



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

Master Plan Amendment (for Planned Development zoning)

RECEIVED
MAR 25 2026



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

BY:

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 166 Basswood Dr

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 21016 02085

Name of PD/PUD District: Highlands Park-Godley Station North PD

Total acreage of the subject property: 1.87

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Undeveloped

II. Action Requested

A. Mark the type of amendment proposed (see Attachment A on page 8 of this form). Please note, selection may be revised based on staff review.



Minor Amendment to a General Master Plan



Major Amendment to General Master Plan



Minor Amendment to a Final Master Plan



Major Amendment to a Final Master Plan

B. Provide a description of the requested amendment below:

Amend the Highlands Park Master Plan to add allowed uses including:

(P) Indoor Amusement with accessory food service and (Q) General Uses.

C. Reasons for the amendment: The amendment is requested to allow a family-focused indoor play café use that provides a safe, supervised indoor recreation option for children and caregivers. This use supports neighborhood-serving amenities and aligns with the community demand for family gathering spaces, while remaining compatible with the surrounding areas. Use is expected to generate low external impacts.

D. Application History. Have any previous applications been made to amend the subject PD zoning?

☐ Yes ☒ No

If yes, please provide the Plan/Permit File Number(s):

III. Review Criteria

Please provide an explanation of the amendment request based on [Sec. 6.1.12](#).

This request amends the Highlands Park Master Plan to include Indoor Amusement with accessory food service and General Uses as permitted uses. The proposed use is compatible with the surrounding area and is intended to serve the neighborhood by providing an indoor recreation and community gathering space for families. The amendment supports additional community-serving amenities while maintaining appropriate intensity and functionality for the site.

IV. Property Owner Information

Name(s): ROW PINE DEVELOPMENT, LLC

Registered Agent: Gary Wiggin

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: [REDACTED]

City, State, Zip: SAVANNAH GA 31401

Telephone: _____ Fax: _____

E-mail address: _____

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Molly Carlson

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: [REDACTED]

City, State, Zip: Savannah, GA 31407

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)
21016 02085

_____, I (we)
 authorize Molly Carlson (Agent Name) of

_____, (Firm or Agency, if applicable) to serve as agent
 on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we)
 understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall
 be legally binding upon the subject property.

Property Owner(s)

Name(s): ROW Pine Development LLC

Registered Agent: Gary Wiggin

(Or Officer or Authorized Signatory, if Property owner is not an individual)

Gary Wiggin
 Signature(s)

3/24/2026

Date

Witness Signature Certificate

State of Georgia

County of CHATHAM

Signed or attested before me on 3/24/2026

Date

by Wells Anderson

(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification

Type of ID _____

Anastasia Ponomari
 Signature of Notary Public

Anastasia Ponomari

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 6/21/2026



VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn H. Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Molly Carlson

Digitally signed by Molly Carlson
Date: 2026.03.25 09:24:12 -04'00'

Molly Carlson

03/24/26

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

IX. Items Required to be Submitted with this Application

A. Filing Fee. The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.

☐

General Master Plan Amendment: \$3,000.00

☒

Final Master Plan Amendment: ~~\$350.00~~ 1,000.00

Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).

B. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | | Part I. Subject Property |
| ☒ | | Part II. Action Required |
| ☒ | | Part III. Review Criteria |
| ☒ | | Part IV. Property Owner Information |
| ☒ | ☐ | Part V. Petitioner Information |
| ☐ | ☒ | Part VI. Agent |
| ☒ | ☐ | Part VII. Letter of Authorization |
| ☒ | | Part VIII. Disclosure of Campaign Contribution Form |
| ☒ | | Part IX. Items Required to be Submitted with this Application |
| ☒ | | Part X. Complete Application Checklist |
| ☒ | | Part XI. Certified Application |
| ☒ | | Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded). |
| ☒ | | Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document). |
| ☒ | ☐ | Concept Plan of the proposed development if applicable |

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Molly Carlson

Digitally signed by Molly Carlson
Date: 2026.03.25 09:24:27 -04'00'

Molly Carlson

03/24/26

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

As a resident of the Highlands area for over 10 years, this project is personal to me. Living in the neighborhood has shaped both the inspiration for this concept and the care taken to ensure it fits thoughtfully within the surrounding community.

Two Hearts Play Café is envisioned as a family-focused, indoor play and café concept designed to serve local residents in a low-impact, community-oriented setting. The goal is to create a welcoming environment where young children can play safely and independently, while parents and caregivers can gather, connect, and enjoy a calm, well-designed space.

The use is intended to function as a daytime-oriented business, with typical hours aligned with family schedules. Activity will consist primarily of small groups of families throughout the day, rather than high-volume or late-night traffic. The overall intensity of use is similar to that of a neighborhood café or small retail environment and will fit extremely well with the City of Savannah's future planned 39-acre Highlands Park.

At the center of the space will be a thoughtfully designed indoor play structure that encourages creativity, movement, and independent play. Surrounding this will be a small-scale café offering coffee, light food, and baked goods, with an emphasis on partnerships with local Savannah businesses. Plans include collaboration with local companies such as Perc Coffee and Auspicious Baking Company, along with a small retail component supporting local makers.

The project has been designed with careful consideration for compatibility with the surrounding area. The anticipated traffic patterns and parking demand are consistent with typical neighborhood commercial uses, and the intent is to provide a steady, low-intensity flow of visitors rather than large or disruptive volumes.

In addition to the café, the property will include office space for my existing business, Basecamp Creative Group. This allows for a consistent on-site presence and long-term stewardship of the property, ensuring that it is well maintained and actively managed.

