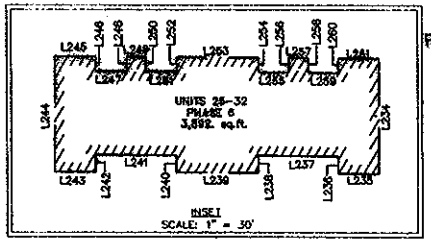
CONDOMINIUM NOTES:

1) LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
2) BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY NO. 130126, PANEL 0835 C, MAP DATED: SEPTEMBER 4, 1987. BASE ELEVATION: 17 M.S.L., NGVD 1929.
3) ALL COMMON AREA, INCLUDING THE PRIVACY FENCE, DEVELOPMENT IDENTIFICATION SIGN, THE PRIVATE ROADS, STORM WATER DETENTION PONDS, THE 15-FOOT VEGETATIVE BUFFERS NOT LOCATED ON INDIVIDUAL LOTS, AND THE CENTRAL MAIL DROP FACILITY SHALL BE OWNED AND MAINTAINED BY THE BROCKINGTON SQUARE CONDOMINIUM ASSOCIATION, INC. AND SHALL NOT BECOME THE RESPONSIBILITY OF CITY OF SAVANNAH.
4) ADDRESS: 310 TIBET AVENUE, SAVANNAH, GEORGIA
5) ALL ACCESS, RIGHT-OF-WAYS, EASEMENTS AND AREAS FOR PUBLIC USE ARE HEREBY DEDICATED FOR THE USE INTENDED.

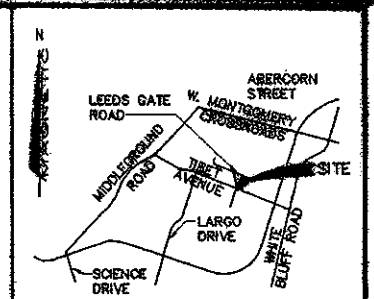


RECEIVED FOR RECORD
2004 OCT 13 PM 1:51
SUSAN POLISE
CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GEORGIA

CONDOMINIUM NOTES:

1. THE PAVED PARKING AND ACCESS EASEMENTS SHALL BE FOR THE USE OF AND MAINTAINED BY THE OWNER OF ALL LOTS WHICH HAS SUBMITTED AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
2. EACH LOT WITHIN THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE REVISED GENERAL DEVELOPMENT PLAN APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON AUGUST 1, 2000 (MPC FILE NUMBER P-000707-12488-2)
3. PAVED AREA TO PROVIDE PARKING FOR PHASE 1 AND AN INGRESS AND EGRESS EASEMENT FOR FUTURE DEVELOPMENT.
4. ALL MUNICIPAL AND\OR ZONING SETBACKS AND REQUIREMENTS APPLY. OTHER EASEMENTS OF RECORD (IF ANY) NOT PROVIDED FOR THIS SURVEY.

