

- NOTES:**
- THIS SUBDIVISION CONTAINS (4) LOTS.
 - TOTAL AREA: 1.034 ACRES (45,053 S.F.)
 - THIS PROPERTY IS CURRENTLY ZONED: R-1/ R-3
 - PARENT PARCEL IDENTIFICATION NUMBER: 3-0002-06-38
 - PROPERTY ADDRESS: 2501 MECHANICS AVENUE SAVANNAH, GEORGIA.
 - 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 AND X-SHADED, NOT A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0166G, EFFECTIVE DATE: 08/16/2018. (ZONE X-SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). 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.
 - LOTS TO BE SERVED BY TOWN OF THUNDERBOLT WATER AND SANITARY SEWER SYSTEMS.
 - THE PRIVATE ACCESS EASEMENTS ARE HEREBY DEDICATED PERPETUALLY FOR USE BY THE OWNERS AND RESIDENTS OF ALL LOTS WITHIN THIS SUBDIVISION AND WILL NOT BE MAINTAINED BY THE TOWN OF THUNDERBOLT.
 - THE MARSH / DNR LINE AS SHOWN WAS DELINEATED BY THE DEPARTMENT OF NATURAL RESOURCES IN THE FIELD ON 1-13-2026.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER _____ DATE _____

- LEGEND**
- BENCH MARK
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - DNR DEPARTMENT OF NATURAL RESOURCES

- REFERENCE:**
- PLAT ENTITLED "PLAT OF A PORTION OF LOT B OF A DIVISION OF THE MIDDLE PORTION OF LOTS 2, 3 & 4, MERCHANTS AND MECHANICS SUBDIVISION NO. 6, A PORTION OF LOT 4, WILLIAMS HOLLOW SUBDIVISION AND A PORTION OF THE OLD TYBEE ROAD," BY BERT B. BARRETT, JR., GA RLS #2225 OF BERT BARRETT, JR. LAND SURVEYING, P.C., DATED FEBRUARY 3, 2004.
 - PLAT RECORD BOOK 265, PAGE 77
 - PLAT RECORD BOOK 15P, PAGE 21
 - SUBDIVISION MAP BOOK 295, PAGE 36
 - SUBDIVISION MAP BOOK 415, PAGE 45
 - PLAT RECORD BOOK "O", PAGE 181
 - DB 305W, PAGES 169 & 170
 - DB 300R, PG. 691
 - PLAT BK PLAD000, PG. 22
 - PLAT BK PLAD000, PG. 181

SURVEY DATE: 1/15/2026
 EQUIPMENT USED: CARLSON BRX-7 GPS BASE & ROVER
 PLAT ERROR OF CLOSURE: 1/751,725
 FIELD ERROR OF CLOSURE:
 THIS SURVEY WAS COMPLETED USING GPS BASE AND ROVER, REAL TIME KINEMATIC, SURVEYING METHODS USING MULTI-FREQUENCY RECEIVERS. THE FIELD DATA FOR THIS BOUNDARY SURVEY HAS A RELATIVE POSITIONAL ACCURACY OF .08 FEET OR LESS, HORIZONTALLY AT THE 95% CONFIDENCE LEVEL.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY ENGINEER
 SUZANNE COOLER, COUNTY ENGINEER _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 MELANIE WILSON, EXECUTIVE DIRECTOR _____ DATE _____

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH
 DIRECTOR _____ DATE _____