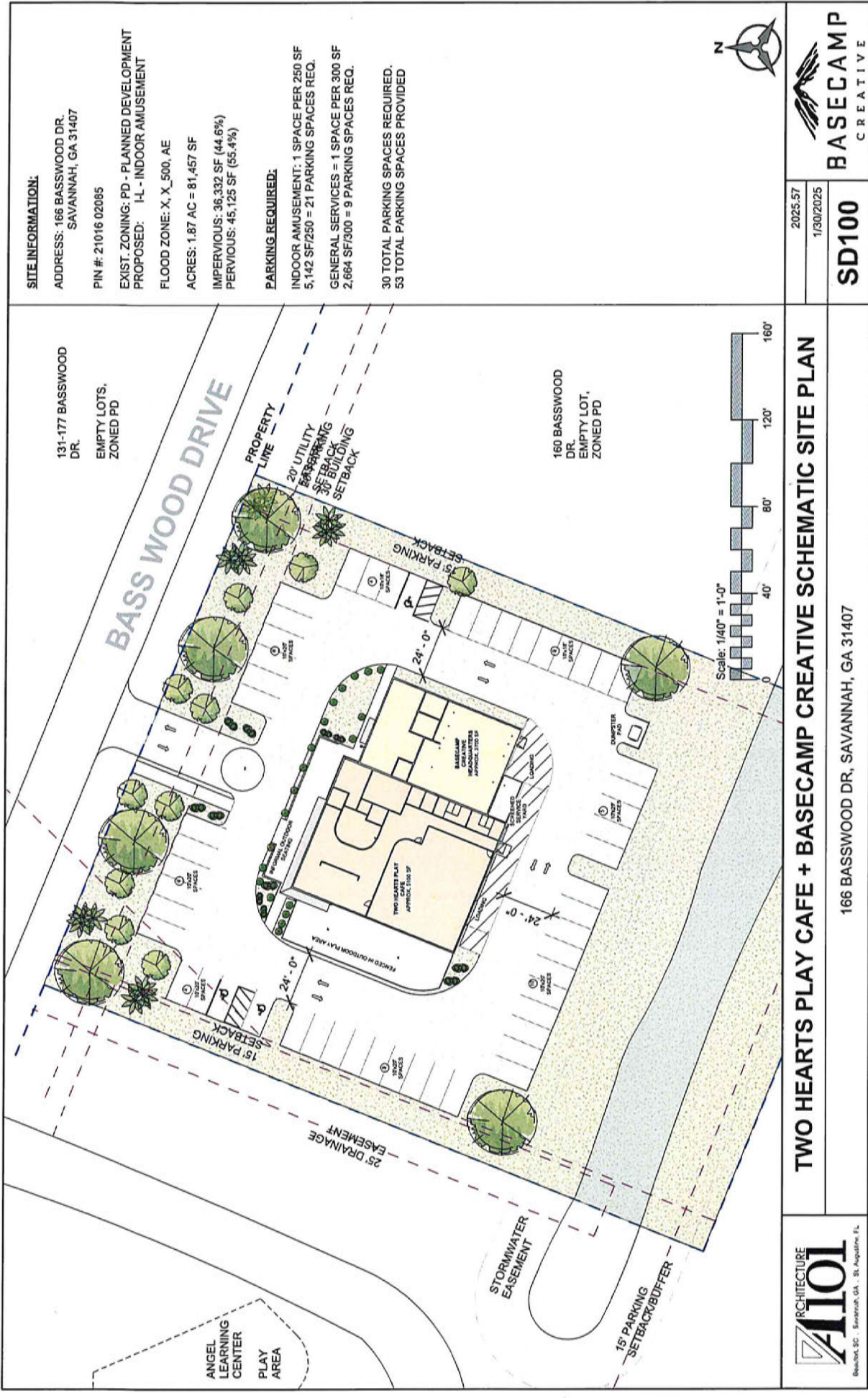
Two Hearts Play Café is intended to become a long-term community asset, a place where families return regularly, relationships are built, and the neighborhood gains a thoughtfully designed, well-cared-for destination.

Thank you for your time and consideration.

Warmly,

Molly Carlson





SITE INFORMATION:

ADDRESS: 166 BASSWOOD DR.
SAVANNAH, GA 31407

PIN #: 21016 02085

EXIST. ZONING: PD - PLANNED DEVELOPMENT
PROPOSED: IL - INDOOR AMUSEMENT

FLOOD ZONE: X, X_500, AE

ACRES: 1.87 AC = 81,457 SF

IMPERVIOUS: 36,332 SF (44.6%)
PERVIOUS: 45,125 SF (55.4%)

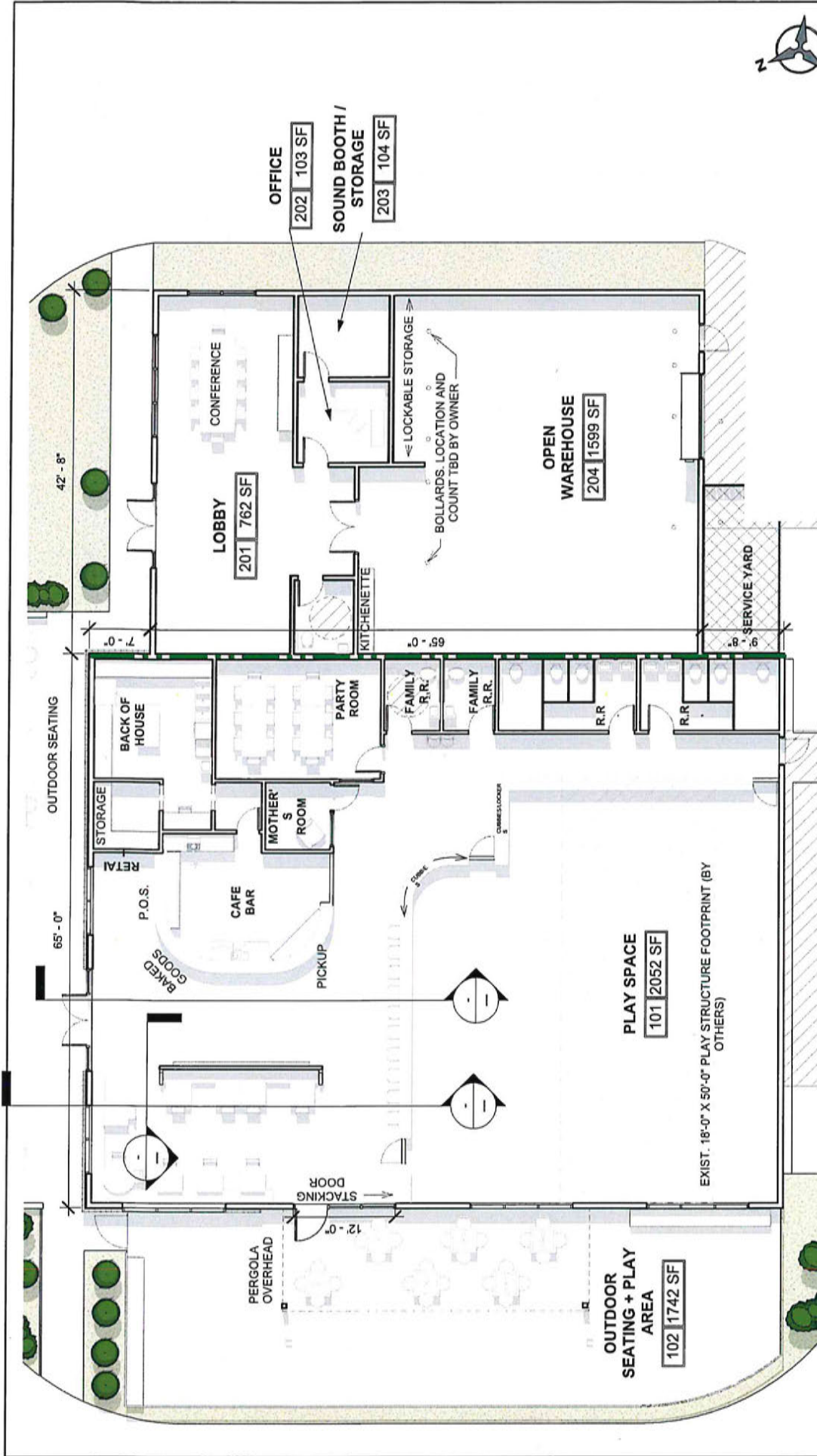
PARKING REQUIRED:

