

RECEIVED FOR RECORD  
2007 JUN 25 AM 10:46

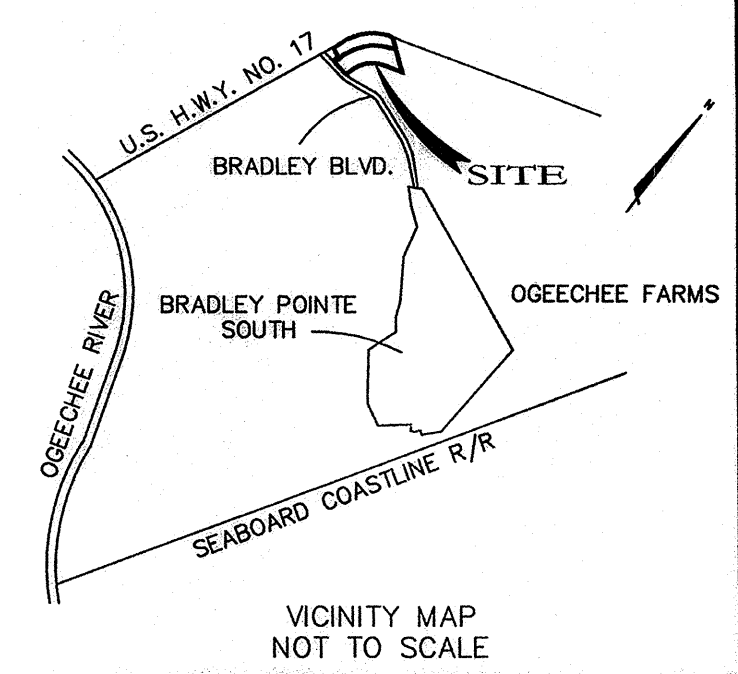
DANIEL W. MASSEY  
CLERK  
SUPERIOR COURT C.C.G.A.

LINE	LENGTH	BEARING
L1	76.64'	S24°38'04"W
L2	17.08'	N50°26'07"W
L3	105.40'	N80°49'01"E
L4	5.23'	N80°36'52"E

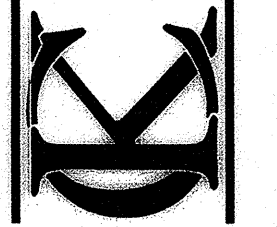
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	1098.71'	995.00'	612.94'	63°16'03"	S56°16'06"W	1043.73'
C2	140.74'	619.47'	70.68'	13°01'04"	N60°55'00"W	140.44'
C3	42.95'	619.47'	21.48'	3°58'21"	N52°25'18"W	42.94'
C4	1232.30'	1709.86'	644.28'	41°17'36"	N60°10'14"E	1205.80'
C5	1020.41'	1415.86'	533.50'	41°17'36"	N60°10'14"E	998.47'

**LEGEND**

- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- ◆ BM BENCH MARK



**Kern-Coleman & Co. LLC.**  
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**A SUBDIVISION OF LOT 2,  
 PARCEL 2-A, VALLAMBROSA PLANTATION,  
 7TH G.M. DISTRICT, CITY OF SAVANNAH,  
 CHATHAM COUNTY, GEORGIA**  
 PREPARED FOR: LANYARD HOLDINGS, LLC

DRAWING TITLE:  
 37-2  
 SUBDIVISION  
 pg 19

SCALE: 1"=100'  
 PROJECT NO: 070466  
 DATE: 6/15/07  
 DRAWN BY: KMI  
 CHECKED BY: TMR  
 SHEET NO:  
 1/1

U.S. HIGHWAY NO. 17  
 280' R/W

LOT 2A  
 11.777 AC

LOT 2B  
 20.000 AC

5' NON ACCESS EASEMENT  
 SIGN EASEMENT  
 IRF

15' UTILITY EASEMENT

LOT 1 OF LOT 2A  
 SUBDIVISION OF PARCEL 2A  
 VALLAMBROSA PLOT 56  
 N/F: LANYARD DEVELOPMENT, INC.  
 PIN: 2-1030-01-007

