

NORTH
 EAST ZONE (2011)
 CA GRID (NAD 83)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

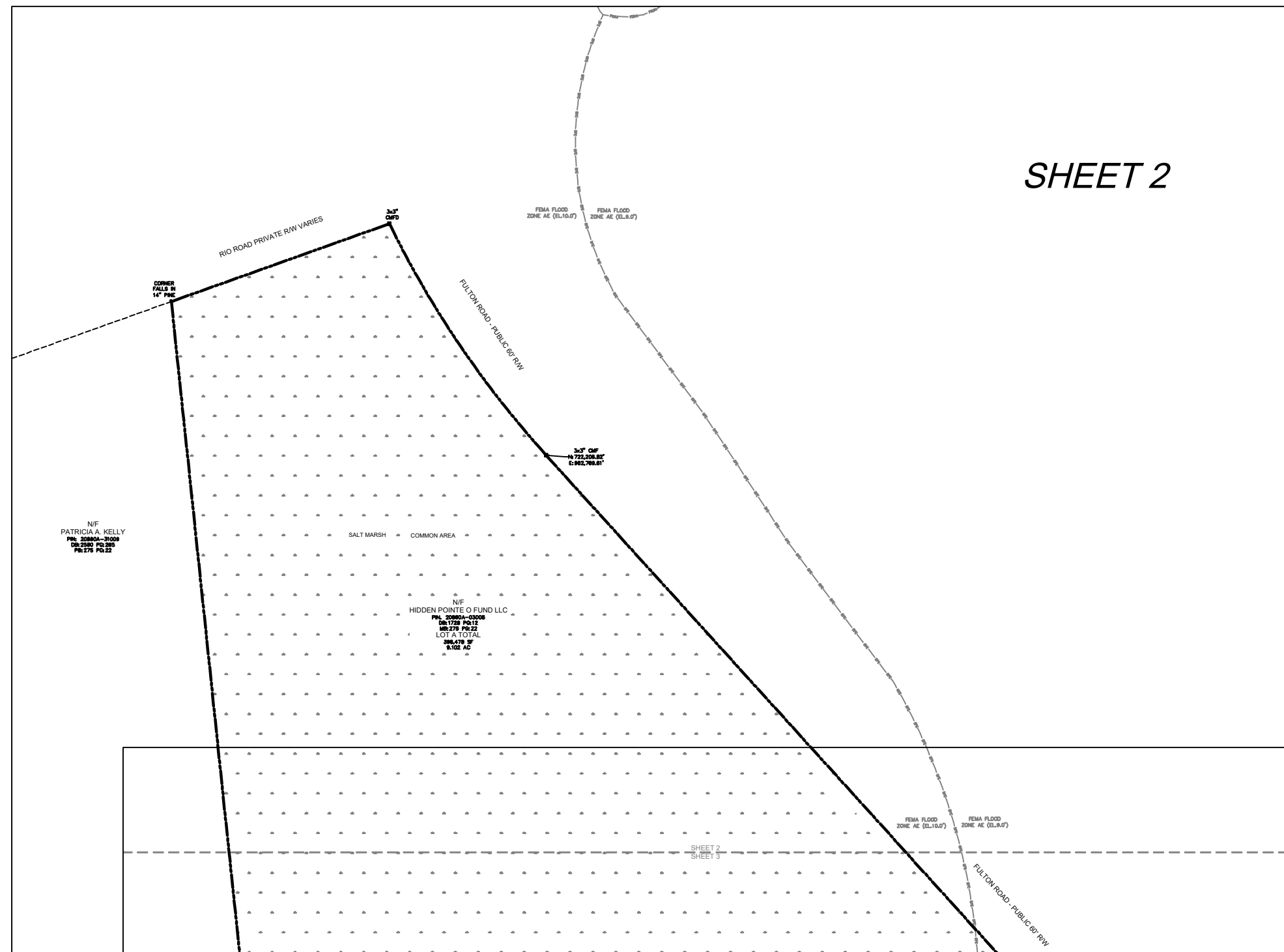
UTILITY EASEMENT LINE TABLE	LINE TABLE
LABEL BEARING DISTANCE	LABEL BEARING DISTANCE
LU1 S22°24'32" W 21.82'	L1 S78°58'02" W 9.31'
LU2 N67°35'28" W 15.00'	L2 N82°35'17" E 3.95'
LU3 N22°24'32" E 109.48'	L3 S71°07'36" E 3.53'
LU4 N10°41'42" E 50.89'	L4 S71°07'36" E 2.75'
LU5 N74°52'09" W 20.47'	L5 S45°55'50" E 2.62'
LU6 N80°04'07" W 40.43'	L6 N58°36'22" W 4.73'
LU7 S09°55'43" W 33.76'	L7 N58°36'22" W 16.09'
LU8 S34°40'53" W 8.93'	L8 N06°01'43" W 28.85'
LU9 S57°10'53" W 2.90'	L9 N81°56'34" W 295.26"
LU10 S56°01'50" W 8.51'	L10 S17°31'38" W 20.00'
LU11 S54°52'46" W 59.58'	L11 N15°28'06" W 8.07'
LU12 S33°29'06" E 102.05'	L12 N12°43'50" W 12.45'
LU13 S55°59'10" E 13.77'	L13 N10°33'53" W 19.40'
LU14 S55°59'10" W 16.76'	L14 N12°43'50" W 10.87'
LU15 N33°29'06" W 105.03'	L15 N10°33'53" W 18.91'
LU16 N40°01'38" W 8.36'	
LU17 N62°31'38" W 23.20'	
LU18 S07°44'43" W 17.06'	
LU19 S33°29'06" E 171.91'	
LU20 S18°55'03" W 51.11'	
LU21 N18°55'03" E 46.55'	
LU22 N33°29'06" W 170.18'	
LU23 N07°44'43" E 28.08'	
LU24 N62°31'38" W 44.74'	
LU25 N17°31'38" W 55.05'	
LU26 N10°33'53" W 43.58'	
LU27 N11°56'07" E 55.53'	
LU28 N56°56'07" E 38.36'	
LU29 N57°27'07" E 77.88'	
LU30 S77°32'53" E 75.93'	
LU31 S31°44'47" E 27.79'	
LU32 S35°04'07" E 64.75'	
LU33 S09°55'43" W 41.01'	
LU34 S80°04'07" E 40.43'	
LU35 S74°52'09" E 19.31'	
LU36 S09°55'43" W 33.69'	
LU37 N34°45'24" W 216.69'	
LU38 N55°14'59" E 11.52'	
LU39 S87°01'26" W 70.55'	
LU40 S34°19'28" W 40.12'	
LU41 S14°39'23" E 140.94'	
LU42 N62°31'38" W 30.67'	
LU43 N17°31'38" W 48.84'	
LU44 N10°33'53" W 40.60'	
LU45 N11°56'07" E 46.33'	
LU46 N56°56'07" E 32.15'	
LU47 N57°27'07" E 63.38'	
LU48 S77°32'53" E 63.58'	
LU49 S31°44'47" E 21.45'	
LU50 S35°04'07" E 58.54'	
LU51 S09°55'43" W 46.66'	
LU52 S34°40'53" W 5.95'	
LU53 S57°10'53" W 0.07'	
LU54 S56°01'50" W 8.51'	
LU55 S54°52'46" W 60.14'	
LU56 N40°01'38" W 11.34'	
LU57 N62°31'38" W 31.57'	
LU58 N07°44'43" E 33.82'	
LU59 N14°39'23" E 143.21'	
LU60 N34°19'28" E 30.28'	
LU61 N57°10'26" E 67.48'	
LU62 N32°58'34" W 15.00'	