INDOOR AMUSEMENT: 1 SPACE PER 250 SF
5,142 SF/250 = 21 PARKING SPACES REQ.
GENERAL SERVICES = 1 SPACE PER 300 SF
2,664 SF/300 = 9 PARKING SPACES REQ.

30 TOTAL PARKING SPACES REQUIRED.
53 TOTAL PARKING SPACES PROVIDED



 Beaufort, SC Savannah, GA St. Augustine, FL	TWO HEARTS PLAY CAFE + BASECAMP CREATIVE SCHEMATIC SITE PLAN	
	2025.57 1/30/2025	SD100
BASECAMP CREATIVE		2/3/2026 5:10:40 AM

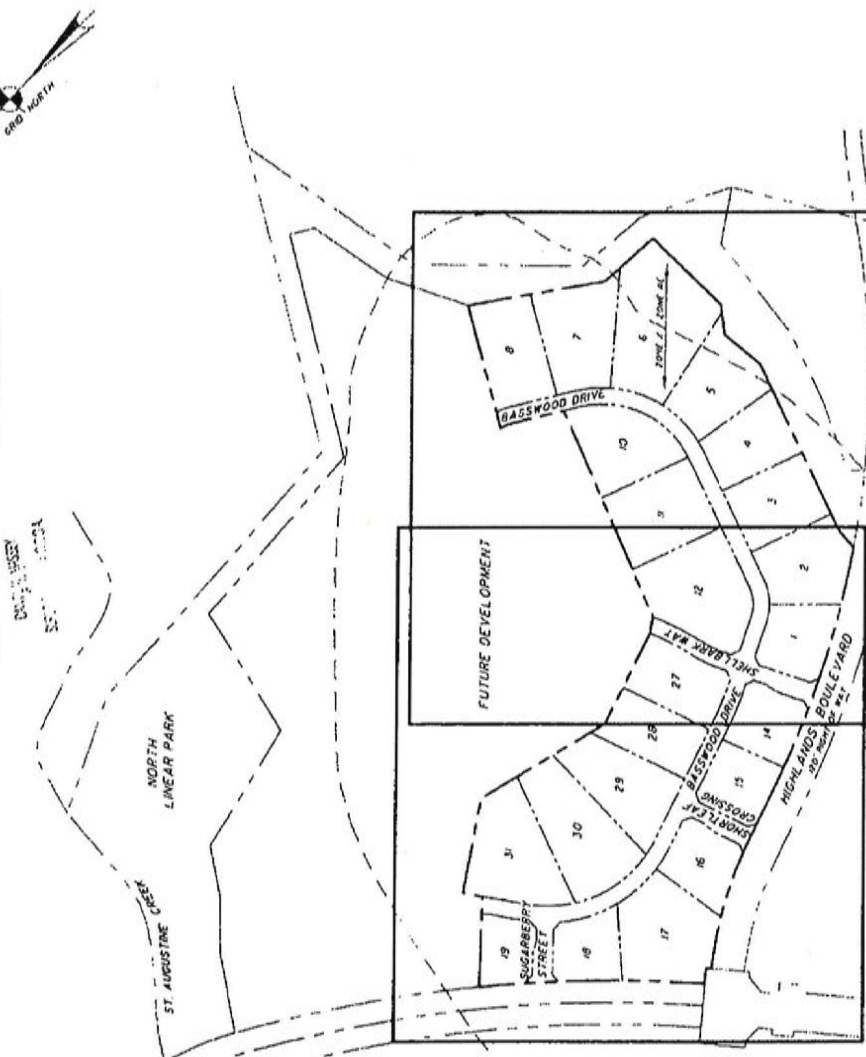


	TWO HEARTS PLAY CAFE + BASECAMP CREATIVE SCHEMATIC FLOOR PLAN		2025.57	SD101	
	166 BASSWOOD DR, SAVANNAH, GA 31407		1/30/2025		

[illegible]

SYMBOL LEGEND

	SE-CONCRETE
	BOUNDARY JOINT AND JOINTS WITHIN
	CONCRETE JOINTS
	3/4" DIA. PIPE
	3/4" DIA. PIPE

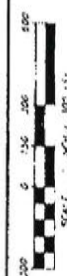


EXISTING BENTON BOULEVARD
RIGHT OF WAY VARS (H.O. AND)

REFERENCES:

1. PLAT OF MEADOWS AND
CONCRETE PAVED
3/4/04, RECORDED
2. PLAT OF TRACT 6 A
DATED 8/7/04, REC.

ACREAGE SCHEDULE	
LOTS	4246 AC
R/W	606 AC
TOTAL	5052 AC



SCALE	1" = 100'	DRAWN BY	J.C.S.
FILE	J-1745	REVIEWED BY	C.T.M.
FIELD DATE	2/21/06	APPROVED BY	J.C.S.
PLOT DATE	4/10/06	PARTY CHIEF	B.M.S.



