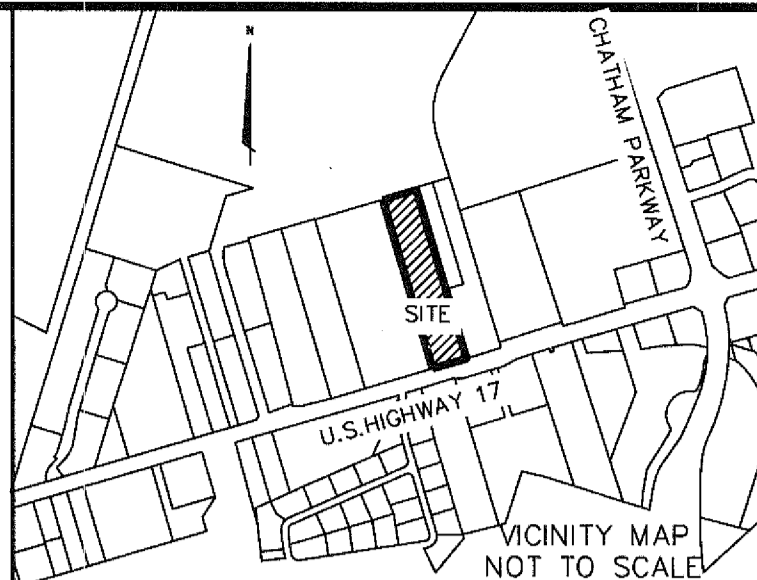


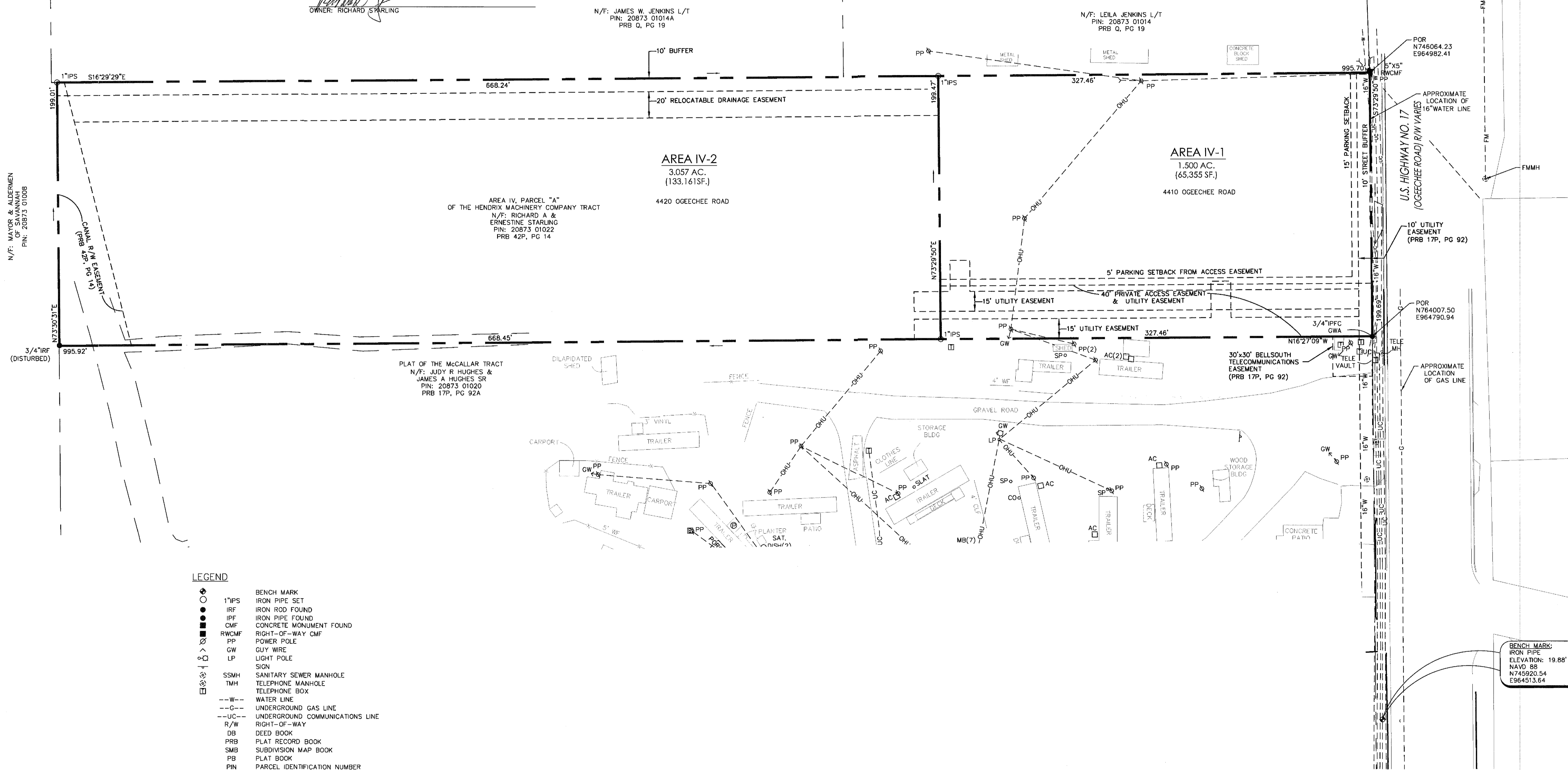
Type: PLAT
 Recorded: 4/12/2021 11:44:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 Participant ID: 4642274128
BK 52 PG 762



