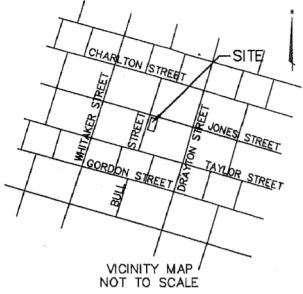


402/408 Bull Street Existing Survey

JUN 14 2011



VICINITY MAP
NOT TO SCALE

NOTES:

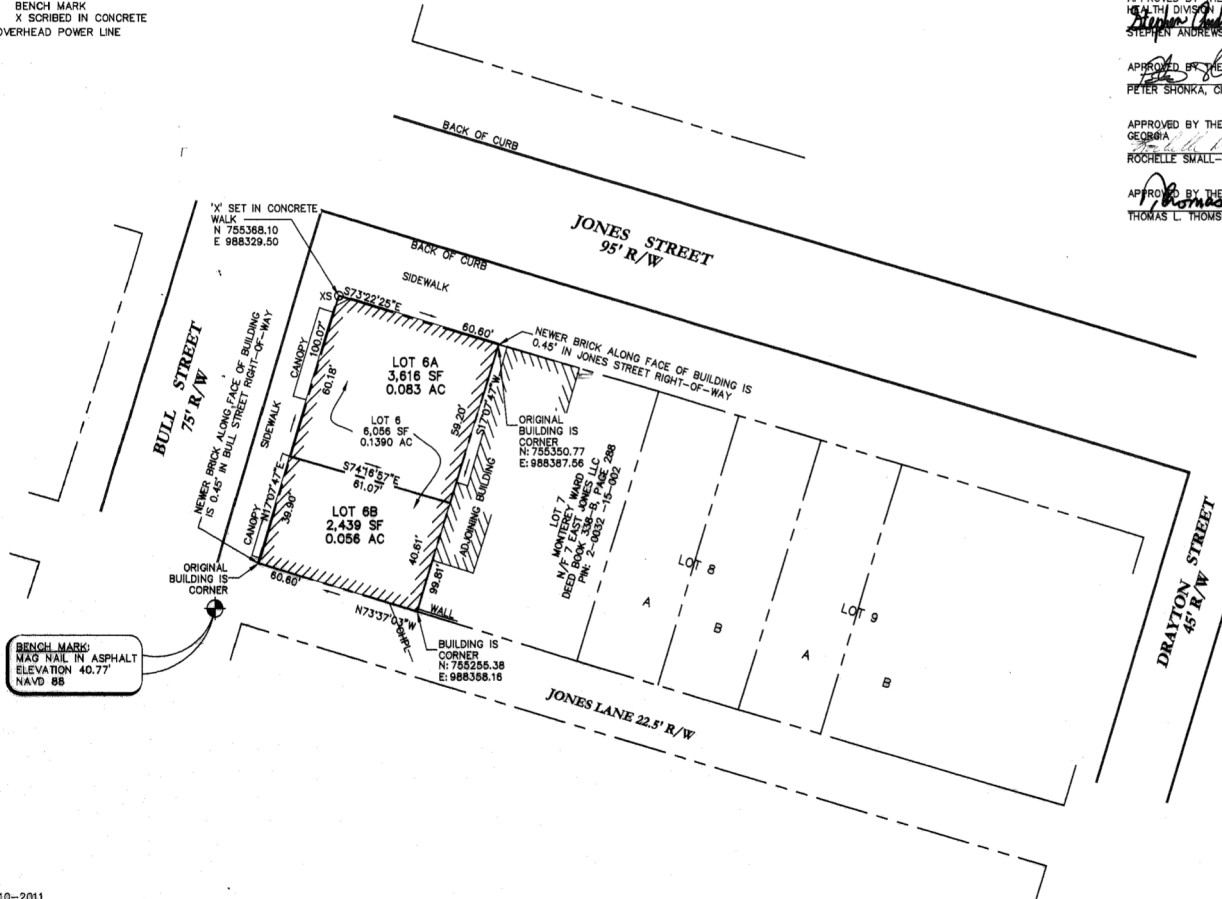
1. THIS SUBDIVISION CONTAINS 2 LOTS.
2. PROPERTY ADDRESS: LOT 6A: 402 BULL STREET, SAVANNAH, GA 31401. LOT 6B: 408 BULL STREET, SAVANNAH, GA 31401.
3. PARCEL IDENTIFICATION NUMBER: 2-0032-15-001
4. THIS PROPERTY IS CURRENTLY ZONED RP-A.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83(09).
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
8. 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 13051C0153F, EFFECTIVE DATE: SEPTEMBER 26, 2006.
9. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.
10. THIS PROPERTY TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER.

OWNER: PAUL EWALDSEN, JR.

10. THIS PROPERTY TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER.

LEGEND

- ⊕ BENCH MARK
- XS X SCRIBED IN CONCRETE
- GHPL — OVERHEAD POWER LINE



BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION 40.77
NAVD 88

SURVEY DATE: 3-10-2011
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/INFINITY
FIELD ERROR OF CLOSURE: 1/10,000+

REFERENCE:

1. DEED BOOK 274-M, PAGE 531.
2. CITY OF SAVANNAH LOT AND BLOCK MAPS.

GEORGIA
EAST ZONE
NAD 83

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.