VICINITY MAP (NOT TO SCALE)



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE
PLANT IS A COMPLETE REPRESENTATION OF THE
PLANT AND HAS BEEN PREPARED IN ACCORDANCE
WITH THE MINIMUM TECHNICAL STANDARDS AND
REQUIREMENTS OF LAW

[Signature]

JAMES CHAMBERS
AGRICULTURE REGISTERED LAND SURVEYOR
LICENSE NO 3082

MAJOR	SUBDIVISION	PLAT	OF
ABOVE 3500 ACRES COMMERCIAL		ALP	3/20/74
REVISION		BY	DATE

**HIGHLANDS
BUSINESS PARK
PHASE 1**

8TH END
 CITY OF ATLANTA
 CHATHAM COUNTY, GEORGIA

PREPARED FOR
 NORTH GODLEY HIGHLANDS, LLC

RECORDED IN BOOK 39-5 PAGE 56-A

DATE _____

OFFICE OF THE CLERK OF SUPERIOR COURT
 CHATHAM COUNTY, GA

PREPARED BY:
THOMAS & HUTTON
ENGINEERING CO.
50 PARK OF COMMERCE WAY, P.O. BOX 37777
SEVENNAH, GA 31405 / (912) 254-3500
www.thomas-hutton.com

CERTIFICATE OF DEDICATION

ALL SURVEY, PLANNING, AND ENGINEERING WORK HAS BEEN COMPLETED FOR THE VICES WITNESSED

Kelly L. Mann 5-23-06

ADDITIONAL ENGINEER

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

5/23/06

DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

Nov 20, 2007

DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

11-27-07

DATE

THOMAS & HUTTON ENGINEERING, LLC

1000 S. HUNTER STREET, SUITE 100

SAVANNAH, GA 31401

TEL: 912.433.1111

FAX: 912.433.1112

WWW.THOMASANDHUTTON.COM

SEAL

THOMAS & HUTTON ENGINEERING, LLC

REGISTERED PROFESSIONAL ENGINEER

STATE OF GEORGIA

NO. 11111

EXPIRATION DATE 11/11/11

SEAL

THOMAS & HUTTON ENGINEERING, LLC

REGISTERED PROFESSIONAL ENGINEER

STATE OF GEORGIA

NO. 11111

EXPIRATION DATE 11/11/11

PREPARED FOR:

NORTH GODLEY HIGHLANDS, LLC

RECORDED IN BOOK 315 PAGE 56-C

DATE

OFFICE OF THE CLERK OF SUPERIOR COURT

CHATHAM COUNTY, GA

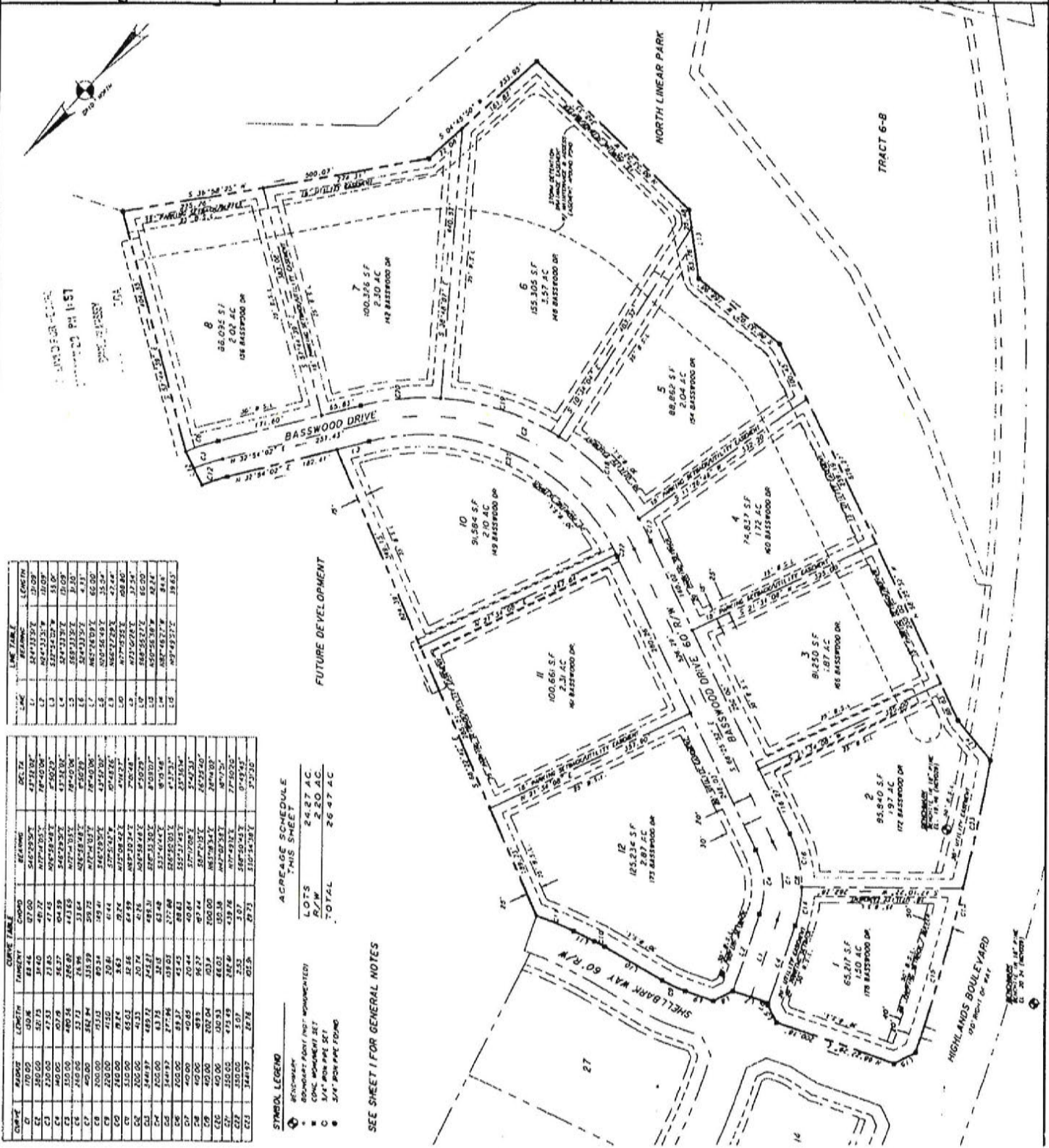
PREPARED BY:

THOMAS & HUTTON ENGINEERING, LLC

50 PARK OF COMMERCE WAY, P.O. BOX 2707

SAVANNAH, GA 31403 / (912) 221-5300

WWW.THOMASANDHUTTON.COM



100 50 0 50 100 200

Scale 1" = 50m

SCALE
FILE 1-12040
FIELD DATE 3/22/08
PLANT DATE 5/15/08

DRAWN BY C.M.
REVIEWED BY C.M.
APPROVED BY C.B.
PURV CHIEF S.M.D.

