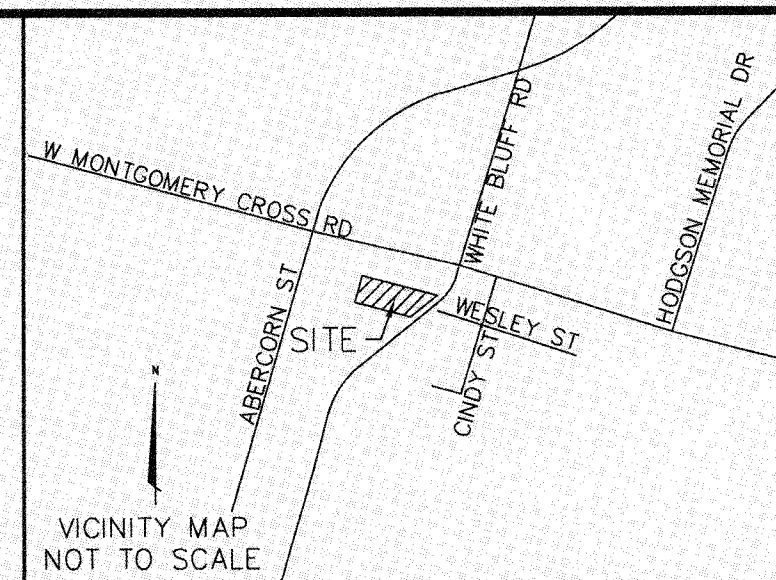


Type: PLAT
 Recorded: 1/8/2025 10:40:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
BK 54 PG 610



NOTES:

1. THIS RECOMBINATION PLAT CREATES 2 LOTS.
2. TOTAL AREA: 4,570 ACRES; 199,055 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED B-C.
4. PARCEL IDENTIFICATION NUMBERS: FORMER TRACT 2: 20590 02004
FORMER TRACT 6: 20590 02008
5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX78 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 1\text{CM} + 1$ PART PER MILLION AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1$ PART PER MILLION.
7. 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 13051C0257G & 13051C0276G, EFFECTIVE DATE: 08/16/2018, FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. ADDITIONAL IMPROVEMENTS MAY EXIST OVER THESE TRACTS BUT NOT SHOWN FOR PURPOSES OF THIS SURVEY.
11. THIS SUBDIVISION IS LOCATED WITHIN AOD (AIRPORT OVERLY DISTRICT).
12. ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE RECOMBINED PROPERTIES SHALL BE OBLIGATED TO PAY FEES AND BE SUBJECT TO THE CITY PERMITTING PROCESS ASSOCIATED WITH EXTENSION AND/OR CONNECTION TO THE CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
13. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

A. J. Porter 11-19-24
 OWNER(TRACTS 2 & 6): STOP N STOR 12 LLC 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
James B. Black 10/17/2024
 DIRECTOR DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
James McLean, P.E. 1/2/25
 CITY ENGINEER DATE