TERRY MACK COLEMAN
GA. REG. LAND SURVEYOR NO. 2486



APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH
STEPHEN ANDREWS, DEPUTY DIRECTOR
DATE: 5/24/11

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
PETER SHONKA, CITY ENGINEER
DATE: 5/24/11

APPROVED BY THE CITY MANAGER OF THE CITY OF SAVANNAH, GEORGIA
ROCHELLE SMALL-TONEY, CITY MANAGER
DATE: 5/24/11

APPROVED BY THE CHATHAM COUNTY PLANNING COMMISSION
THOMAS L. THOMSON, EXECUTIVE DIRECTOR
DATE: 5/24/11

Kern-Coleman & Co. LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mail Court (31406) P.O. Box 1570 • Savannah, Georgia 31416
Telephone: (912) 354-8400 • Fax: (912) 354-1865 • E-mail: info@kerncoleman.com



**A MINOR SUBDIVISION OF
LOT 6, MONTEREY WARD,
2ND G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, STATE OF GEORGIA**

PREPARED FOR: PAUL EWALDSEN, JR.

DRAWING TITLE:

MINOR
SUBDIVISION

SCALE: 1"=30'
PROJECT NO: 110058.001
DATE: 4/04/2011
DRAWN BY: JBT
CHECKED BY: JAH
SHEET NO:

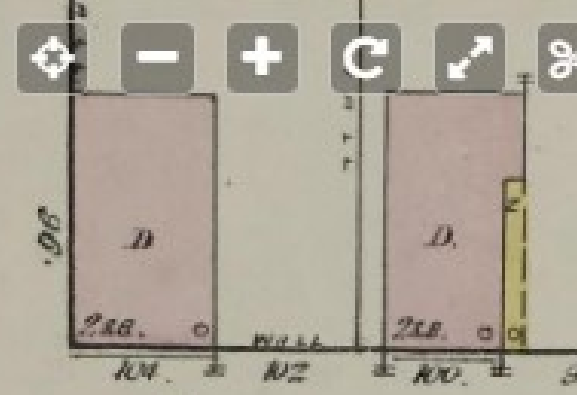
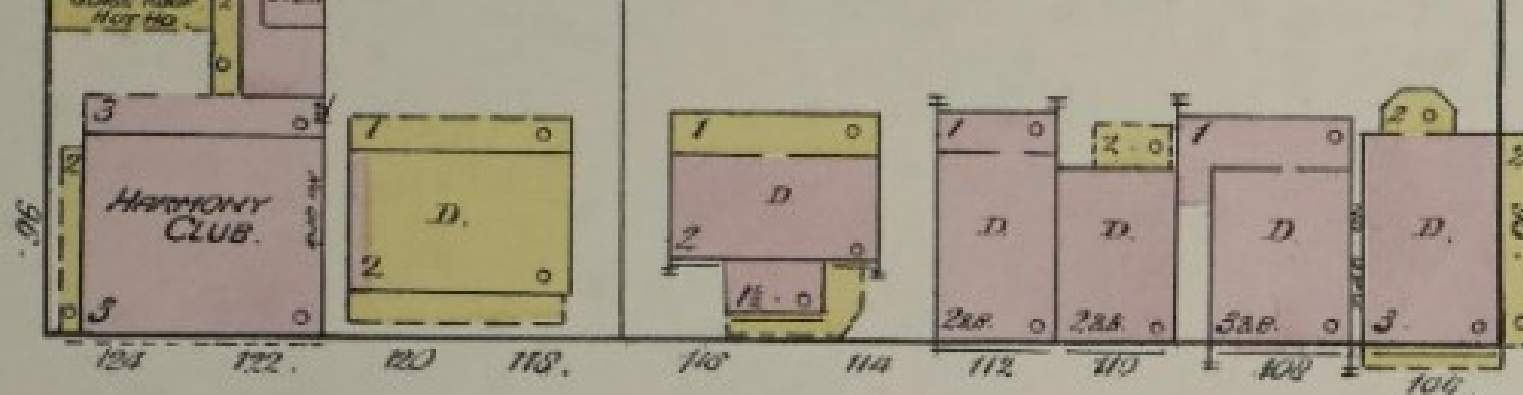
1/1

425-pg.67

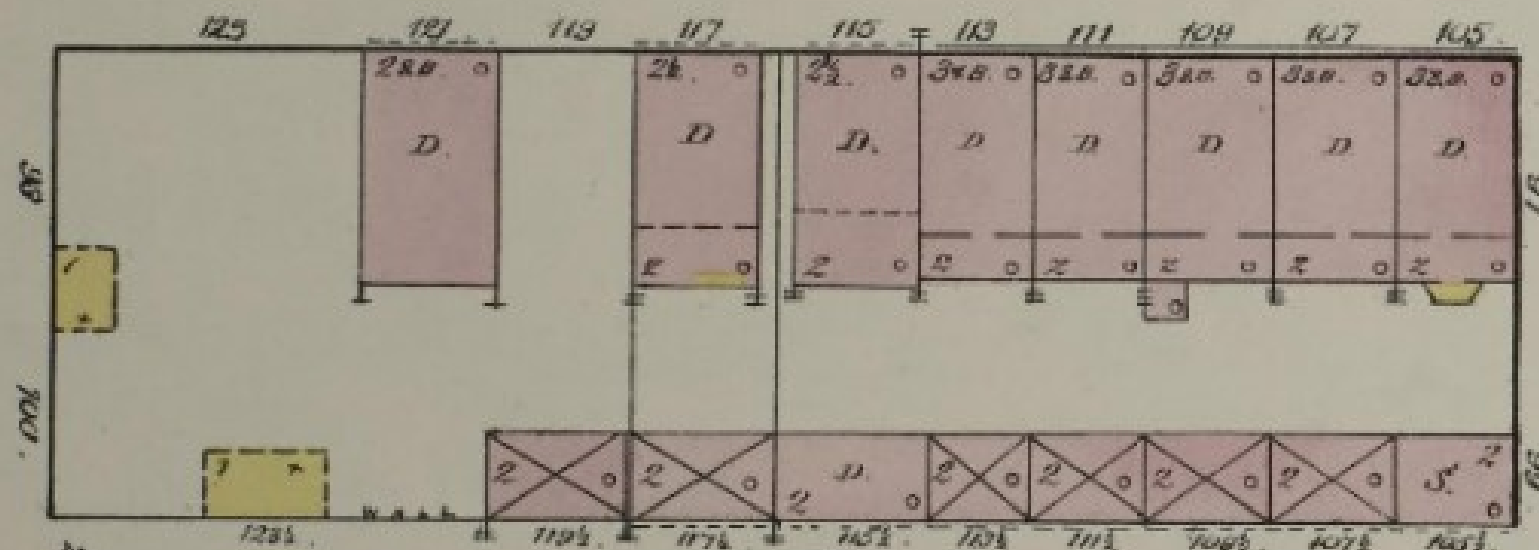
30' 15' 0' 30'
GRAPHIC SCALE: 1"=30'