CURVE TABLE
LABEL RADIUS ARC CHORD CHORD BEARING DELTA
C1 91.71' 9.38' 9.38' N41°34'23" W 5°51'45"
C2 45.00' 8.57' 8.56' N28°01'48" W 10°54'36"
C3 45.00' 2.83' 2.83' N20°46'13" W 3°38'33"
C4 19.00' 9.69' 9.58' N30°02'30" W 29°12'48"
C5 100.00' 3.92' 3.92' N16°24'13" W 2°14'50"
C6 100.00' 4.45' 4.45' N14°00'19" W 2°32'59"
C7 100.00' 3.26' 3.26' N11°47'50" W 1°52'00"
C8 100.00' 0.52' 0.52' N10°42'51" W 0°17'56"
C9 86.00' 20.05' 20.00' N01°58'07" W 13°21'17"
C10 86.00' 20.05' 20.00' N11°23'11" E 13°21'17"
C11 86.00' 20.15' 20.11' N24°46'37" E 13°28'35"
C12 86.00' 18.88' 18.84' N37°46'47" E 12°34'45"
C13 86.00' 19.58' 19.53' N50°55'28" E 13°02'33"
C14 86.00' 0.51' 0.51' N57°16'55" E 0°20'25"
C15 19.00' 10.48' 10.35' N41°39'02" E 31°36'11"
C16 19.00' 5.43' 5.41' S26°52'40" E 16°22'54"
C17 81.00' 6.47' 6.46' S32°46'54" E 4°34'26"
C18 81.00' 20.49' 20.43' S23°14'55" E 14°29'32"
C19 81.00' 20.75' 20.69' S00°48'39" W 14°40'43"
C20 81.00' 10.67' 10.66' S11°55'30" W 7°32'58"
C21 85.00' 7.48' 7.48' S18°13'20" W 5°02'42"
C22 85.00' 20.49' 20.44' S27°39'06" W 13°48'49"
C23 85.00' 20.67' 20.62' S41°31'32" W 13°56'05"
C24 85.00' 21.69' 21.63' S55°48'15" W 14°37'20"
C25 19.00' 9.20' 9.11' N31°23'45" W 27°44'13"
C26 100.00' 2.10' 2.10' N16°55'30" W 1°12'17"
C27 100.00' 6.27' 6.27' N14°31'35" W 3°35'31"
C28 100.00' 2.92' 2.92' N11°53'36" W 1°40'28"
C29 100.00' 0.86' 0.86' N10°48'38" W 0°29'29"
C30 60.00' 0.38' 0.38' N10°23'01" W 0°21'45"
C31 60.00' 21.07' 20.96' N00°08'40" W 20°06'57"
C32 476.25' 134.50' 134.06' S34°06'28" E 16°10'54"
C33 435.02' 54.11' 54.08' S38°43'22" E 7°07'36"

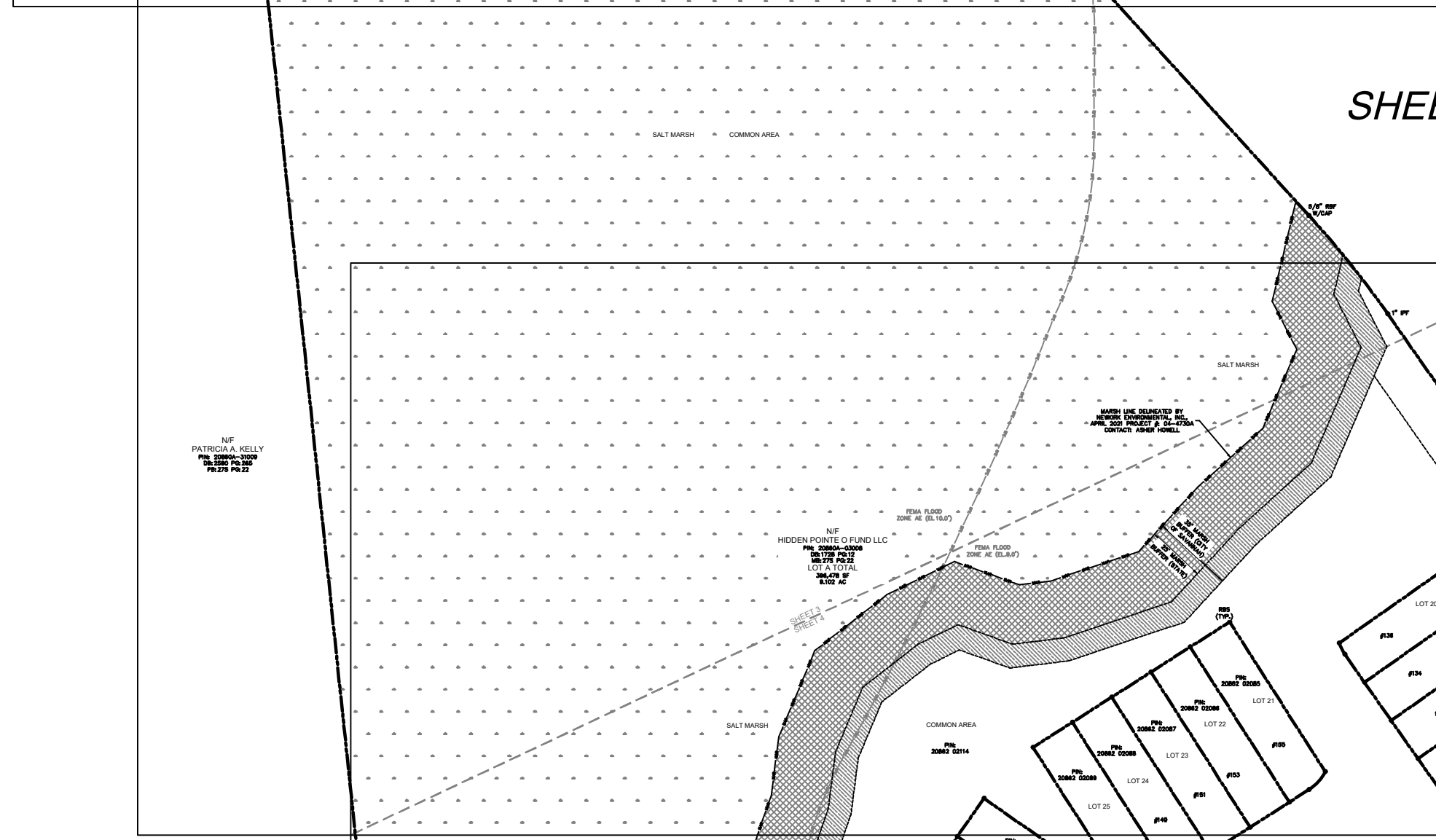
ACCESS EASEMENT LINE TABLE
LABEL BEARING DISTANCE
LA1 N74°43'06" W 15.15'
LA2 N17°31'38" W 14.13'
LA3 N35°04'07" W 19.69'
LA4 N59°23'11" E 46.85'
LA5 N59°23'11" E 10.03'
LA6 S35°04'07" E 26.08'
LA7 S59°23'11" W 10.03'
LA8 S59°23'11" W 48.67'
LA9 N57°27'07" E 72.35'
LA10 S35°04'07" E 64.43'
LA11 S19°41'59" W 61.88'
LA12 S72°28'22" W 18.21'
LA13 S72°28'22" W 33.38'
LA14 S72°28'22" W 18.12'
LA15 S33°29'06" E 49.28'
LA16 S33°29'06" E 11.65'
LA17 S74°43'45" E 16.44'
LA18 S35°04'07" E 9.02'

PRIVATE DRAINAGE EASEMENT LINE TABLE
LABEL BEARING DISTANCE
LD1 S13°36'45" E 125.93'
LD2 S76°23'15" W 15.00'
LD3 N13°36'45" W 124.16'
LD4 N27°00'57" W 55.05'
LD5 N62°59'03" E 15.00'
LD6 S27°00'57" E 56.81'
LD7 N72°17'56" W 57.11'
LD8 S56°17'14" W 34.37'
LD9 N33°42'46" W 15.00'
LD10 N56°17'14" E 41.60'
LD11 S72°17'56" E 64.33'
LD12 S17°42'04" W 15.00'
LD13 N34°14'29" W 150.01'
LD14 S83°59'23" W 55.45'
LD15 N06°00'37" W 15.00'
LD16 N83°59'23" E 59.14'
LD17 N72°00'14" E 67.43'
LD18 N09°00'15" E 56.46'
LD19 S80°59'45" E 15.00'
LD20 S09°00'15" W 58.52'
LD21 S28°24'32" E 47.23'
LD22 S61°35'28" W 15.00'
LD23 N28°24'32" W 43.52'
LD24 S72°00'14" W 56.57'
LD25 S44°14'29" E 144.50'
LD26 S55°45'31" W 15.00'
LD27 N23°50'26" E 11.66'
LD28 S66°09'34" E 82.31'
LD29 S23°50'26" W 15.00'
LD30 N66°09'34" E 61.83'
LD31 N86°35'57" W 74.76'
LD32 N03°24'03" E 15.00'
LD33 S86°35'57" E 74.76'
LD34 S03°24'03" W 15.00'
LD35 S02°13'36" E 15.00'
LD36 S87°46'24" W 65.47'
LD37 N02°13'36" W 15.00'
LD38 N87°46'24" E 65.47'