NOTES:

1. THIS PLAT CREATES 2 LOTS.
2. TOTAL AREA: 4.557 ACRES: 198,516 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED B-C.
4. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. 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 130510045G, EFFECTIVE DATE: 8/16/18. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. THE 40' PRIVATE VEHICULAR ACCESS AND UTILITY EASEMENT SHALL BE FOR THE USE OF AND MAINTAINED BY THE OWNER OF BOTH LOTS WITHIN THE SUBDIVISION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
10. A PORTION OF THIS PROPERTY MAY BE CONSIDERED AS WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
11. AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
12. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

Richard A. Starling
 OWNER: RICHARD STARLING



LEGEND

- BENCH MARK
- 1"IPS IRON PIPE SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- ▬ R/WC/MF RIGHT-OF-WAY CMF
- PP POWER POLE
- GW GUY WIRE
- LP LIGHT POLE
- SIGN
- SSMH SANITARY SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- ☐ TELEPHONE BOX
- W- WATER LINE
- G- UNDERGROUND GAS LINE
- UC- UNDERGROUND COMMUNICATIONS LINE
- 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

- REFERENCE:**
1. PLAT RECORD BOOK 42P, PAGE 14.
 2. PLAT RECORD BOOK 17P, PAGE 92A.
 3. PLAT RECORD BOOK Q, PAGE 19.

DATE PLOTTED: 4/12/2021 3:55:04 PM
 SURVEY DATE: 12/15/2020
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 04"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/379,211
 FIELD ERROR OF CLOSURE: 1/52,631

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
[Signature] 4/12/21
 DIRECTOR DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
[Signature] 4/12/21
 JULIE McLEAN, P.E., CITY ENGINEER DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
[Signature] 4/12/21
 MELANIE WILSON, EXECUTIVE DIRECTOR DATE

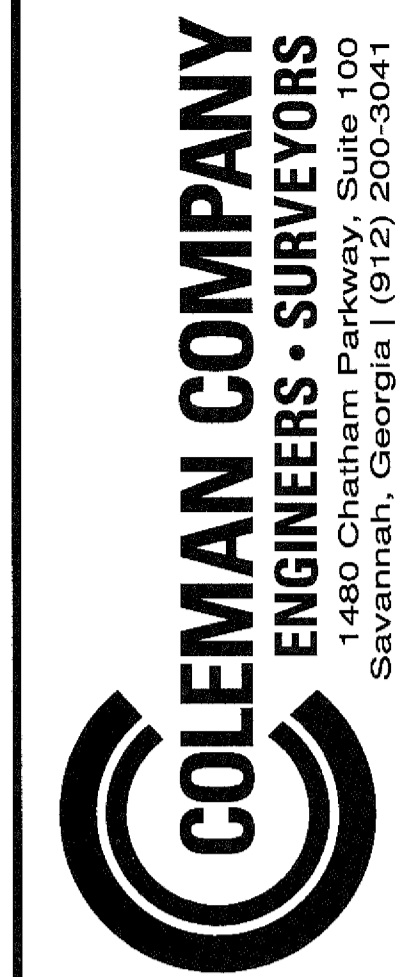
40' 20' 0' 40'
 GRAPHIC SCALE: 1"=40'

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 MINOR SUBDIVISION OF
 AREA IV
 PARCEL "A" OF THE HENDRIX MACHINERY COMPANY TRACT
 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: 4410 PROPERTIES, LLC.

JOB NUMBER: 20-733
 DATE: 12/01/2020
 DRAWN BY: DET
 CHECKED BY:
 SCALE: 1" = 40'

MINOR SUBDIVISION

SHEET:
1/1