Historical Surveys

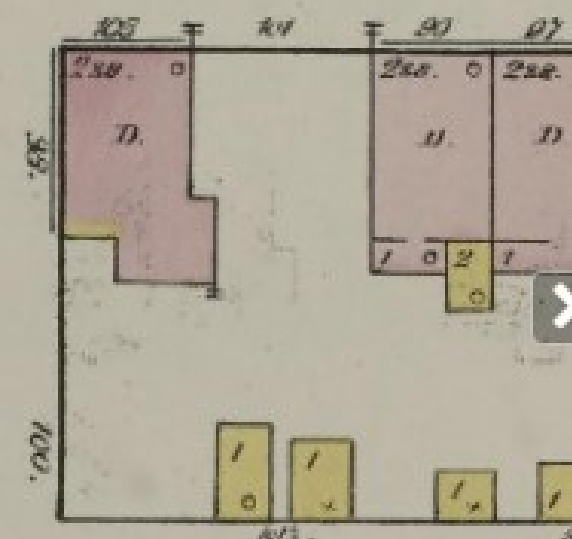
NOT PAVED.



JONES

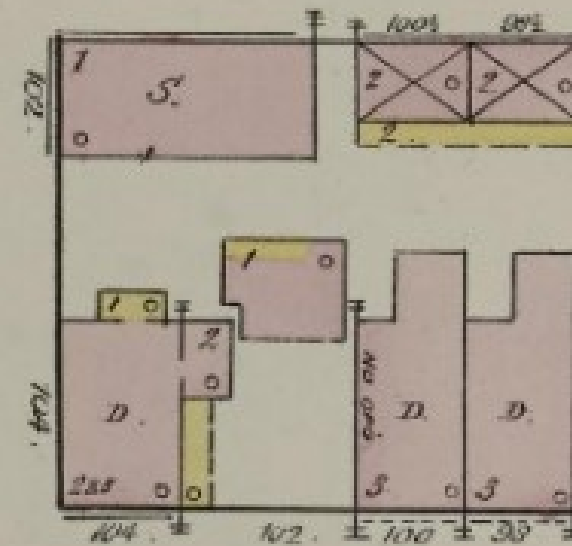
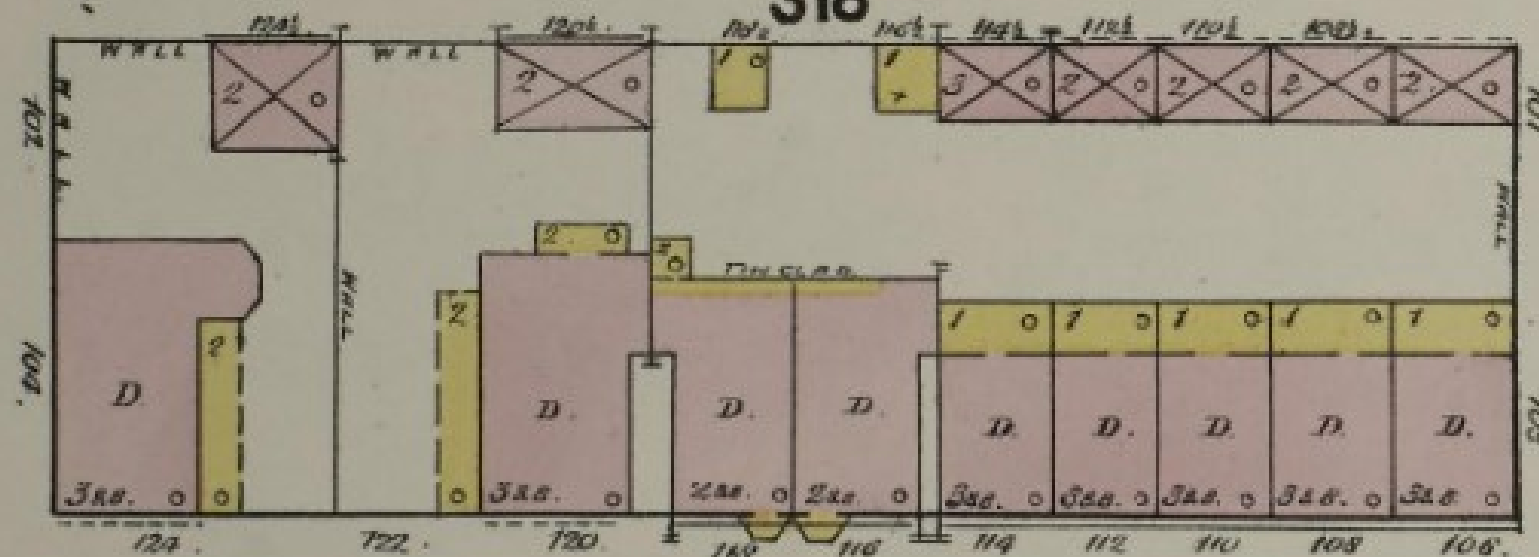


PAVED.