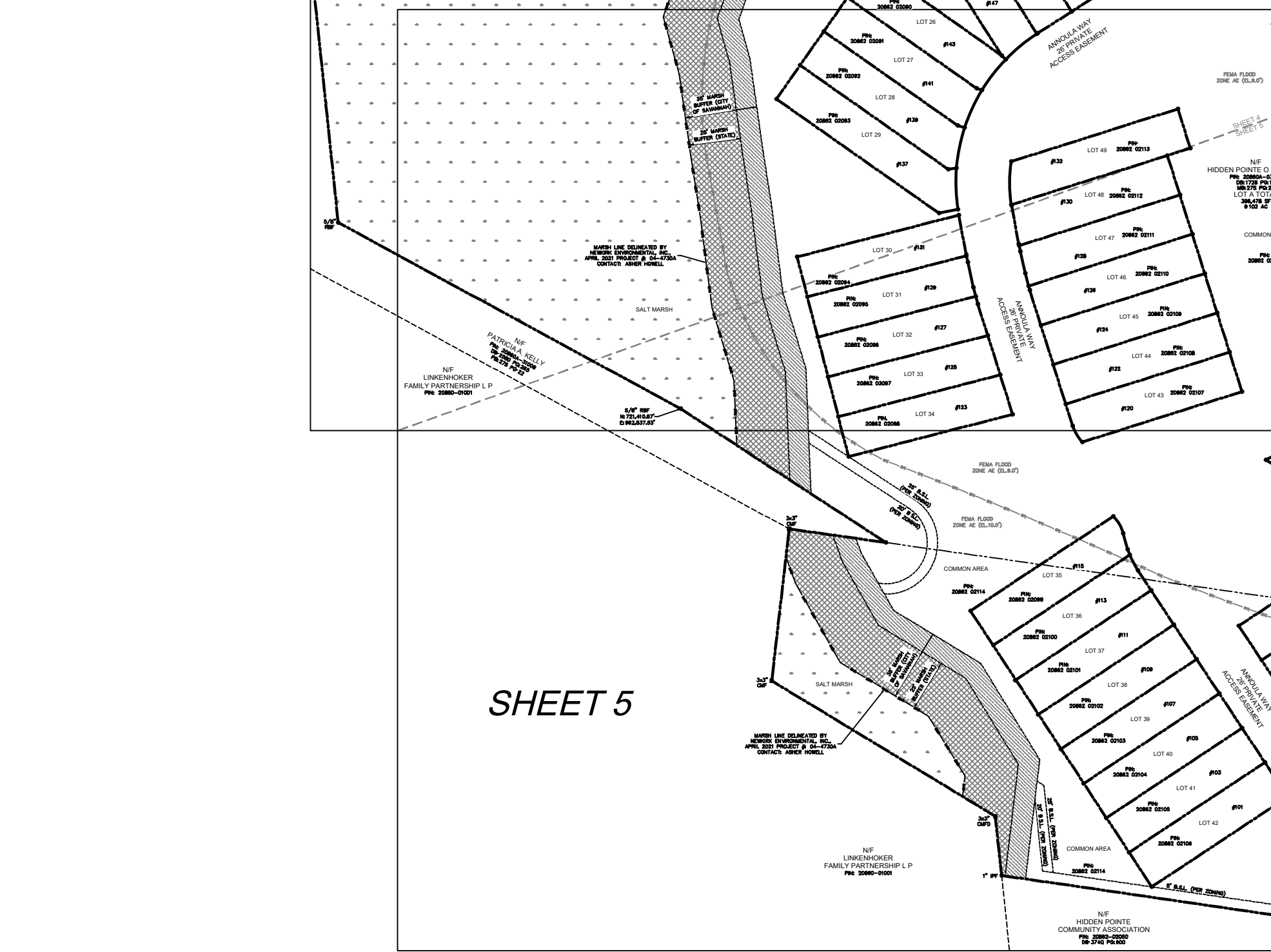
SURVEY DATA
 TOTAL AREA: 10.114 ACRES
 ERROR OF PLAT CLOSURE: 1 IN 503,722
 ERROR OF FIELD CLOSURE: 1 IN 55,624
 ANGULAR ERROR: 1" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES ADJUSTMENT
 FIELD WORK COMPLETED ON: 06-24-21
 EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION/TOPCON HYPER VR DUAL FREQUENCY RECEIVER



SHEET 2



SHEET 3



SHEET 4



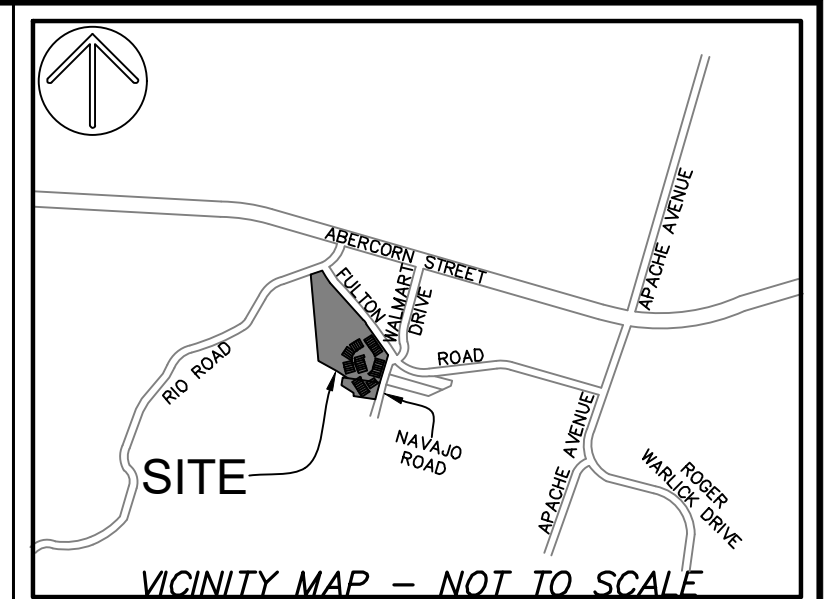
SHEET 5

RECOMBINATION ACREAGE CHART	
LOT A:	396,478 Sq.Ft. 9.102 Ac.
LOT B:	44,105 Sq.Ft. 1.012 Ac.
TOTAL:	440,583 Sq.Ft. 10.114 Ac.

SUBDIVISION ACREAGE CHART	
LOTS (49):	79,428 Sq.Ft. 1.823 Ac.
COMMON AREA:	361,155 Sq.Ft. 8.291 Ac.
TOTAL:	440,583 Sq.Ft. 10.114 Ac.

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

ADDITIONAL NOTES
 1. 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.
 2. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 3. THE SUBDIVISION/DWELLING IS LOCATED WITHIN THE ADD (AIRPORT OVERLAY DISTRICT).
 4. A REAL TIME KINEMATIC GNSS SURVEY USING THE EGPS REAL TIME NETWORK WAS USED TO ESTABLISH THE COORDINATE REFERENCE BASE FOR THE FIELD TRAVERSE.



