

FLOOD STATEMENT:
A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE
"AE" (ELEV. 10), PER FEMA'S NATIONAL FLOOD HAZARD MAPS.
13051C0162G 8-16-2018
FLOOD INSURANCE RATE MAP # EFFECTIVE DATE:
REGISTERED GEORGIA LAND SURVEYOR 3230
R.L.S.#

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO RECOMBINE
PARCEL NUMBERS (30003 01015, 30003 01016, 30003 01021, & 30003 01022).
&
PARCEL NUMBERS (30003 01017 & 30003 01018).

LINE CHART

LINE	BEARING	DISTANCE
L1	N 61°21'28" W	89.22'
L2	N 28°46'37" E	90.15'
L3	S 61°44'23" E	73.20'
L4	N 31°18'30" E	90.10'
L5	N 61°05'51" W	59.98'
L6	N 28°45'37" E	90.01'
L7	N 61°13'52" W	60.01'
L8	N 61°14'05" W	59.99'
L9	S 28°45'37" W	90.01'
L10	S 61°14'05" E	59.99'
L11	N 61°14'07" W	120.01'
L12	N 28°38'13" E	180.24'
L13	N 61°07'39" W	120.41'
L14	N 28°45'59" E	90.00'

LEGEND

IPS=IRON PIN SET
RBF=REBAR FOUND
OTF=OPEN TOP PIPE FOUND
N/F=NOW OR FORMERLY
P/L=PROPERTY LINE
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PB=PLAT BOOK
PG=PAGE
○=IRON PIN SET
●=IRON PIN FOUND
⊕=BENCHMARK
☐=TELEPHONE BOX
⊖=POWER POLE
⊗=WATER METER
⊙=SEWER

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

Chatham County Planning and Zoning Certification

This final plat has been reviewed by Development Services staff for compliance with the requirements of the Barrow County Development Regulations and Zoning Ordinance and is hereby approved by the Director or his/her designee.

Director _____ Date _____

Owner Certification

State of Georgia, County of Chatham
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state, city, and county taxes or other assessments now due on this land have been paid in full.

Owner _____ Date _____

REFERENCES (if):

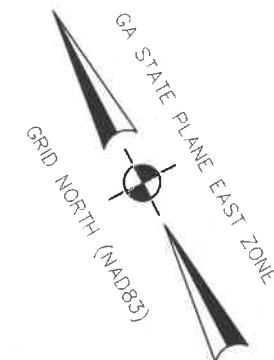
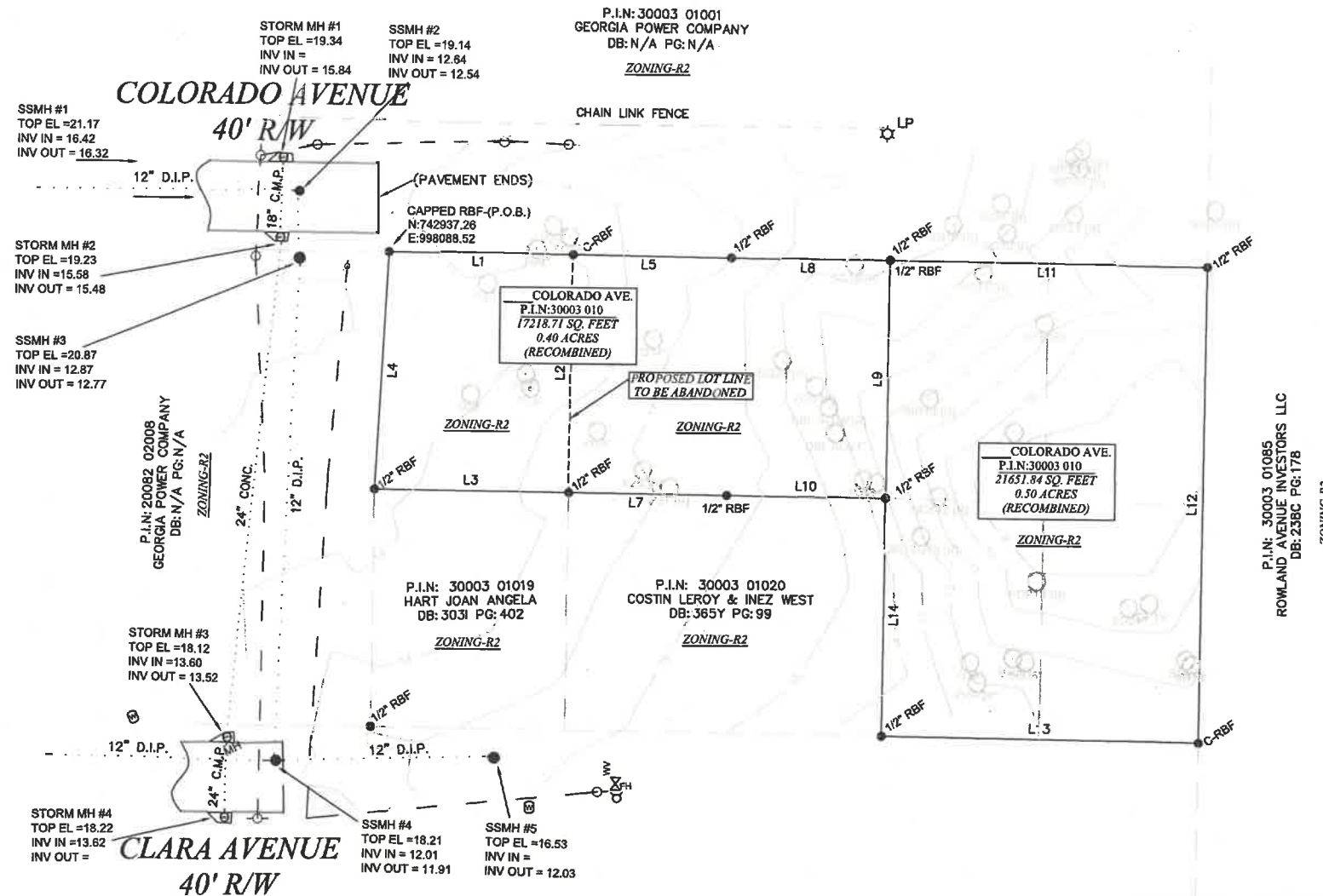
1. MAP BOOK "A" PAGE 90
2. PLAT BOOK 52 PAGE 279
3. DEED BOOK 3237 PAGE 759
4. DEED BOOK 2747 PAGE 122

NOTES (if):

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ±0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS06 TOTAL STATION.
6. FIELD WORK COMPLETED ON JUNE 6, 2023.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
8. WETLAND AREAS SHOWN ARE REGULATED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS. DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY BY LAW.

SURVEYOR'S 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.



UTILITIES PROTECTION CENTER

CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION

SURVEYOR'S 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.

ANTHONY GARMON
GA R.L.S.#3230

7-30-2024
DATE:

GARMON
LAND SURVEYING
1920 Railroad Street Savannah Ga 30666
678-726-7582
garmonsurveying@gmail.com

COUNTY: CHATHAM CITY: SAVANNAH
LL: DISTRICT: G.M.D: 5TH
PLAT DATE: 7-30-2024 DRAWN BY: NP & JW
JOB NO. 2024-60
DRAWING NAME: COLORADO AVE.

RECOMBINATION SURVEY
FOR:

MBS PROPERTIES, LLC



GRAPHIC SCALE: 1"=40'