SHEET 2 OF 3

0-59-43
0-17-28
0-42-17
1-50-48

56.83	574.71	56.76
55.07	564.22	56.72
67.71	566.48	56.72
167.75	567.22	56.72

1	56.83	26.41
2	22.07	22.53
3	67.11	33.56
4	6.376	6.779

2.12	3447	8.1
2.13	3030	00
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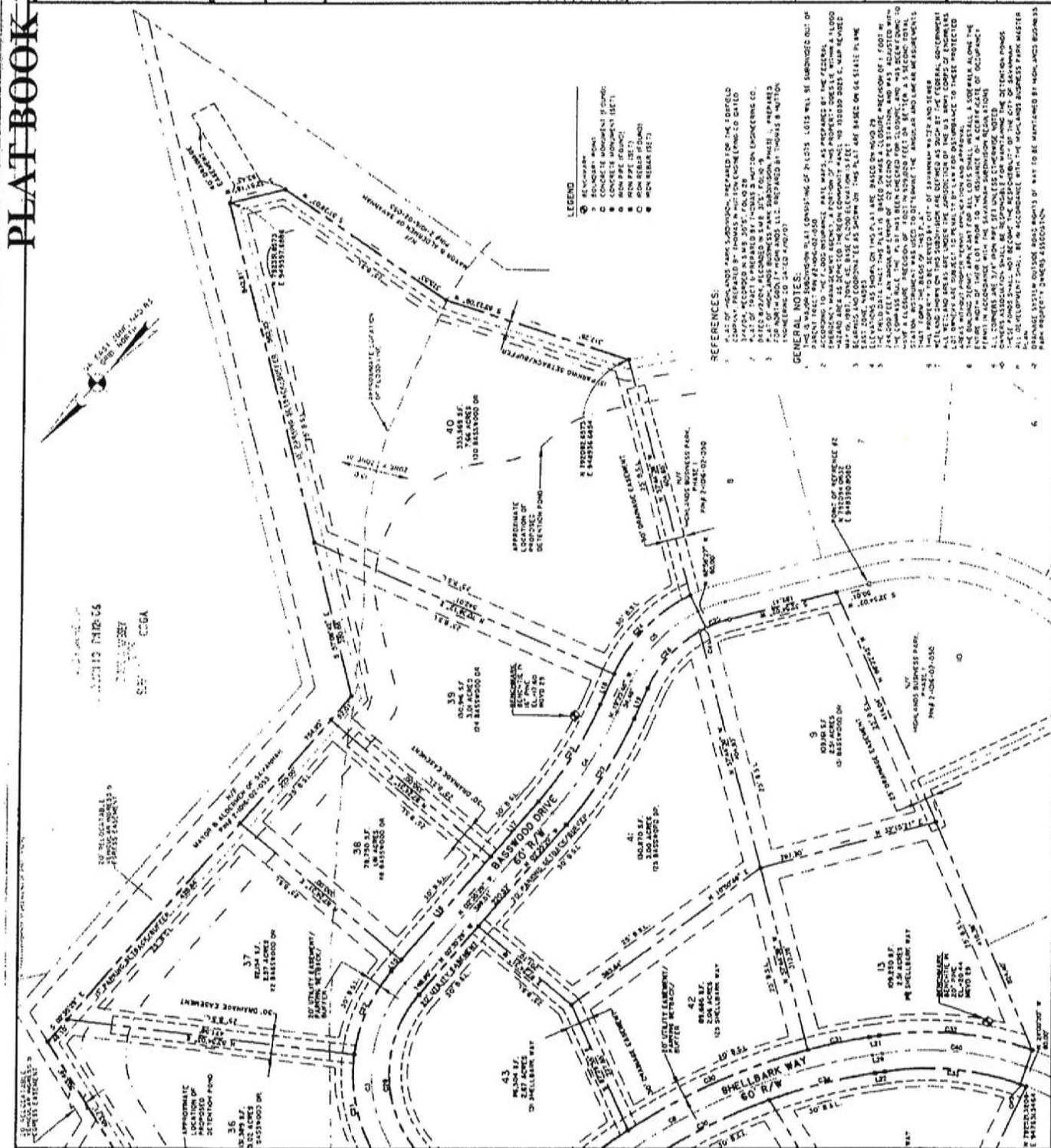
573	46	12	7
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576	21	42	7

43	66.32	132.33
47	23.72	47.23
80	7.40	14.80
27	28.48	27.24

C17	1000.00	132
C18	470.00	47
C19	300.00	24
C20	240.00	22

7

3013ETS



REFERENCES:

- ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2010 BY 60321 ERIC/DAW/STP/KAC

GENERAL NOTES:

- [illegible]

PREPARED FOR:
NORTH GODLEY HIGHLANDS, LLC

116

OFFICE OF THE CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GA

PREPARED BY:

THOMAS & HUTTON
ENGINEERING CO.

