



- NOTES:**
- THIS PLAT CREATES FIVE LOTS.
 - TOTAL AREA: 167,354 ACRES; 7,289,945 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 0 FORT ARGYLE ROAD
 - PARENT PARCEL IDENTIFICATION NUMBER: 21034 01008
 - THESE PROPERTIES ARE CURRENTLY ZONED BC & IL-T.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - 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 13051C0118H, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION. 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.
 - ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
 - THIS PROPERTY FALLS WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).
 - ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE SUBDIVIDED PROPERTY SHALL BE OBLIGATED TO PAY FEES ASSOCIATED WITH EXTENSION AND CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
 - 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.
 - ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.

| ADJACENT PROPERTY INFORMATION | | | |
|----------------------------------|---------------|-----------------|--|
| PROPERTY OWNER | PARCEL NUMBER | REFERENCE | |
| ① DAVID B. & DIANNE GRANT HUDSON | 11034 01009A | SMB 9S, PG 50 | |
| ② AUTHUR S. GRANT, SR. | 11034 01009C | SMB 9S, PG 50 | |
| ③ AUTHUR S. GRANT, JR. | 11034 01009E | SMB 9S, PG 50 | |
| ④ AUTHUR S. GRANT, SR. | 11034 01009D | SMB 9S, PG 50 | |
| ⑤ AUTHUR S. GRANT, SR. | 11034 01009B | SMB 9S, PG 50 | |
| ⑥ ELLIS GREEN, JR. | 11034 010010 | N/A | |
| ⑦ JULIE P. RODEWOLT | 11034 010011 | DB 187A, PG 671 | |
| ⑧ JANIE BELL HART, ET AL | 11034 010012 | N/A | |
| ⑨ SUNSHINE DLT, LLC | 21034 01007 | DB 1610, PG 376 | |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 89.76' | S56°14'05"E |
| L2 | 476.98' | N49°33'05"W |
| L3 | 61.87' | N42°57'05"W |
| L4 | 382.01' | N46°26'45"W |
| L5 | 209.45' | N42°57'05"W |
| L6 | 95.84' | N81°53'52"E |
| L7 | 96.37' | S12°28'25"W |
| L8 | 100.00' | S43°21'05"E |

| CURVE TABLE | | | | |
|-------------|---------|----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 395.38' | 1549.16' | N51°32'15"E | 394.31' |
| C2 | 85.44' | 1549.16' | N60°25'45"E | 85.43' |
| C3 | 480.82' | 1549.16' | N53°07'03"E | 478.90' |
| C4 | 529.11' | 1050.00' | N76°26'25"E | 523.53' |
| C5 | 478.72' | 950.00' | S76°26'25"W | 473.67' |
| C6 | 81.82' | 1448.21' | S60°28'34"W | 81.81' |
| C7 | 370.07' | 1448.21' | S51°32'14"W | 369.07' |
| C8 | 451.89' | 1448.21' | S53°09'20"W | 450.06' |

- LEGEND**
- BENCH MARK
 - 1" IRON PIPE SET
 - IRF IRON ROD FOUND
 - IRP IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - RWCMF RIGHT-OF-WAY CMF
 - RRRF RAILROAD IRON FOUND
 - UCCMF UNION CAMP CMF
 - (D) DISTURBED
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PB PLAT BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - UA UNINCORPORATED AREA
 - COS CITY OF SAVANNAH
 - CC CHATHAM COUNTY
 - CL CITY LIMITS
 - GDOT GEORGIA DEPARTMENT OF TRANSPORTATION

OWNER'S DEDICATION

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.

OWNER/AGENT (WYNN COWAN) _____ DATE _____

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 _____

| AREA TABLE | |
|---------------------|----------------------------|
| TRACT | AREA |
| WEST TRACT 1 | 307,193 SF 7.052 AC |
| WEST TRACT 2 | 1,164,403 SF 26.731 AC |
| WEST TRACT 3 | 1,862,153 SF 42.749 AC |
| WEST TRACT 4 | 2,611,915 SF 59.961 AC |
| WEST TRACT 5 | 975,087 SF 22.385 AC |
| KAIZEN PARKWAY | 22,385 SF 0.513 AC |
| GDOT R/W DEDICATION | 12,223 SF 0.281 AC |
| TOTAL | 7,289,945 SF 167.354 AC |

REFERENCE:

- PLAT RECORD BOOK 54, PAGE 148.
- PLAT RECORD BOOK 6P, PAGE 79.
- PLAT RECORD BOOK 50, PAGE 663.
- PLAT RECORD BOOK 51, PAGE 333.
- PLAT RECORD BOOK 52, PAGE 793.
- PLAT RECORD BOOK 52, PAGE 794.
- PLAT RECORD BOOK 52, PAGE 664.

SURVEY DATE: 04/11/2022
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/562,124
FIELD ERROR OF CLOSURE: 1/9,580

| EASEMENT LINE TABLE | | |
|---------------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| E1 | 109.00' | N42°57'05"W |
| E2 | 15.00' | N47°02'55"E |
| E3 | 100.96' | S42°46'59"E |
| E4 | 109.57' | N81°53'52"E |
| E5 | 25.99' | S46°38'55"W |
| E6 | 95.84' | S81°53'52"W |

200' 100' 0' 200'
GRAPHIC SCALE: 1" = 200'

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 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.



DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

JOB NUMBER: 21-879
DATE: 11/21/2023
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 200'

MAJOR SUBDIVISION

SHEET:

1/1

A MAJOR SUBDIVISION OF WEST TRACT,
BEING A SUBDIVISION OF HILL-DURRENCE TRACT,
PARCEL B, A PORTION OF THE LANCASTER TRACT
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: WYNN COWAN