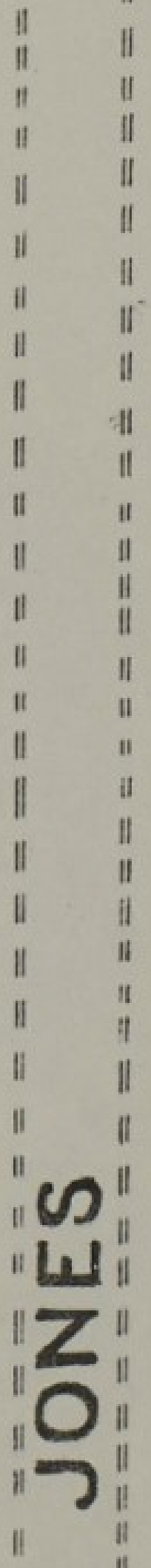
318

BULL



TAYLOR

402/408 One Lot 1888



SENOR

402/408 One Lot 1916-1953

JONES ST W

JONES E.

BULL

JONES LANE W

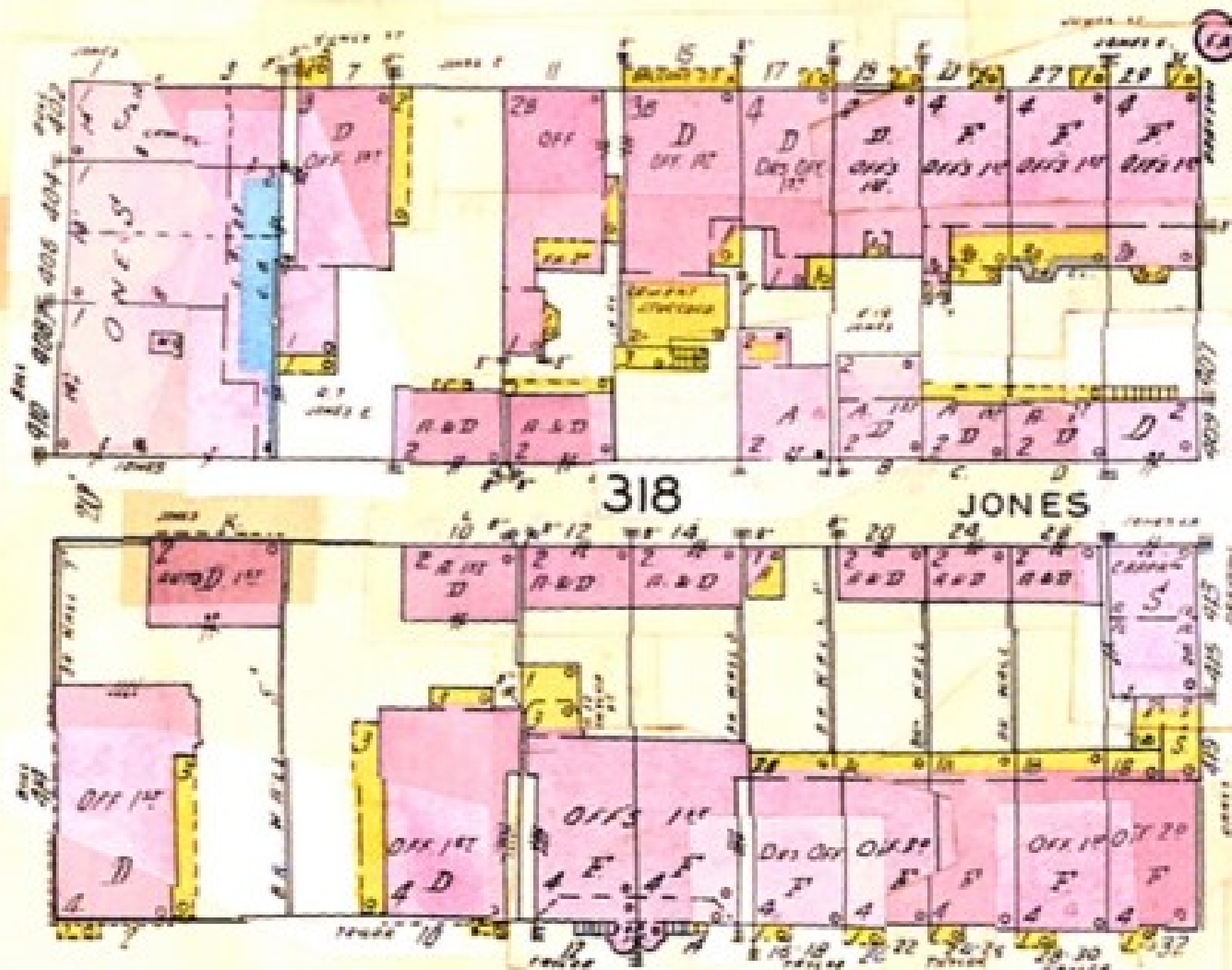
32

TAYLOR ST W

5" N. PIPE

TAYLOR E.

DRAYTON



402/408 One Lot 1973

JONES ST W

JONES E.