50 PARK OF COMMERCE WAY, P.O. BOX 2727
SAVANNAH, GA 31405 / (912) 234-5300
www.tcm2311.com



	DATE	TIME
AS NEWARK	07/27/86	135MS
AS CHICAGO	07/27/86	135MS
AS DALLAS	07/27/86	135MS
AS DENVER	07/27/86	135MS
AS LOS ANGELES	07/27/86	135MS
AS PHOENIX	07/27/86	135MS
AS SAN FRANCISCO	07/27/86	135MS
AS SEATTLE	07/27/86	135MS
AS TAMPA	07/27/86	135MS
AS WASHINGTON	07/27/86	135MS
AS MIAMI	07/27/86	135MS
AS BOSTON	07/27/86	135MS
AS PORTLAND	07/27/86	135MS
AS SALT LAKE CITY	07/27/86	135MS
AS MINNEAPOLIS	07/27/86	135MS
AS KANSAS CITY	07/27/86	135MS
AS CLEVELAND	07/27/86	135MS
AS INDIANAPOLIS	07/27/86	135MS
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AS ST. LOUIS	07/27/86	135MS
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AS WASHINGTON	07/27/86	135MS
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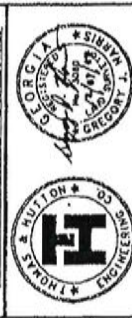
1358

THE CITY OF SAVANNAH, GEORGIA, HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION IN PLATBOOK 39S PAGE 73C. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION IN PLATBOOK 39S PAGE 73C. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION IN PLATBOOK 39S PAGE 73C.

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA, ON 12-10-06.

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA, ON 12-10-06.

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA, ON 12-10-06.



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA ENGINEERING ACT AND THE GEORGIA ENGINEERING BOARD. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, LICENSE NO. 12000.

THOMAS & HUTTON, INC.
SAVANNAH, GEORGIA 31401

RECORDED IN BOOK 39S PAGE 73C

OFFICE OF THE CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GA

PREPARED FOR:
NORTH GODLEY HIGHLANDS, LLC

RECORDED IN BOOK 39S PAGE 73C

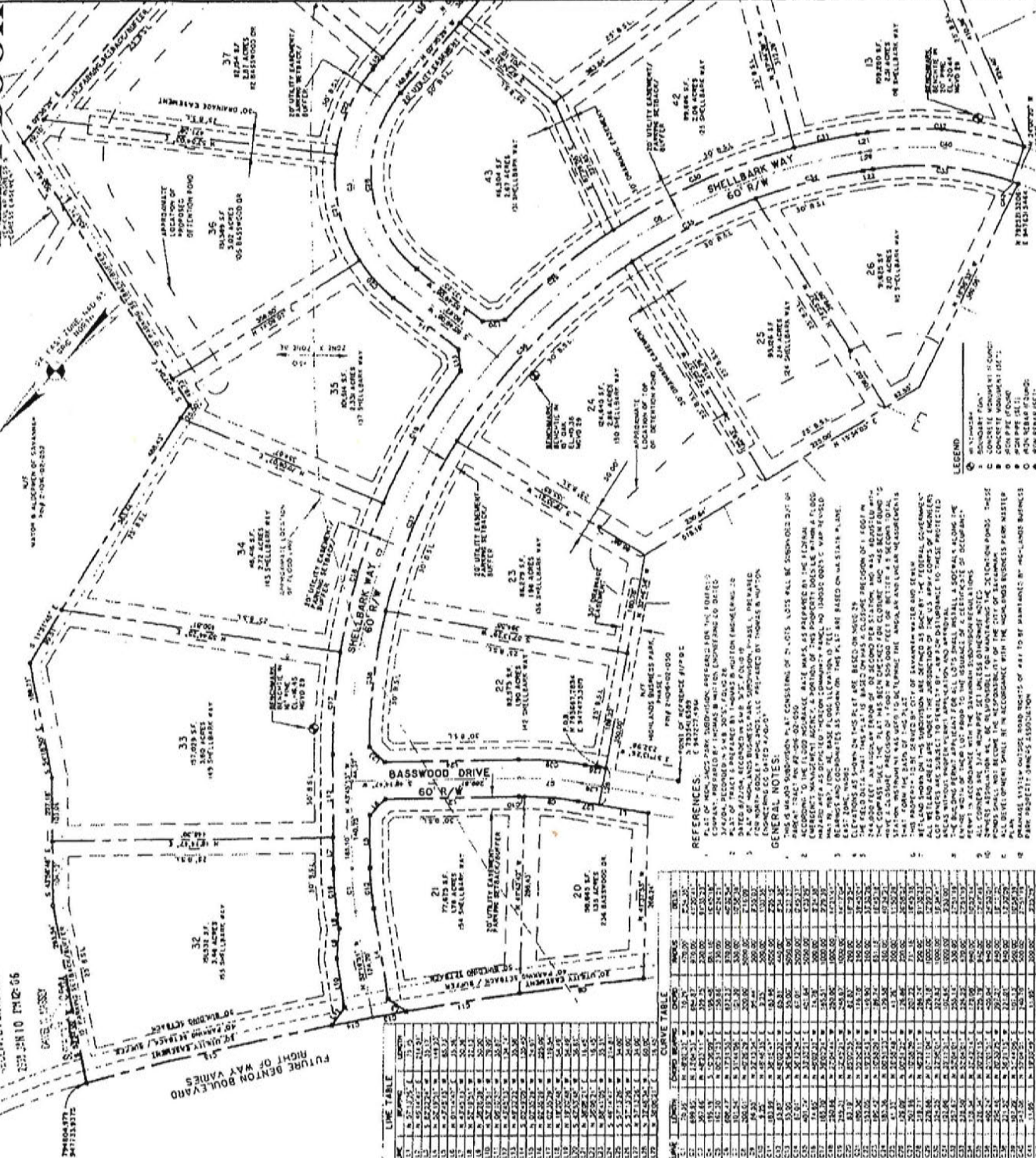
OFFICE OF THE CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GA

PREPARED BY:
THOMAS & HUTTON
ENGINEERING CO.
50 PARK OF COMMERCE WAY, P.O. BOX 2717
SAVANNAH, GA 31401 / (912) 244-5500

SCALE: 1" = 100'