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE TOWN OF THUNDERBOLT

MAYOR _____ DATE _____

COUNCIL _____ DATE _____

COUNCIL _____ DATE _____

COUNCIL _____ DATE _____

COUNCIL _____ DATE _____

PLANNING & ZONING CHAIR _____ DATE _____

CURVE TABLE

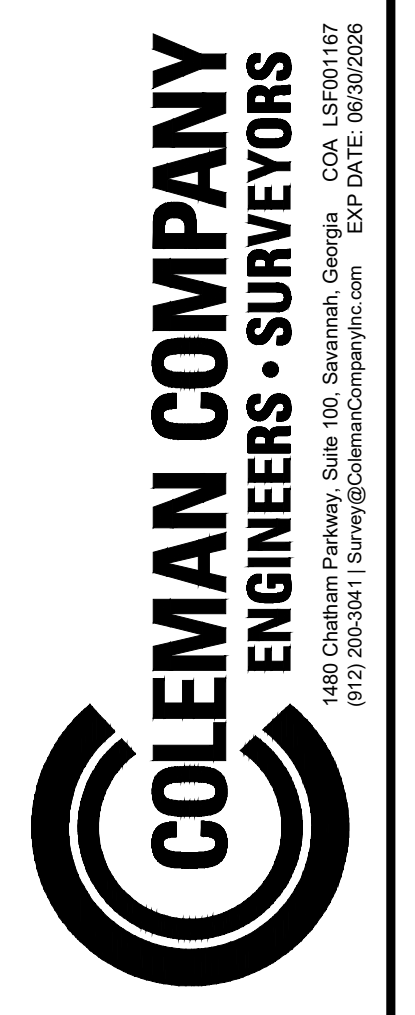
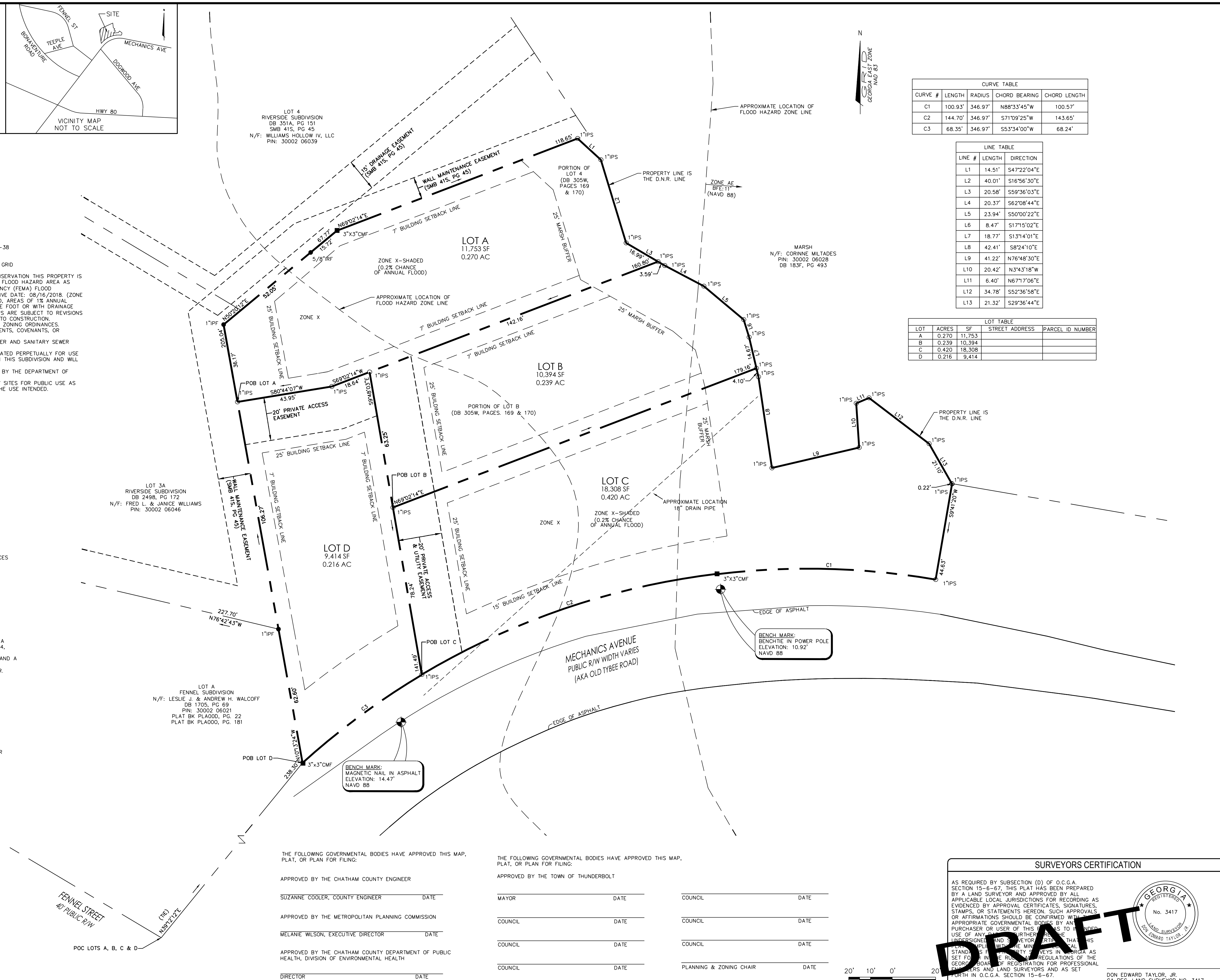
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	100.93'	346.97'	N88°33'45"W	100.57'
C2	144.70'	346.97'	S71°09'25"W	143.65'
C3	68.35'	346.97'	S53°34'00"W	68.24'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	14.51'	S47°22'04"E
L2	40.01'	S16°56'30"E
L3	20.58'	S59°36'03"E
L4	20.37'	S62°08'44"E
L5	23.94'	S50°00'22"E
L6	8.47'	S17°15'02"E
L7	18.77'	S13°14'01"E
L8	42.41'	S8°24'10"E
L9	41.22'	N76°48'30"E
L10	20.42'	N3°43'18"W
L11	6.40'	N67°17'06"E
L12	34.78'	S52°36'58"E
L13	21.32'	S29°36'44"E

LOT TABLE

LOT	ACRES	SF	STREET ADDRESS	PARCEL ID NUMBER
A	0.270	11,753		
B	0.239	10,394		
C	0.420	18,308		
D	0.216	9,414		



A MINOR SUBDIVISION OF A PORTION OF LOT B OF A DIVISION OF THE MIDDLE PORTIONS OF LOTS 2, 3 & 4, MERCHANTS AND MECHANICS SUBDIVISION NO. 6, A PORTION OF LOT 4, WILLIAMS HOLLOW SUBDIVISION AND A PORTION OF THE OLD TYBEE ROAD, 5TH G.M. DISTRICT, TOWN OF THUNDERBOLT, CHATHAM COUNTY, GEORGIA

PREPARED FOR: MR. ANDY DAVIS

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 APPROPRIATE GOVERNMENTAL BODIES BY AN PURCHASER OR USER OF THIS PLAT TO INSURE USE OF ANY INSTRUMENT OTHER THAN THIS UNDESIGNED AND SURVEYOR CERTIFICATE. THIS PLAT IS TO BE FILED WITH THE MINOR SUBDIVISION PLAT SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS 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

REGISTERED LAND SURVEYOR
 No. 3417
 DON EDWARD TAYLOR, JR.

JOB NUMBER: 25-263
 DATE: 1/29/2026
 DRAWN BY: WEC
 CHECKED BY:
 SCALE: 1" = 20'

MINOR SUBDIVISION

SHEET: 1/1

DATE PLOTTED: 5/17/2026 8:09 AM BY: William Coleman, Inc. DRAWING PATH: C:\Users\jct\OneDrive\Documents\Survey\25-263 Minor Subdivision\25-263 Draw Minor Subdivision.dwg PLOT: 15-12-2026.dwg