60' ACCESS EASEMENT  
 FUTURE 60' R/W

BENCH MARK:  
 NAIL IN CURB  
 ELEV. 15.45' M.S.L.  
 NGVD 29

LOT 3  
 SUBDIVISION OF PARCEL 2-A  
 VALLAMBROSA PLANTATION  
 SMB 30-S, PG 87  
 N/F: VALLAMBROSA LLC  
 PIN: 2-1030-01-009

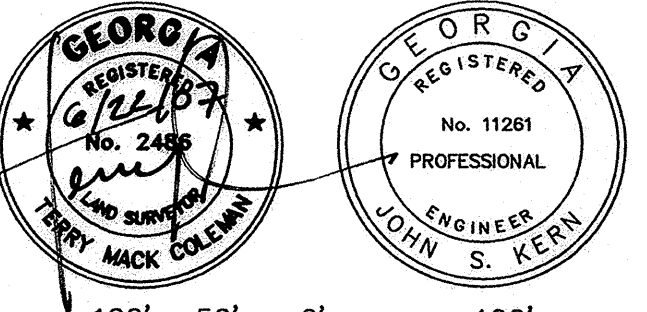
\*\*THE FLOOD AREAS SHOWN AS ZONE X  
 ARE THE RESULT OF A LETTER OF MAP  
 AMENDMENT FROM THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY (FEMA),  
 CASE No. 06-04-BJ40A TO REVISE THE  
 FLOOD INSURANCE RATE MAP REFERENCED  
 IN NOTE #3.

- NOTES:**
- THIS SUBDIVISION CREATES ONE NEW LOT.  
TOTAL AREA OF ALL LOTS: 31.777 AC.
  - LOTS ARE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
  - BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY NO. 130030, PANEL 0075C, MAP DATED: MAY 19, 1987, BASE FLOOD ELEVATION: 12' MEAN SEA LEVEL, NGVD 29.
  - THIS PROPERTY IS CURRENTLY ZONED R-A.
  - THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG U.S. HIGHWAY 17 SOUTH AND BRADLEY BOULEVARD IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
  - I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER: LANYARD HOLDINGS, LLC  
 ROB LEE

I CERTIFY THAT UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBSECTION 67D, THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.



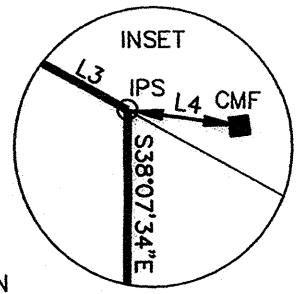
100' 50' 0' 100'  
 GRAPHIC SCALE: 1"=100'

**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
E1	260.39'	S87°54'08"W
E2	21.22'	N42°54'08"E
E3	197.51'	N87°54'08"E
E4	14.62'	N33°47'32"E
E5	459.23'	N38°07'34"W
E6	379.85'	N39°00'39"W
E7	54.70'	N50°06'41"W
E8	8.30'	N38°07'34"W
E9	50.15'	N24°00'41"W
E10	23.99'	N80°49'01"E

SURVEY DATE: 10/20/02  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 04"  
 ADJUSTED BY COMPASS RULE:  
 PLAT ERROR OF CLOSURE: 1/442,445  
 FIELD ERROR OF CLOSURE: 1/17,000

- REFERENCE:**
- SUBDIVISION MAP BOOK 30-S, PAGE 87.
  - SUBDIVISION MAP BOOK 27-S, PAGE 56.
  - PLAT RECORD BOOK 34-P, PAGE 66.



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Thu, 21 Jun 2007 - 5:10pm  
 DRAWING PATH: N:\070466.dwg \PLAT\_OC.GA.dwg