BULL

JONES LANE W

32

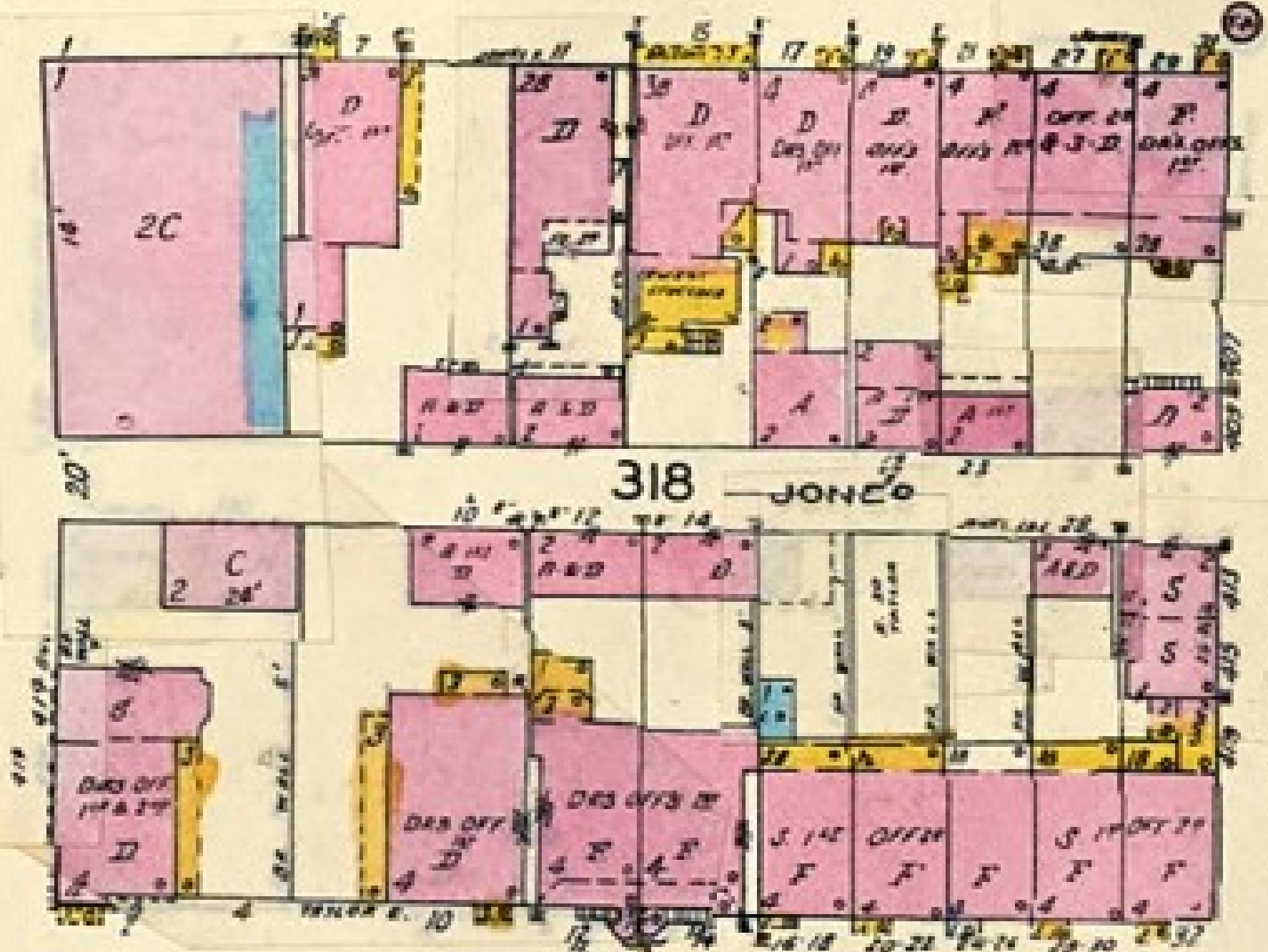
318

JONES

DRAYTON

TAYLOR ST W

TAYLOR E.



THOMAS GAMBLE HALL OF

28

WARD Monterey
 LOT No's 6 HOUSE No. 1-3
 ADDRESS 1-3 Jones St
402-410 13011 ST

SAVANNAH CADASTRAL SURVEY
 W.P.A. OF GA.
 CHATHAM COUNTY

SURVEYED BY R H BUNGER
 DATE 7-7-37
 CHECKED BY A Orsini

TYPE 5 STORE STORIES CONDITION USE Base
 OCCUPANTS: W 0 C 0 1st.
 2nd.

FIELD SKETCH
 Improvements

60.90

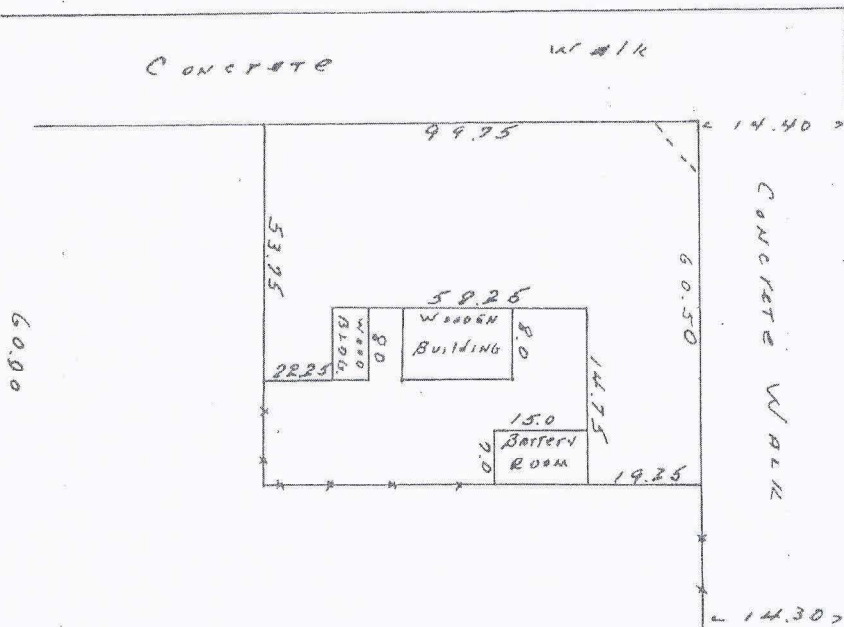
FOUNDATION		EXT. TRIM		WINDOWS	
Stone		Unpainted		Wd. Frame	X
Conc.		Painted		Met. Frame	
Conc. Blk		Plain		Ord. Glass	X
Brick		Ornamental		Plate Glass	X
Wood		Wood		Casement	
Piers		Brick			
Wells		Stone			
None	X	Gable		Yes	
Part		Hip		No.	X
Full		Mansard			
Conc. Floor		Flat	X		
		Gambrel			
		Shed			
		Segment			
Frame	X				
Com. Brick					
Com. Br. Ven.					
Face Br. Ven.					
Stucco Wd.					
Stucco Met.					
Kellastone					
Cut Stone					
Field Stone					
Iron Sheet					
Cor. Iron					
Sheathing					
BASE		ROOF		INTERIOR	
None	X	Gable		Plumbing	
Part		Hip		Lighting	
Full		Mansard		Heating	
Conc. Floor		Flat	X	Rooms	
		Gambrel			
		Shed			
		Segment			
Frame	X				
Com. Brick					
Com. Br. Ven.					
Face Br. Ven.					
Stucco Wd.					
Stucco Met.					
Kellastone					
Cut Stone					
Field Stone					
Iron Sheet					
Cor. Iron					
Sheathing					

