

SURVEYOR'S NOTES

- THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0257G, EFFECTIVE 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.

LEGEND

- CMF CONCRETE MONUMENT FOUND
- OIRF 5/8" IRON ROD FOUND
- OIPF 1" IRON PIPE FOUND
- PT PNEUMATIC BANK TUBE
- BOLLARD
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GRATE INLET
- GUY WIRE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MAN HOLE
- VAULT
- WATER METER
- TOP OF SLOPE
- STORM DRAIN LINE
- OVER HEAD UTILITY LINE
- FENCE

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE.
LOCATION OF TREE LO 22

TREE TYPE ABBREVIATIONS:

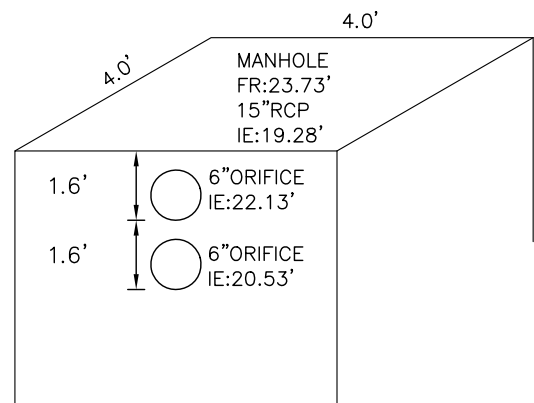
- HIC HICKORY
- LO LIVE OAK
- MAG MAGNOLIA
- PLM PALM
- PN PINE
- SCUM SWEET GUM
- WO WATER OAK

DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT
MULTIPLE TREE SIZES INDICATES COMMON BASE

"/D" INDICATES DISEASED TREE

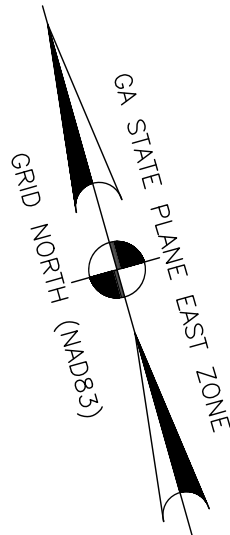
WEIR INSET NOT TO SCALE



REFERENCES

- P.B. 4P PG 176
- D.B. 147-Z PG 279

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/132,217
FIELD CLOSURE = 1/33,590



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LOT 24-A, FORMERLY A PORTION OF LOTS 23, 24, & 25 MAGNOLIA GARDENS SUBDIVISION
SIXTH G. M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
MITUL PATEL

PROJECT #:	240672
FIELD DATE:	10/31/2024
PLAT DATE:	11/15/2024
LAST REVISED:	N/A
DRAWN BY:	JCB
SCALE:	1"=20'

SHEET: 1 OF 1

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, 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.

