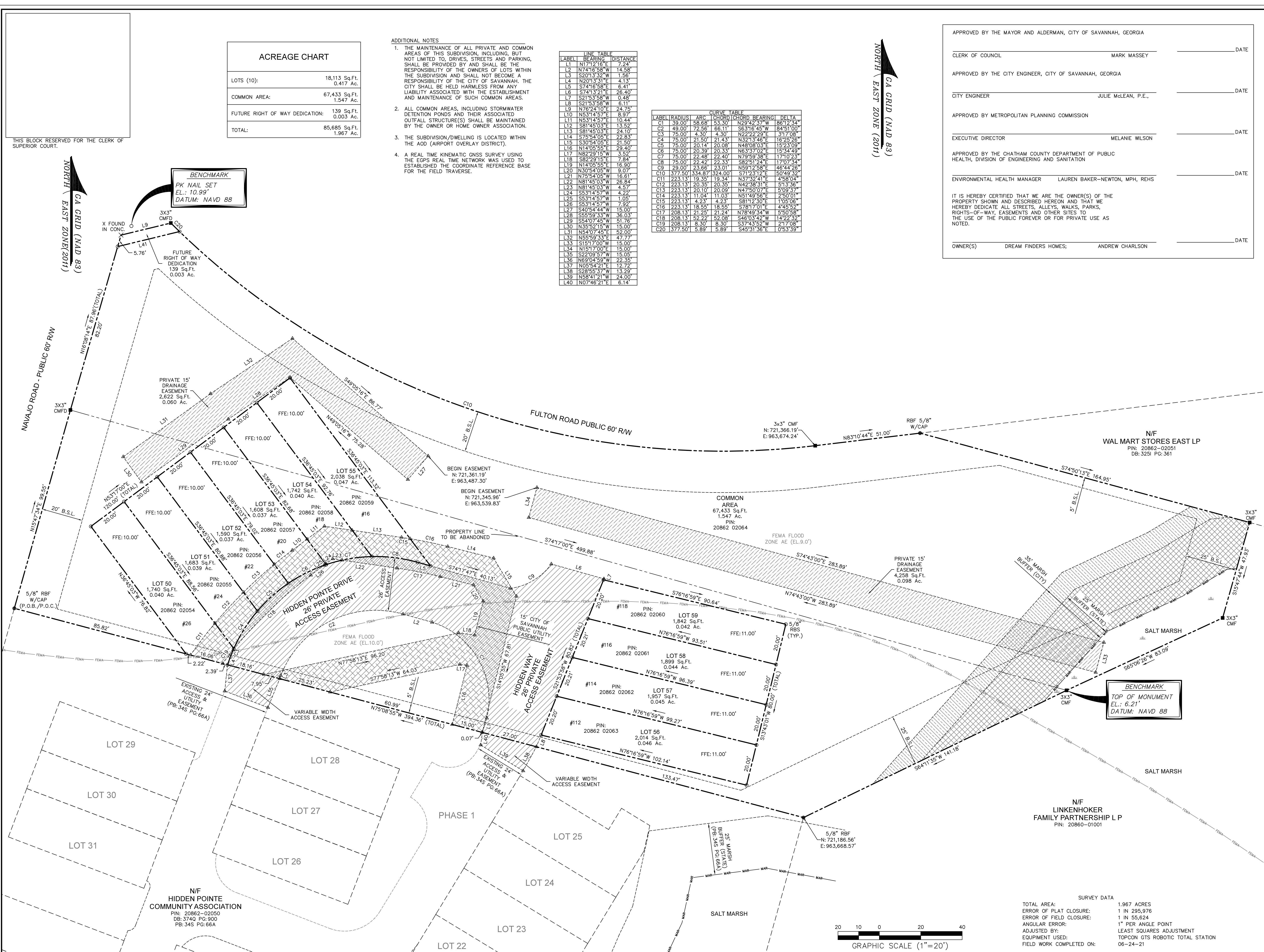
FIELD WORK: BJS
FIELD CHECK: CJB
DRAWN BY: KWF
DATE: 09-04-2024
SCALE: 1"=20'
PROJECT No.: BFT-21185
FILE#BFT-21185 SUBP#2ADWG

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SURVEYOR'S CERTIFICATION

(i) 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 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.

Colin Jesse Bearden
COLIN J. BEARDEN
G.A.P.L.S. No. LS003372



SURVEY DATA

TOTAL AREA: 1.967 ACRES
ERROR OF PLAT CLOSURE: 1 IN 295,976
ERROR OF FIELD CLOSURE: 1 IN 55,624
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES ADJUSTMENT
EQUIPMENT USED: TOPCON GT5 ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON: 06-24-21