FILED BY: [Signature]
FILED DATE: 12/20/06
PLAT DATE: 12/20/06
PARTY: NORTH GODLEY HIGHLANDS, LLC

SHEET 2 OF 3



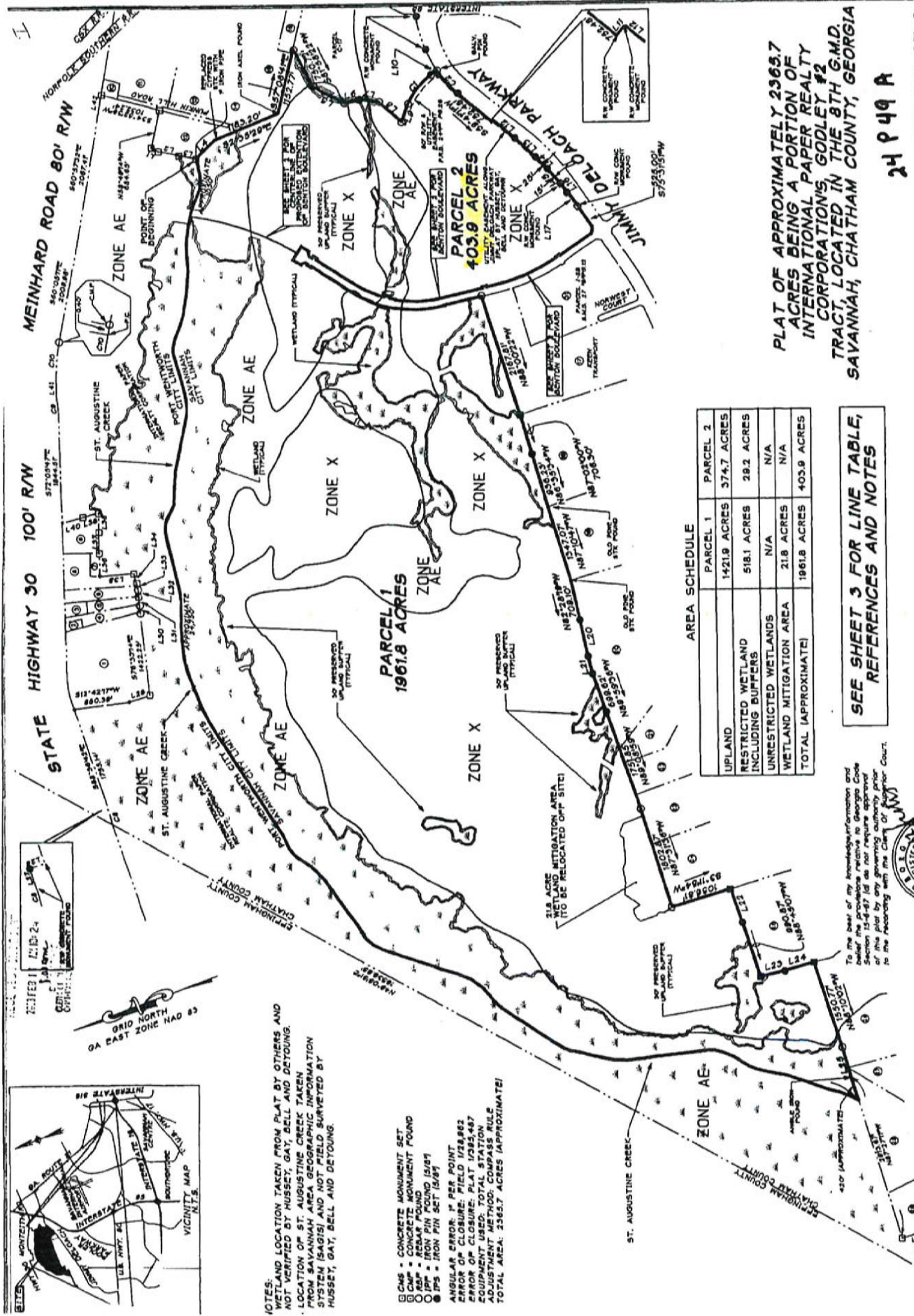
LEGEND

- 1. BOUNDARY LINE
- 2. LOT LINE
- 3. LOT AREA
- 4. LOT CORNER
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- 88. LOT CORNER
- 89. LOT AREA
- 90. LOT CORNER
- 91. LOT AREA
- 92. LOT CORNER
- 93. LOT AREA
- 94. LOT CORNER
- 95. LOT AREA
- 96. LOT CORNER
- 97. LOT AREA
- 98. LOT CORNER
- 99. LOT AREA
- 100. LOT CORNER

LINE	NUMBER	LENGTH	AREA	PERCENT
1	1	1.00	1.00	1.00
2	2	1.00	1.00	1.00
3	3	1.00	1.00	1.00
4	4	1.00	1.00	1.00
5	5	1.00	1.00	1.00
6	6	1.00	1.00	1.00
7	7	1.00	1.00	1.00
8	8	1.00	1.00	1.00
9	9	1.00	1.00	1.00
10	10	1.00	1.00	1.00
11	11	1.00	1.00	1.00
12	12	1.00	1.00	1.00
13	13	1.00	1.00	1.00
14	14	1.00	1.00	1.00
15	15	1.00	1.00	1.00
16	16	1.00	1.00	1.00
17	17	1.00	1.00	1.00
18	18	1.00	1.00	1.00
19	19	1.00	1.00	1.00
20	20	1.00	1.00	1.00
21	21	1.00	1.00	1.00
22	22	1.00	1.00	1.00
23	23	1.00	1.00	1.00
24	24	1.00	1.00	1.00
25	25	1.00	1.00	1.00
26	26	1.00	1.00	1.00
27	27	1.00	1.00	1.00
28	28	1.00	1.00	1.00
29	29	1.00	1.00	1.00
30	30	1.00	1.00	1.00
31	31	1.00	1.00	1.00
32	32	1.00	1.00	1.00
33	33	1.00	1.00	1.00
34	34	1.00	1.00	1.00
35	35	1.00	1.00	1.00
36	36	1.00	1.00	1.00
37	37	1.00	1.00	1.00
38	38	1.00	1.00	1.00
39	39	1.00	1.00	1.00
40	40	1.00	1.00	1.00
41	41	1.00	1.00	1.00
42	42	1.00	1.00	1.00
43	43	1.00	1.00	1.00
44	44	1.00	1.00	1.00
45	45	1.00	1.00	1.00
46	46	1.00	1.00	1.00
47	47	1.00	1.00	1.00
48	48	1.00	1.00	1.00
49	49	1.00	1.00	1.00
50	50	1.00	1.00	1.00
51	51	1.00	1.00	1.00
52	52	1.00	1.00	1.00
53	53	1.00	1.00	1.00
54	54	1.00	1.00	1.00
55	55	1.00	1.00	1.00
56	56	1.00	1.00	1.00
57	57	1.00	1.00	1.00
58	58	1.00	1.00	1.00
59	59	1.00	1.00	1.00
60	60	1.00	1.00	1.00
61	61	1.00	1.00	1.00
62	62	1.00	1.00	1.00
63	63	1.00	1.00	1.00
64	64	1.00	1.00	1.00
65	65	1.00	1.00	1.00
66	66	1.00	1.00	1.00
67	67	1.00	1.00	1.00
68	68	1.00	1.00	1.00
69	69	1.00	1.00	1.00
70	70	1.00	1.00	1.00
71	71	1.00	1.00	1.00
72	72	1.00	1.00	1.00
73	73	1.00	1.00	1.00
74	74	1.00	1.00	1.00
75	75	1.00	1.00	1.00
76	76	1.00	1.00	1.00
77	77	1.00	1.00	1.00
78	78	1.00	1.00	1.00
79	79	1.00	1.00	1.00
80	80	1.00	1.00	1.00
81	81	1.00	1.00	1.00
82	82	1.00	1.00	1.00
83	83	1.00	1.00	1.00
84	84	1.00	1.00	1.00
85	85	1.00	1.00	1.00
86	86	1.00	1.00	1.00
87	87	1.00	1.00	1.00
88	88	1.00	1.00	1.00
89	89	1.00	1.00	1.00
90	90	1.00	1.00	1.00
91	91	1.00	1.00	1.00
92	92	1.00	1.00	1.00
93	93	1.00	1.00	1.00
94	94	1.00	1.00	1.00
95	95	1.00	1.00	1.00
96	96	1.00	1.00	1.00
97	97	1.00	1.00	1.00
98	98	1.00	1.00	1.00
99	99	1.00	1.00	1.00
100	100	1.00	1.00	1.00