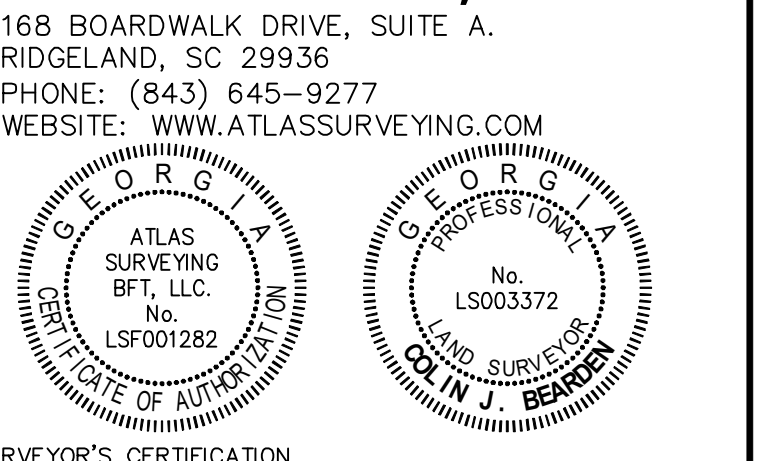
- VICINITY MAP -- NOT TO SCALE
- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND - DISTURBED
 - IPF ● IRON PIPE FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET WITH CAP
 - X SCRIBED X FOUND
 - #10 911 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S. TIE SURVEY TIE
 - FEMA FEMA FLOOD LINE
 - MAR MARSH LINE
 - BE — BASE FLOOD ELEVATION
 - 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
 - PRIVATE SEWER 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 13051C0256G, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
 - VERTICAL DATUM IS NAVD 88 (GEOD 18)
 - TREE SIZE IS SHOWN IN INCHES OF DIAMETER.
 - HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, NAD 83 (2011).
 - WATER AND SEWER WILL BE PROVIDED BY THE CITY OF SAVANNAH.
 - LINE AND CURVE TABLES ARE LOCATED ON SHEET ONE.
 - 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, AND WERE FIELD VERIFIED ON JUNE 13, 2021.
 - LINE TAGS FOR PRIVATE DRAINAGE EASEMENT BEGIN AT "EASEMENT BEGIN" AND FOLLOW CLOCKWISE UNTIL CLOSED.
 - BUILDING SETBACKS SHOULD BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.

PREPARED FOR:
 DREAM FINDERS HOMES
 A MAJOR SUBDIVISION & RECOMBINATION PLAT OF 10.114 ACRES,
 49 LOTS, HIDDEN POINTE PHASE 2B
 TAX PARCEL Nos. 208620A 03003 & 208620A 03008

6TH G.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA
 FIELD WORK: BITS
 FIELD CHECK: C.B.
 DRAWN BY: K.W.
 DATE: 09-25-2024
 SCALE: 1"=40'
 PROJECT NO.: BFT-2185
 FILE: BFT-2185 SUBPHS2B.DWG

SHEET 1 OF 7
ATLAS SURVEYING, INC.
 168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



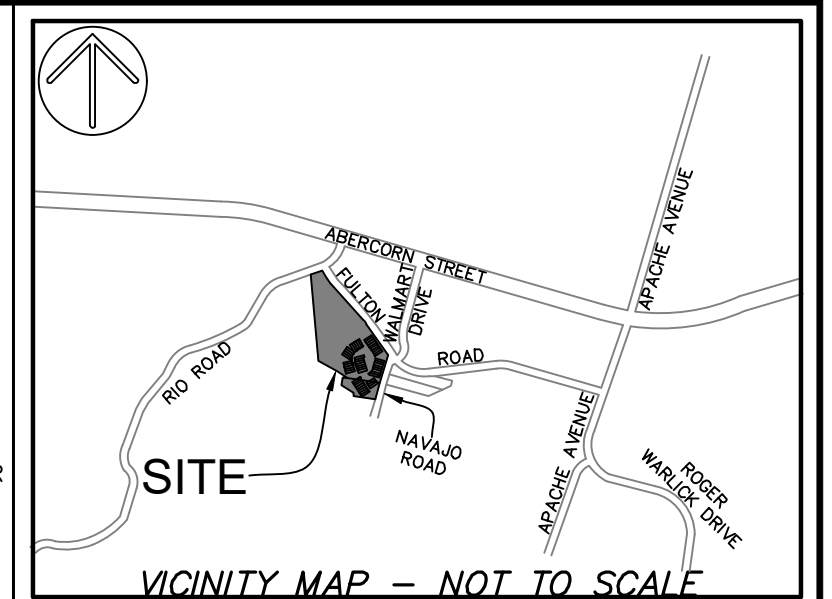
SURVEYOR'S CERTIFICATION
 (I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

NORTH
EAST ZONE (2011)
GA GRID (NAD 83)

SURVEY DATA
 TOTAL AREA: 10.114 ACRES
 ERROR OF PLAT CLOSURE: 1 IN 503,722
 ERROR OF FIELD CLOSURE: 1 IN 55,624
 ANGULAR ERROR: 1" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES ADJUSTMENT
 FIELD WORK COMPLETED ON: 06-24-21
 EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION/TOPCON HYPER VR DUAL FREQUENCY RECEIVER



VICINITY MAP -- NOT TO SCALE

LEGEND

▲	CALC POINT - CORNER NOT SET
■	CONC. MONUMENT FOUND
■	CONC. MONUMENT FOUND - DISTURBED
●	IRON PIPE FOUND
●	IRON REBAR FOUND
○	5/8" IRON REBAR SET WITH CAP
×	SCRIBED X FOUND
#102	911 ADDRESS
B.S.L.	BUILDING SETBACK LINE
FFE	FINISHED FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S. TIE	SURVEY TIE
— FEMA	FEMA FLOOD LINE
— MAR	MARSH LINE
— BFE	BASE FLOOD ELEVATION
▲	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
▨	PRIVATE SEWER 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 13051C0256G, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
 - VERTICAL DATUM IS NAVD 88 (GEOID 18)
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 - LINE TAGS FOR PRIVATE DRAINAGE EASEMENT BEGIN AT "EASEMENT BEGIN" AND FOLLOW CLOCKWISE UNTIL CLOSED.
 - BUILDING SETBACKS SHOULD BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.

PREPARED FOR:
DREAM FINDERS HOMES
 A MAJOR SUBDIVISION & RECOMBINATION PLAT OF
 10.114 ACRES,
 49 LOTS, HIDDEN POINTE PHASE 2B
 TAX PARCEL Nos. 208620A 03003 & 208620A 03008

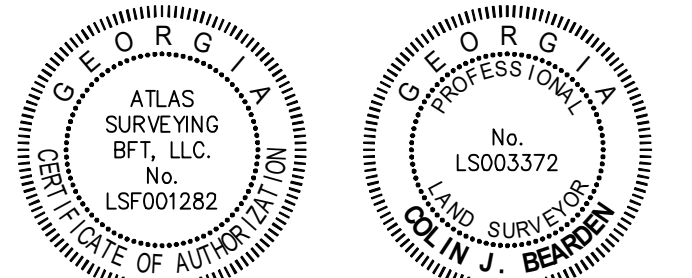
6TH G.M.D.
 CITY OF SAVANNAH
 CHATHAM COUNTY, GEORGIA

FIELD WORK: BTS
 FIELD CHECK: CJB
 DRAWN BY: KWF
 DATE: 09-25-2024
 SCALE: 1"=20'
 PROJECT No.: BFT-21185
 FILE: BFT-21185 SUBPH2B.DWG

SHEET 2 OF 7

ATLAS SURVEYING, INC.