Description of
 Out Buildings:

Remarks:

NOTE: North end of lot to top.

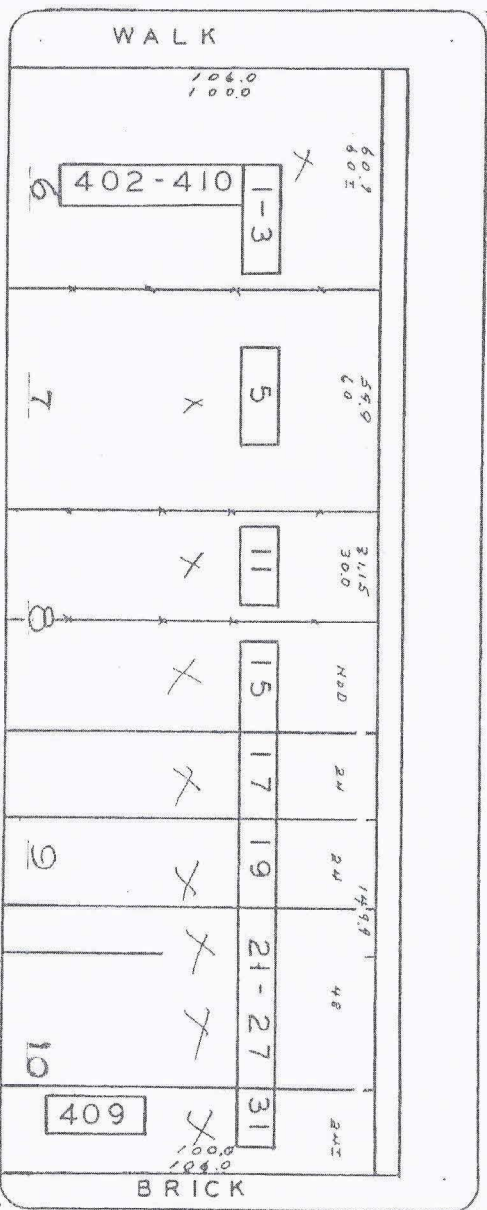
H-15.0
 F-0



JONES

BRICK

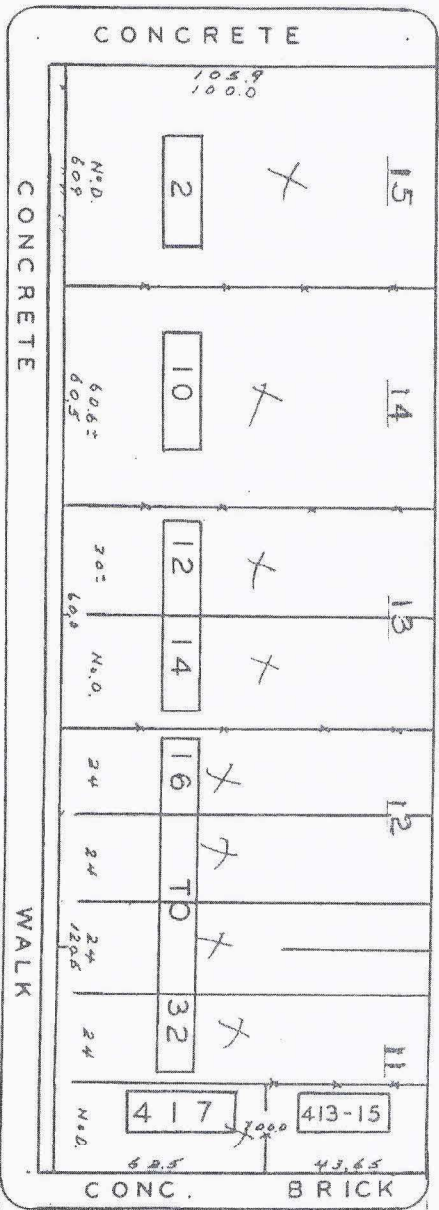
ST



ST

ASP.

BULL



ST

ASP.