FOR THE BEST OF METROLOGICAL AND BELIEF-
D-15 PLANT IS A COMPLETE REGISTRATION OF
THE LAND IN A PART, AND HAS BEEN HELD AND
CONFORMITY WITH THE METROLOGICAL
STANDARDS AND REQUIREMENTS OF LAW.

BOYCE L. YOUNG, GEORGIA REGISTERED
LAND SURVEYOR NO. 2202



PLAT OF APPROXIMATELY 2365.7 ACRES BEING A PORTION OF INTERNATIONAL PAPER REALTY CORPORATION'S, GODLEY #2 TRACT, LOCATED IN THE 8TH G.M.D. SAVANNAH, CHATHAM COUNTY, GEORGIA

24 P 49 A
SHEET 1 OF 3

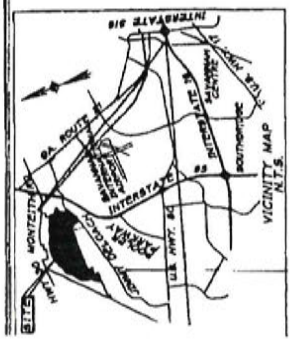


REVISED: JANUARY 14, 2003
PLAT DATE: DECEMBER 18, 2002
FIELD SURVEY DATE: APRIL 25, 2002

AREA SCHEDULE

	PARCEL 1	PARCEL 2
UPLAND	1421.9 ACRES	374.7 ACRES
RESTRICTED WETLAND INCLUDING BUFFERS	518.1 ACRES	28.2 ACRES
UNRESTRICTED WETLANDS	N/A	N/A
WETLAND MITIGATION AREA	21.8 ACRES	N/A
TOTAL (APPROXIMATE)	1961.8 ACRES	403.9 ACRES

SEE SHEET 3 FOR LINE TABLE, REFERENCES AND NOTES



NOTES:
1. LAND LOCATION TAKEN FROM PLAT BY OTHERS AND NOT VERIFIED BY HUSSEY, GAY, BELL AND DETYOUNG.
2. LOCATION OF ST. AUGUSTINE CREEK TAKEN FROM SAVANNAH AREA GEOGRAPHIC INFORMATION SYSTEM (SAGIS) AND NOT FIELD SURVEYED BY HUSSEY, GAY, BELL AND DETYOUNG.

- CMS - CONCRETE MONUMENT SET
 - CMP - CONCRETE MONUMENT FOUND
 - RSP - REBAR FOUND
 - IPP - IRON PIN FOUND (15/87)
 - IPS - IRON PIN SET (15/87)
- ANGULAR ERROR: 1" PER POINT
ERROR OF CLOSURE: FIELD 1/23,862
ERROR OF CLOSURE: PLAT 1/235,487
EQUIPMENT USED: TOTAL STATION
TOTAL AREA: 2365.7 ACRES (APPROXIMATE)

To the best of my knowledge, information and belief the provisions relative to Georgia Code Section 15-4-47 (d) do not require approval of this plat by any governing authority prior to the recording with the Clerk of Superior Court.



To the best of my knowledge, information and belief of angles, bearings, measurements of courses and distances and monument locations are as shown and this is a correct representation of the land shown and has been prepared in conformity with Georgia Code 1978 and is suitable for recording.

HBB
Hussey, Gay, Bell & Detyoung, Inc.
Surveying & Mapping
220 Commercial Drive, 2nd Floor
Savannah, Georgia 31401
Tel. (912) 344-4276
Fax (912) 344-4278
www.hbb.com

A Bell Company

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed
Secretary of State
Filing Date: 03/27/2026 19:52:36

BUSINESS INFORMATION

BUSINESS NAME : Row Pine Development, LLC
CONTROL NUMBER : 14087630
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2026

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 660 E 39th St, Savannah, GA 31041, GA, 31401, USA
REGISTERED AGENT NAME : Gary Wiggin
REGISTERED OFFICE ADDRESS : 660 E 39th St, Savannah, GA, 31401, USA
REGISTERED OFFICE COUNTY : Chatham

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 660 E 39th St, Savannah, GA 31041, GA, 31401, USA
REGISTERED AGENT NAME : Gary Wiggin
REGISTERED OFFICE ADDRESS : 660 E 39th St, Savannah, GA, 31401, USA
REGISTERED OFFICE COUNTY : Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Gary Wiggin
AUTHORIZER TITLE : Manager