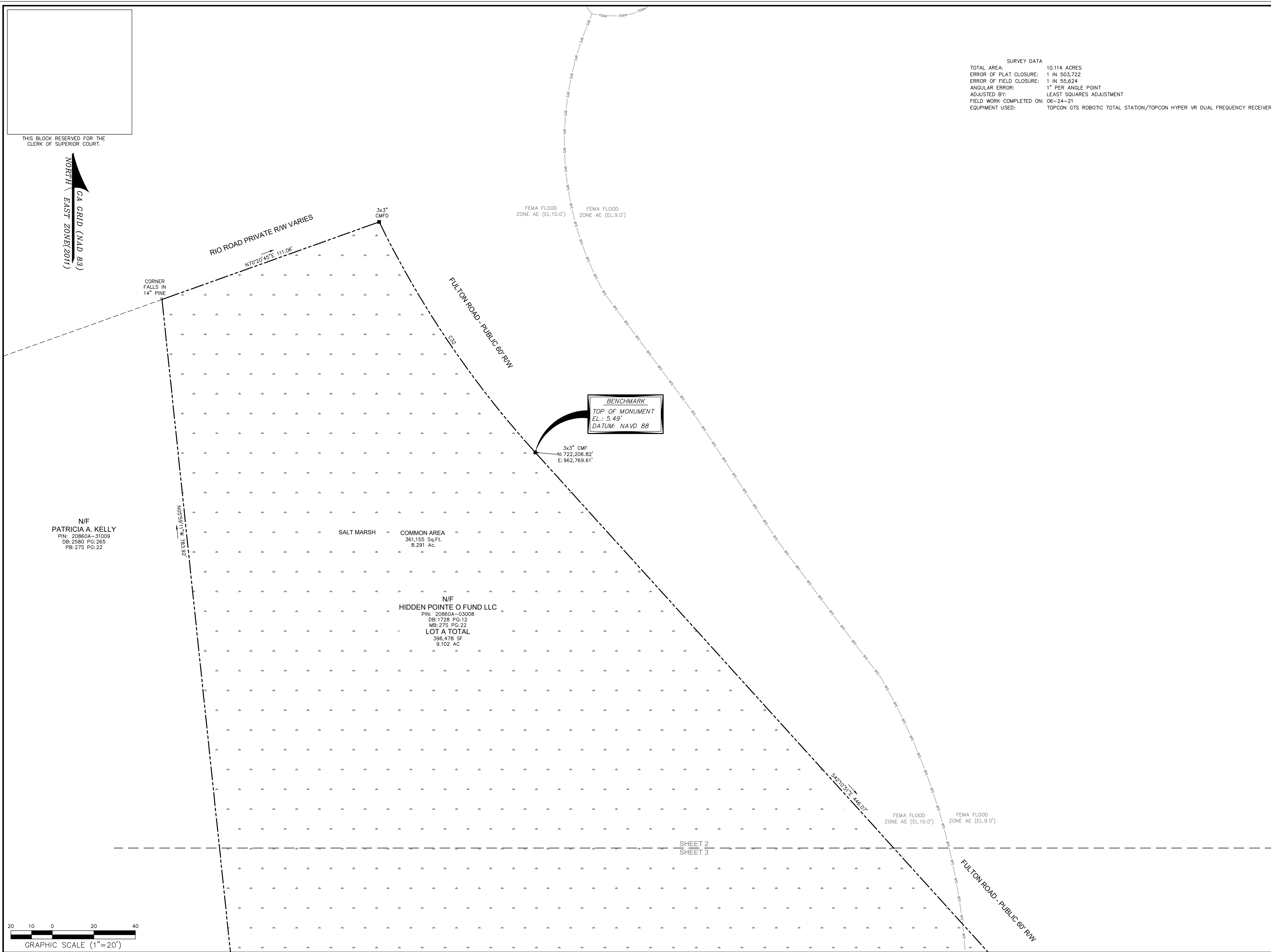
168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



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



BENCHMARK
 TOP OF MONUMENT
 EL.: 5.49'
 DATUM: NAVD 88

3x3" CMF
 N: 722,206.82'
 E: 962,769.61'

SALT MARSH
 COMMON AREA
 361,155 Sq.Ft.
 8.291 Ac.

N/F
 HIDDEN POINTE O FUND LLC
 PIN: 20860A-03008
 DB: 1728 PG: 12
 MB: 275 PG: 22
 LOT A TOTAL
 396,478 SF
 9.102 AC

N/F
 PATRICIA A. KELLY
 PIN: 20860A-31009
 DB: 2580 PG: 265
 PB: 275 PG: 22



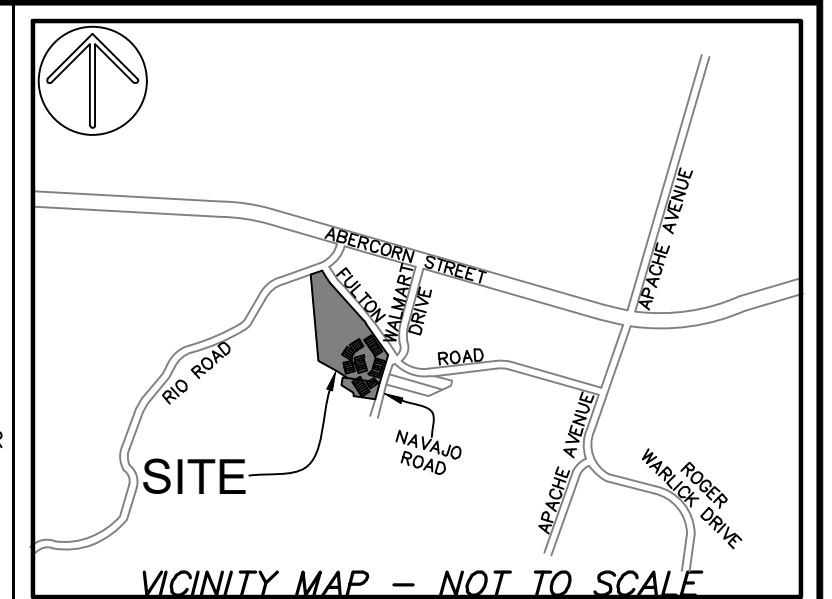
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NORTH
EAST ZONE(2011)
CA GRID (NAD 83)

N/F
PATRICIA A. KELLY
PIN: 20860A-31009
DB: 2580 PG: 265
PB: 275 PG: 22



SURVEY DATA
TOTAL AREA: 10.114 ACRES
ERROR OF PLAT CLOSURE: 1 IN 503,722
ERROR OF FIELD CLOSURE: 1 IN 55,624
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES ADJUSTMENT
FIELD WORK COMPLETED ON: 06-24-21
EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION/TOPCON HYPER VR DUAL FREQUENCY RECEIVER



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT FOUND - DISTURBED
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - 5/8" IRON REBAR SET WITH CAP
 - × SCRIBED X FOUND
 - #102 911 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S. TIE SURVEY TIE
 - FEMA FEMA FLOOD LINE
 - MAR MARSH LINE
 - BFE BASE FLOOD ELEVATION
 - ▲ 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
 - ▨ PRIVATE SEWER EASEMENT

- NOTES
1. 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 13051C0256G, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
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 4. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, NAD 83 (2011).
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 6. LINE AND CURVE TABLES ARE LOCATED ON SHEET ONE.
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 8. 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, AND WERE FIELD VERIFIED ON JUNE 13, 2021.
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PREPARED FOR:
DREAM FINDERS HOMES
A MAJOR SUBDIVISION & RECOMBINATION PLAT OF
10.114 ACRES,
49 LOTS, HIDDEN POINTE PHASE 2B
TAX PARCEL Nos. 208620A 03003 & 208620A 03008

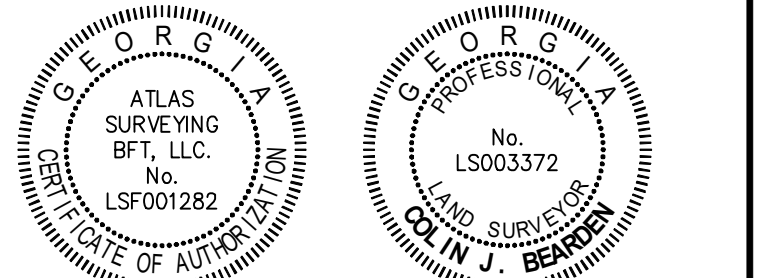
6TH G.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

FIELD WORK: BTS
FIELD CHECK: C.B.
DRAWN BY: K.W.F.
DATE: 09-25-2024
SCALE: 1"=20'
PROJECT No.: BFT-2185
FILE: BFT-2185 SUBPH2B.DWG