DRAYTON

TAYLOR

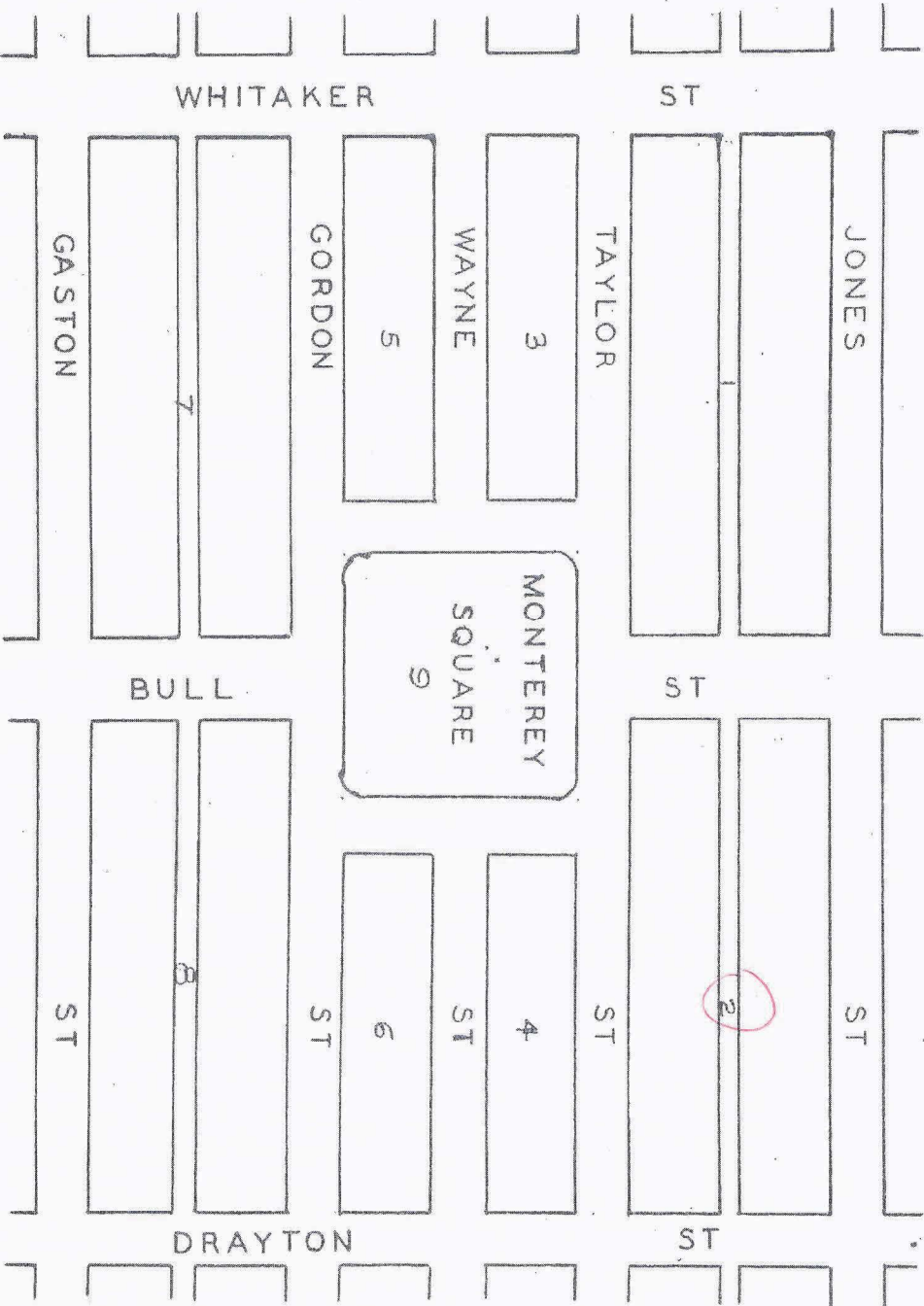
ASP BLOCK

ST

WARD MONTEREY
BLOCKS 1 TO 8

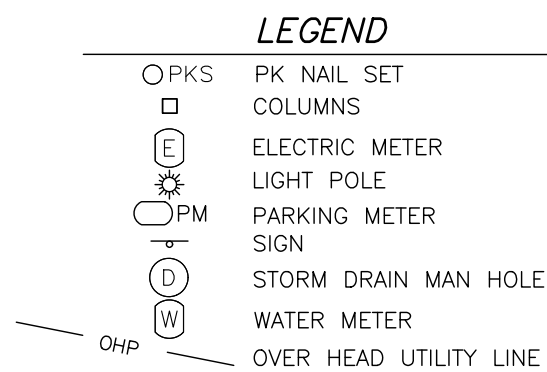
SAVANNAH CADASTRAL SURVEY

SURVEYED BY DAVIS
DATE _____



ORIGINAL PROPERTY OF
CLERK OF SUPERIOR COURT,
CHATHAM COUNTY GA.

New Recombination Survey



OPKS	PK NAIL SET
□	COLUMNS
(E)	ELECTRIC METER
⊙	LIGHT POLE
PM	PARKING METER
—	SIGN
(D)	STORM DRAIN MAN HOLE
(W)	WATER METER
P	OVER HEAD UTILITY LINE

1. P.B. 42S PG 67
2. D.B. 370R PG 612
3. D.B. 370S PG 137
4. D.B. 3494 PG 403
5. D.B. 3494 PG 416

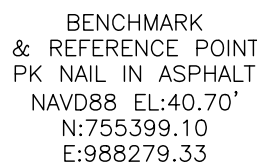
VICINITY MAP
NOT TO SCALE

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FLOOD INSURANCE EMERGENCY RESPONSE AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 1305010153G, DATED 8/16/2018.
3. THIS PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THIS PROPERTY IS SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
5. 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 ANY PROJECT ON THIS PROPERTY. THE USER OF THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
6. THE PROPERTY IS NOT SUBJECT TO ANY RIGHTS RESERVED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
7. THE 1950 LOT TOTAL PARCEL NUMBER OF THIS PROPERTY IS 20032 15033 & 20032 15034
8. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF OF THE ENGINEER ON THE DATE OF THE CERTIFICATION. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
9. THE RECOMBINATION CONTAINS A TOTAL AREA OF 0.139 ACRES.
10. CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK WAS USED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ONLY. THE CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK HAS ADJUSTED TO THE CURRENT EPOCH. THE HORIZONTAL ACCURACY OF HORIZONTAL 0.033"1PPM AND VERTICAL 0.049"1PPM.