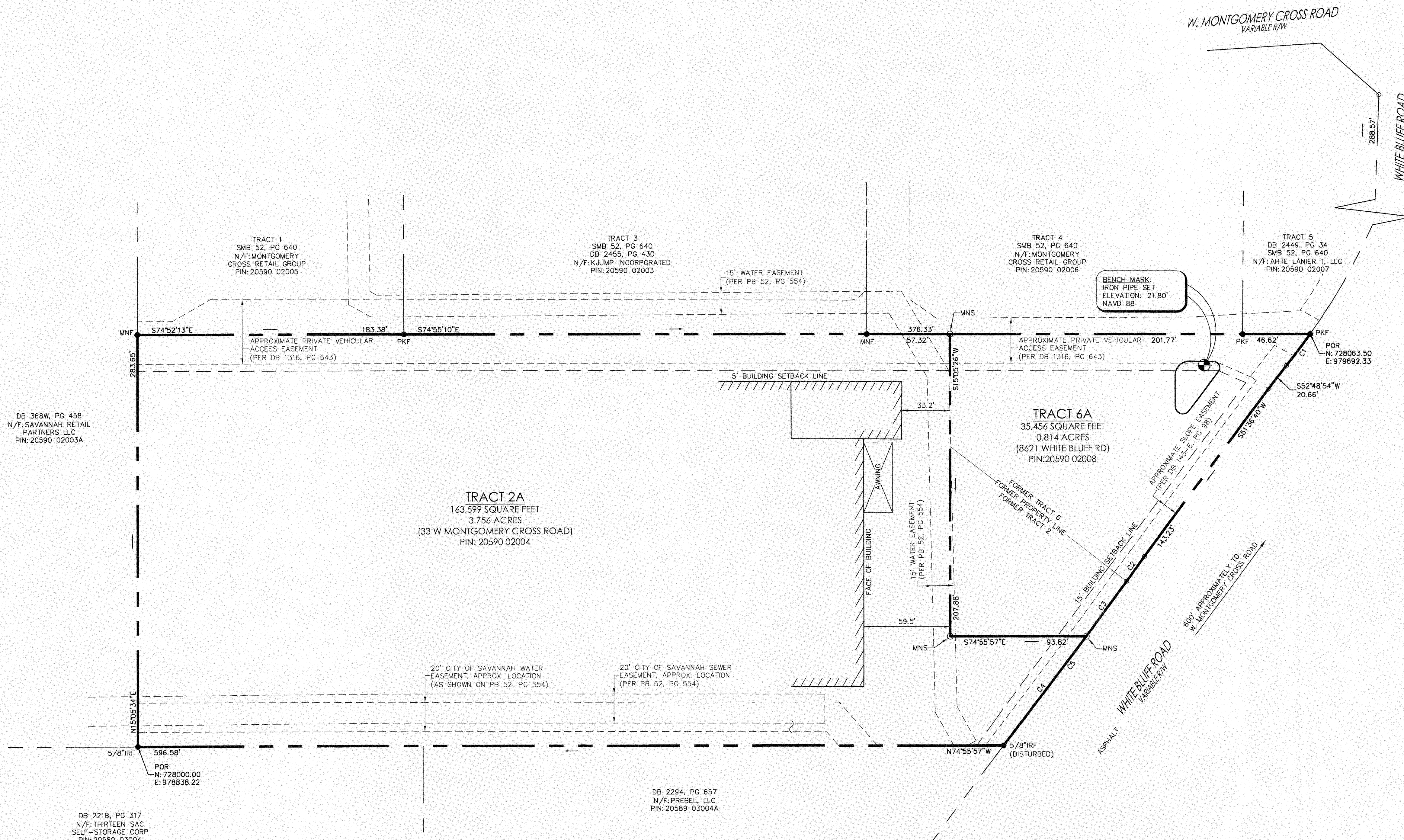
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
Melanie Wilson 1/2/25
 MELANIE WILSON, EXECUTIVE DIRECTOR DATE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	27.07'	432.90'	S52°28'23"W	27.06'
C2	21.04'	5752.88'	S51°04'41"W	21.04'
C3	47.09'	5752.88'	S51°25'02"W	47.09'
C4	94.59'	5752.88'	S52°07'22"W	94.59'
C5	162.72'	5752.88'	S51°47'01"W	162.72'



LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- IPF IRON PIPE FOUND
- IPS 1" IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- R/W RIGHT-OF-WAY
- MB MAIL BOX
- 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



SURVEY DATE: 11/14/2023
 GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
 CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 09"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/372,354
 FIELD ERROR OF CLOSURE: 1/23,947

REFERENCE:

1. DEED BOOK 1316, PAGE 665-669.
2. DEED BOOK 3227, PAGE 163-167.
3. SUBDIVISION MAP BOOK 52, PAGE 640.
4. SUBDIVISION MAP BOOK 52, PAGE 554.
5. SUBDIVISION MAP BOOK 51, PAGE 368.

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

A RECOMBINATION OF TRACTS 2 AND 6,
 23 & 33 MONTGOMERY CROSS ROAD MAJOR SUBDIVISION,
 6TH G.M. DISTRICT, CITY OF SAVANNAH,
 CHATHAM COUNTY, GEORGIA
 PREPARED FOR: STOP N STOR

JOB NUMBER: 23-415
 DATE: 11/15/2023
 DRAWN BY: JCB
 CHECKED BY:
 SCALE: 1" = 40'
RECOMBINATION PLAT
 SHEET:
1/1