SHEET 3 OF 7

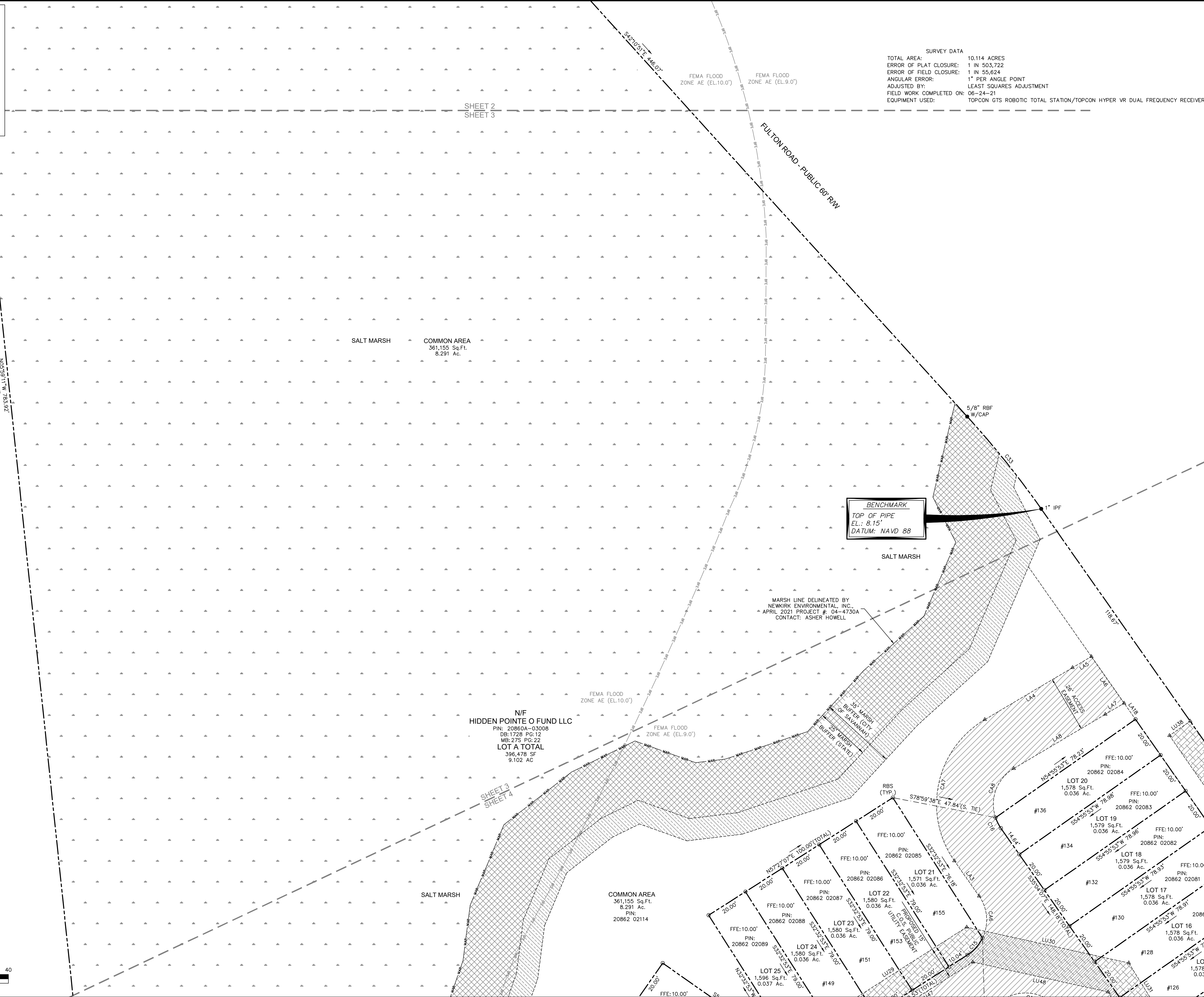
ATLAS SURVEYING, INC.

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



SURVEYOR'S CERTIFICATION
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COLIN J. BEARDEN
G.A.P.L.S. No. LS0003372



SHEET 2
SHEET 3

SHEET 3
SHEET 4

N/F
HIDDEN POINTE O FUND LLC
PIN: 20860A-03008
DB: 1728 PG: 12
MB: 275 PG: 22
LOT A TOTAL
386,478 SF
9.102 AC

COMMON AREA
361,155 Sq.Ft.
8.291 Ac.
PIN:
20862 02114

BENCHMARK
TOP OF PIPE
EL.: 8.15'
DATUM: NAVD 88

MARSH LINE DELINEATED BY
NEWKIRK ENVIRONMENTAL, INC.
APRIL 2021 PROJECT # 04-4730A
CONTACT: ASHER HOWELL

LOT 20
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02084

LOT 19
1,579 Sq.Ft.
0.036 Ac.
PIN:
20862 02083

LOT 18
1,579 Sq.Ft.
0.036 Ac.
PIN:
20862 02082

LOT 17
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02081

LOT 16
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02080

LOT 15
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02079

LOT 14
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02078

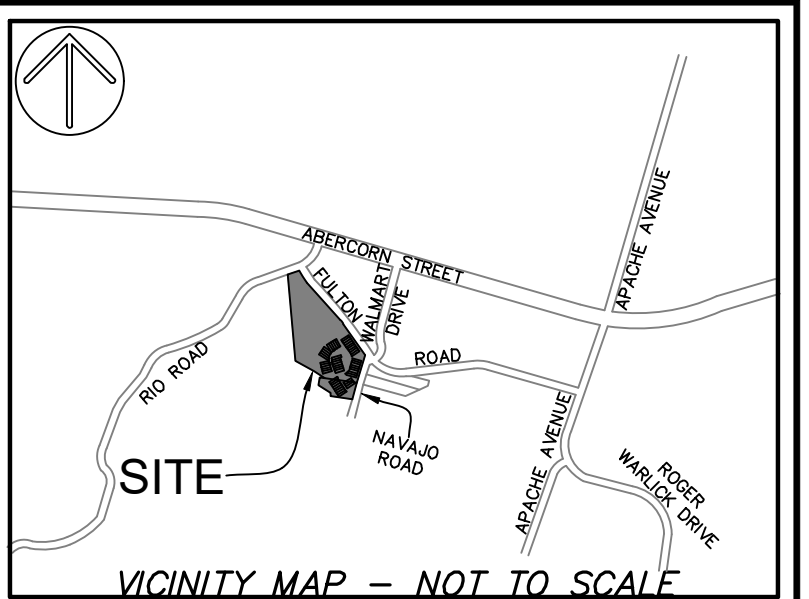
LOT 13
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02077

LOT 12
1,578 Sq.Ft.
0.036 Ac.
PIN:
20862 02076

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

BENCHMARK
TOP OF PIPE
EL.: 8.15'
DATUM: NAVD 88

SURVEY DATA
TOTAL AREA: 10.114 ACRES
ERROR OF PLAT CLOSURE: 1 IN 503,722
ERROR OF FIELD CLOSURE: 1 IN 56,624
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES ADJUSTMENT
FIELD WORK COMPLETED ON: 06-24-21
EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION/TOPCON HYPER VR DUAL FREQUENCY RECEIVER



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT FOUND - DISTURBED
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - 5/8" IRON REBAR SET WITH CAP
 - × SCRIBED X FOUND
 - 911 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S. TIE SURVEY TIE
 - FEMA FLOOD LINE
 - MAR MARSH LINE
 - BFE BASE FLOOD ELEVATION
 - ▲ 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
 - ▨ PRIVATE SEWER EASEMENT

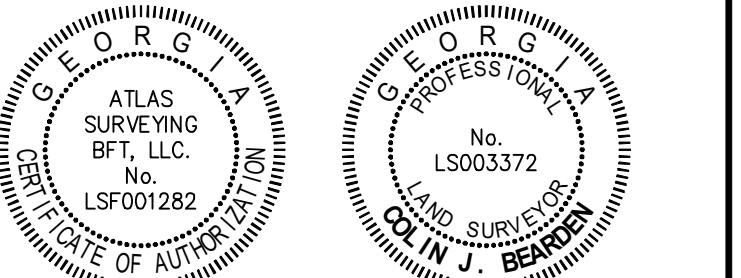
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PREPARED FOR:
DREAM FINDERS HOMES
A MAJOR SUBDIVISION & RECOMBINATION PLAT OF
10.114 ACRES,
49 LOTS, HIDDEN POINTE PHASE 2B
TAX PARCEL Nos. 208620A 03003 & 208620A 03008