LOAN TRAN FOR MANTIQUES, LLC., OWNER	DATE
--------------------------------------	------

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 ORIGINAL CERTIFICATES, ORDINANCES, DECREES, ORDERS, OR STATUTES HEREON. SUCH DATA OR INFORMATION 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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS SET FORTH IN 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.

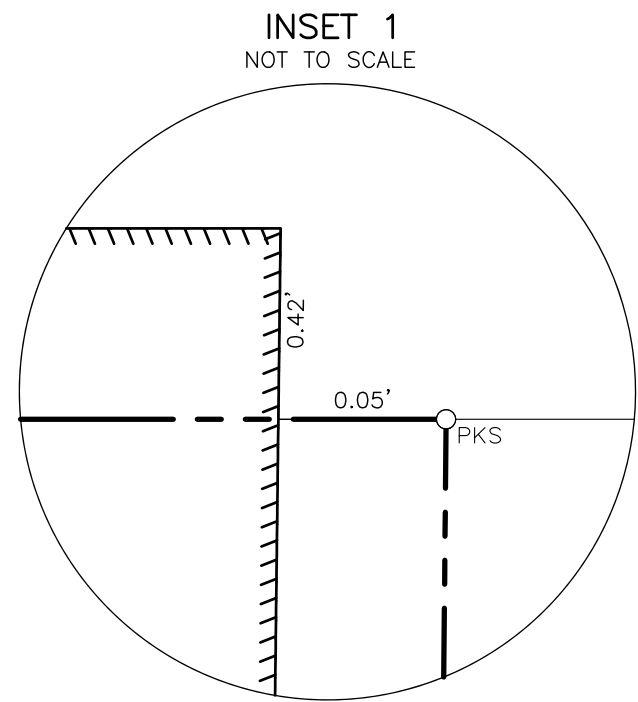
JAMES CRAIG BREWER GA RLS# 3022 DATE



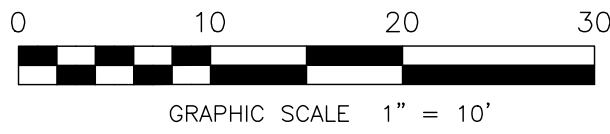
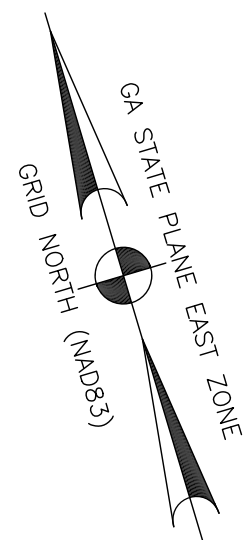
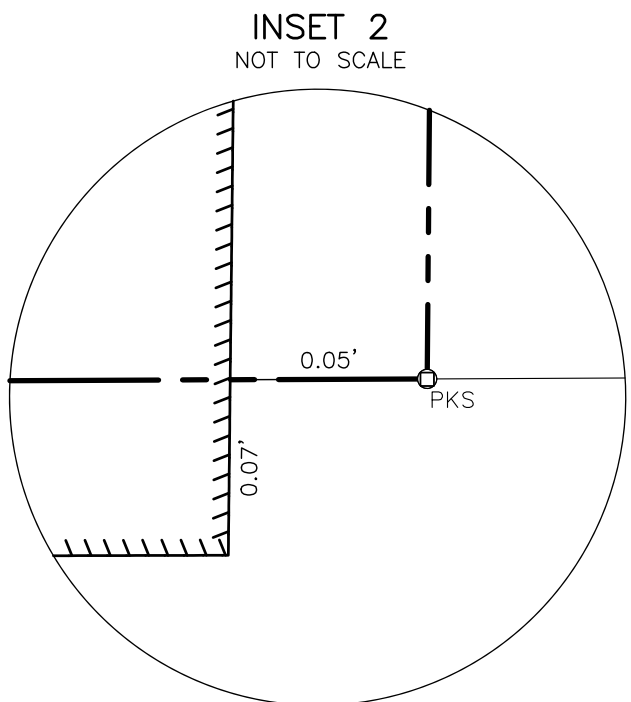
BULL STREET 75' RIGHT OF WAY



26.07' S57°00'19" W
SURVEY TIE LINE
REFERENCE POINT
PK NAIL IN ASPHALT
N: 755258.28
E: 988278.16



TAX PARCEL
20032 15002
NOW OR FORMERLY
PETER & LOGAN POLLAK
7 E JONES ST
D.B. 960 PG. 713



EQUIPMENT USED:
GEOMAX ZOOM95 2" TOTAL STATION
CARLSON BRX7 GPS RECEIVER
ON THE EGPS NETWORK
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/137,124
FIELD CLOSURE = 1/32,870

BREWER
LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

LOTS 6A & 6B, MONTEREY WARD
A RECOMBINATION SURVEY OF
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
TRAN CAPITAL MANAGEMENT

PROJECT #:	240789
FIELD DATE:	12/6/2024
PLAT DATE:	1/2/2024
LAST REVISED:	N/A
DRAWN BY:	CAL
SCALE:	1"=10'