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

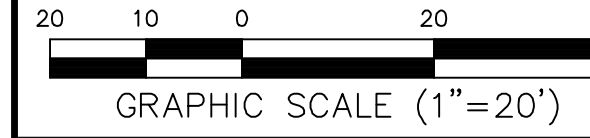
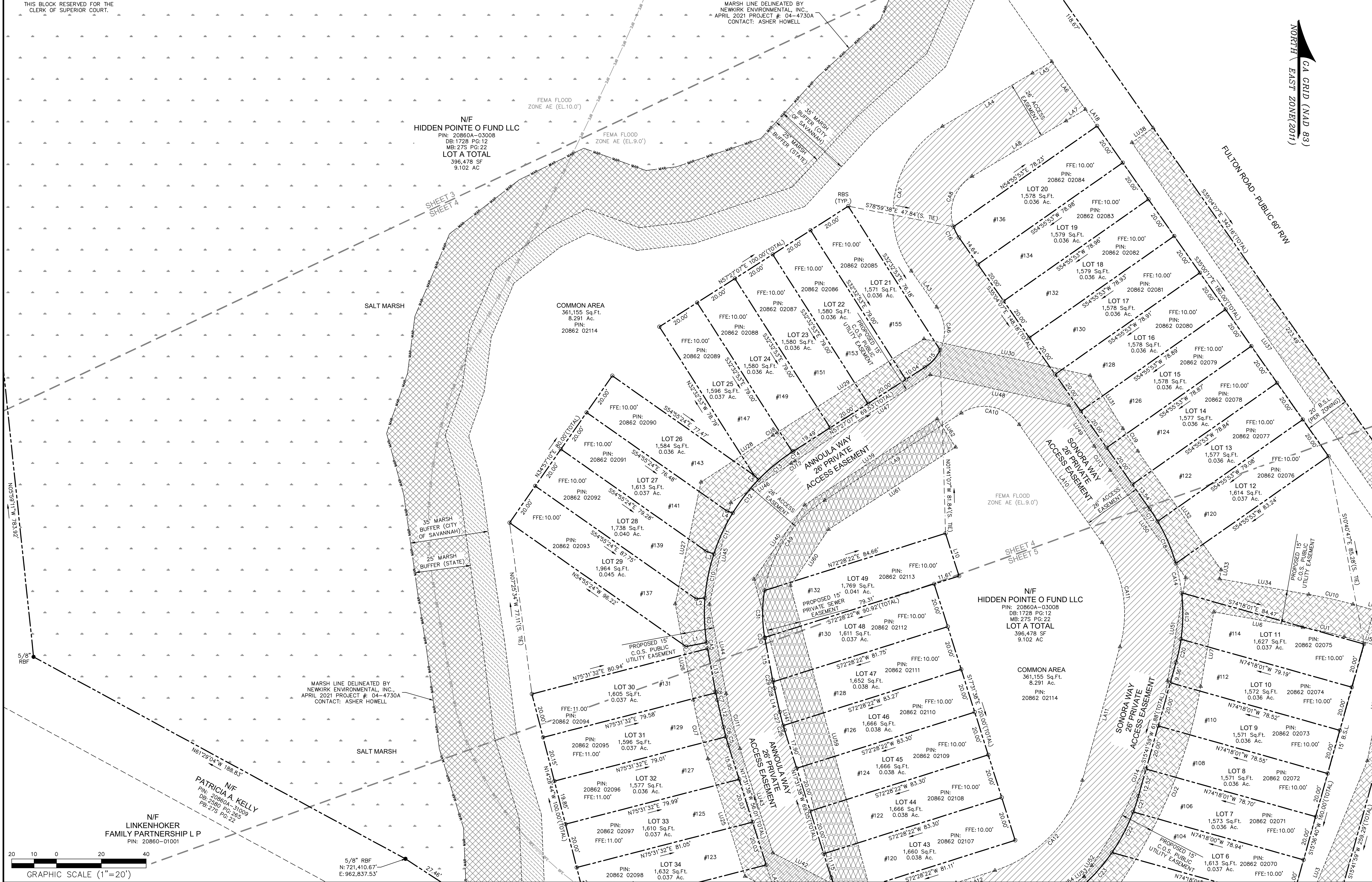
SHEET 4 OF 7
ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

FIELD WORK: BTS
FIELD CHECK: C.B.
DRAWN BY: K.W.F.
DATE: 09-25-2024
SCALE: 1"=20'
PROJECT No.: BFT-21185
FILE: BFT-21185 SUBPH2B.DWG

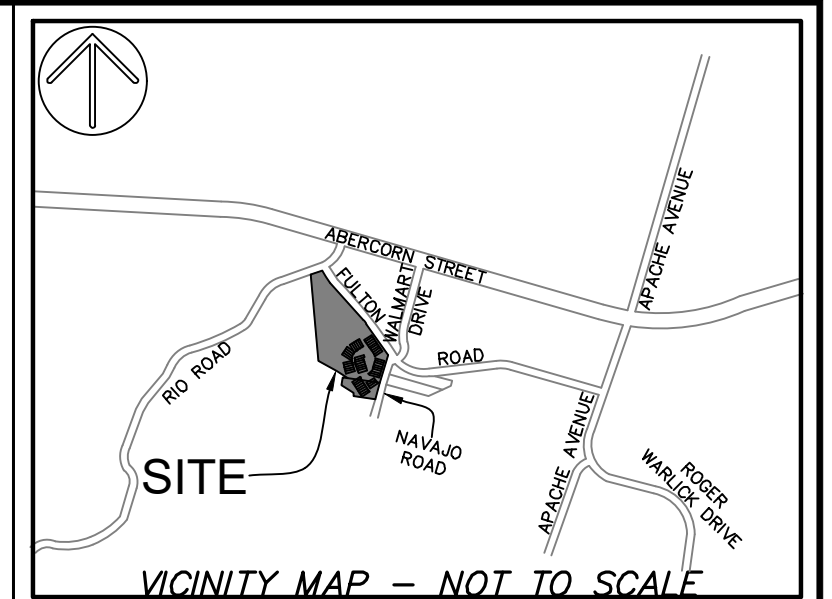
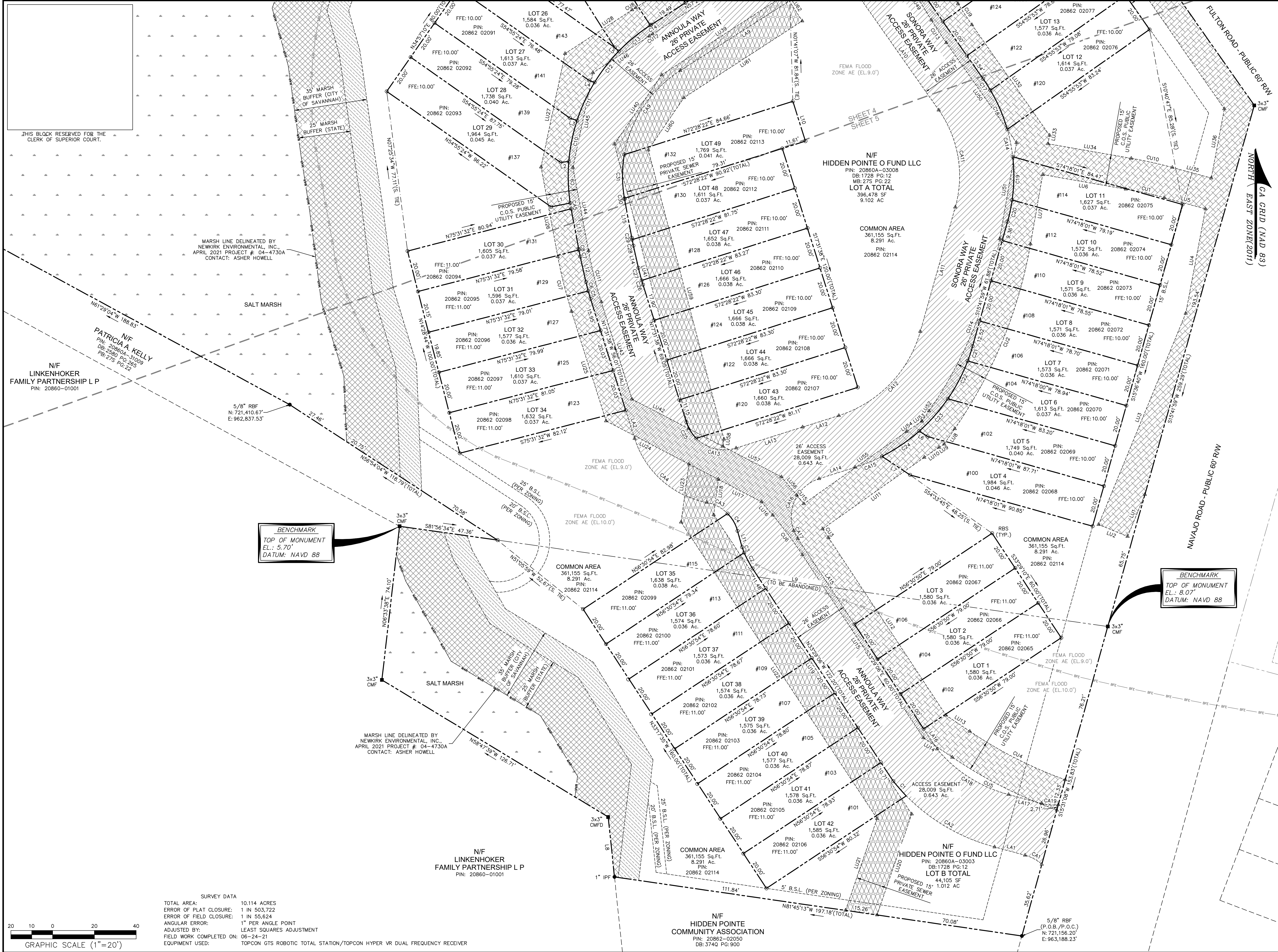


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COLIN J. BEARDEN
G.A.P.L.S. No. LS003372



GRAPHIC SCALE (1"=20')



- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND - DISTURBED
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - 5/8" IRON REBAR SET WITH CAP
 - ✕ SCRIBED X FOUND
 - #102 911 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S. TIE SURVEY TIE
 - FEMA FEMA FLOOD LINE
 - MAR MARSH LINE
 - BFE BASE FLOOD ELEVATION
 - 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
 - ▨ PRIVATE SEWER EASEMENT

- NOTES**
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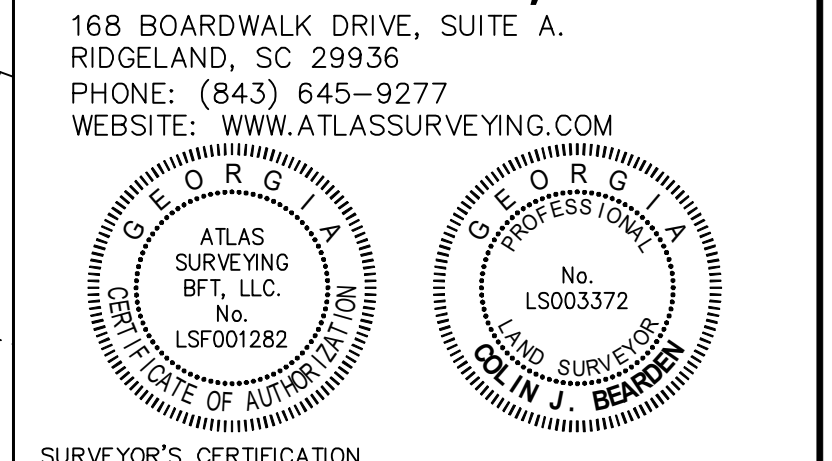
PREPARED FOR:
DREAM FINDERS HOMES
 A MAJOR SUBDIVISION & RECOMBINATION PLAT OF
 10.114 ACRES,
 49 LOTS, HIDDEN POINTE PHASE 2B
 TAX PARCEL Nos. 208620A 03003 & 208620A 03008

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

FIELD WORK: B.T.S.
 FIELD CHECK: C.B.
 DRAWN BY: K.W.F.
 DATE: 09-25-2024
 SCALE: 1"=20'
 PROJECT No.: BFT-2185
 FILE: BFT-2185 SUBPH2B.DWG

SHEET 5 OF 7

ATLAS SURVEYING, INC.
 168 BOARDWALK DRIVE, SUITE A.
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Colin Jesse Bearden
 COLIN J. BEARDEN
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SURVEY DATA

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 ERROR OF FIELD CLOSURE: 1 IN 55,624
 ANGULAR ERROR: 1" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES ADJUSTMENT
 FIELD WORK COMPLETED ON: 06-24-21
 EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION/TOPCON HYPER VR DUAL FREQUENCY RECEIVER

N/F LINKENHOKER FAMILY PARTNERSHIP L P
 PIN: 20860-01001

N/F HIDDEN POINTE COMMUNITY ASSOCIATION
 PIN: 20862-02050
 DB: 3740 PG: 900

BENCHMARK
 TOP OF MONUMENT
 EL.: 5.70'
 DATUM: NAVD 88

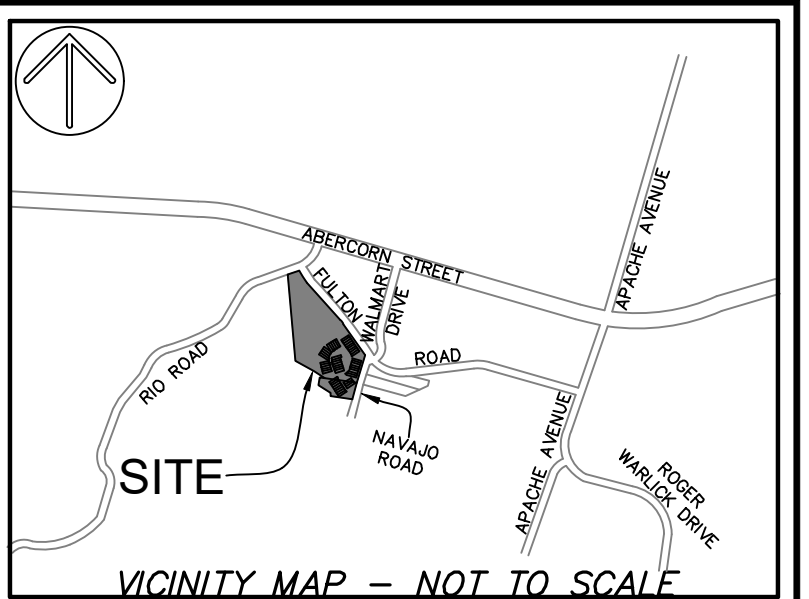
BENCHMARK
 TOP OF MONUMENT
 EL.: 8.07'
 DATUM: NAVD 88

GRAPHIC SCALE (1"=20')

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

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TOP OF PIPE
EL.: 8.15'
DATUM: NAVD 88

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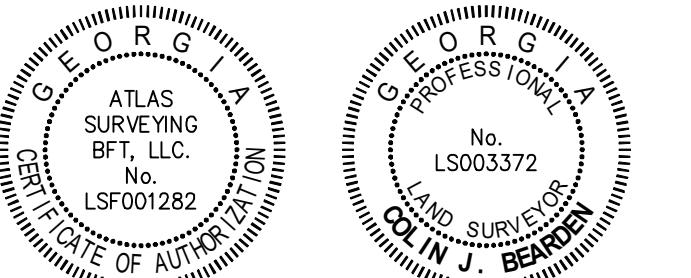
6TH G.M.D.
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

FIELD WORK: BTS
FIELD CHECK: CJB
DRAWN BY: KMF
DATE: 09-25-2024
SCALE: 1"=20'
PROJECT No.: BFT-21185
FILE: BFT-21185 SUBPH2B.DWG

SHEET 6 OF 7

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168 BOARDWALK DRIVE, SUITE A.
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