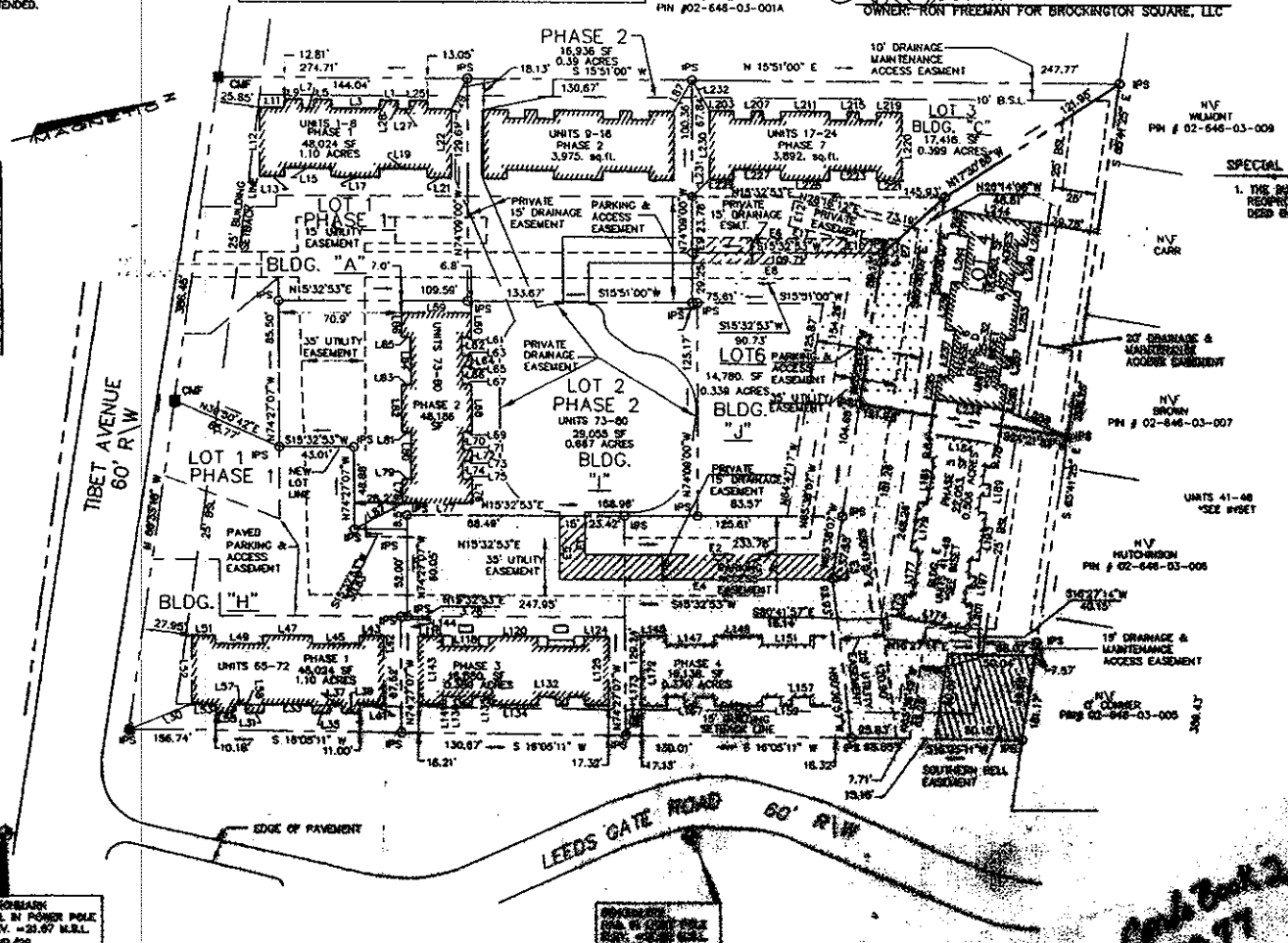
OWNER: RON FREEMAN FOR BROCKINGTON SQUARE, LLC



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.16	S74°27'07"E
L2	109.59	N15°32'53"E
L3	16.00	S74°27'07"E
L4	109.59	N15°32'53"E
L5	38.00	N74°27'07"W
L6	119.59	N15°32'53"E
L7	16.00	S74°27'07"E
L8	119.59	N15°32'53"E
L9	16.00	N74°27'07"W
L10	8.28	N61°43'48"W
L11	34.34	S28°16'12"W
L12	16.00	N61°43'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L233	40.66	S38°17'12"W
L234	40.00	S24°09'32"W
L235	14.00	N65°50'28"W
L236	6.00	N24°09'32"E
L237	27.33	N65°50'28"W
L238	6.00	S24°09'32"W
L239	28.00	N65°50'28"W
L240	6.00	N24°09'32"E
L241	27.33	N65°50'28"W
L242	6.00	S24°09'32"W
L243	14.00	N65°50'28"W
L244	40.00	N24°09'32"E
L245	14.00	S65°50'28"E
L246	6.00	S24°09'32"W
L247	10.33	S65°50'28"E
L248	6.00	N24°09'32"E
L249	6.67	S65°50'28"E
L250	6.00	S24°09'32"W
L251	10.33	S65°50'28"E
L252	6.00	N24°09'32"E
L253	28.00	S65°50'28"E
L254	6.00	S24°09'32"W
L255	10.33	S65°50'28"E
L256	6.00	N24°09'32"E
L257	6.67	S65°50'28"E
L258	6.00	S24°09'32"W
L259	10.33	S65°50'28"E
L260	6.00	N24°09'32"E
L261	14.00	S65°50'28"E



BENCHMARK
NAIL IN POWER POLE
ELEV. =20.67 M.S.L.
NGVD/29

SPECIAL NOTES:

1. THE SUBJECT PROPERTY IS SUBJECT TO THAT DECLARATION OF RECIPROCAL EASEMENTS DATED MARCH 24, 2001 AND RECORDED IN DEED BOOK 220-E, PAGE 443, CHATHAM COUNTY, GEORGIA RECORDS.

LEGEND

- BENCHMARK
- I.P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- C.M.S. CONCRETE MONUMENT SET
- C.M.F. CONCRETE MONUMENT FOUND
- B.S.L. BUILDING SETBACK LINE

P.I.N.'S: 2-0646 -03-017 &
2-0646 -03-017

EQUIPMENT USED: WILD SET 4 TOTAL STATION

A CONDOMINIUM PLAT OF BROCKINGTON SQUARE, LOT FOUR, UNITS 25 THROUGH 32 SAVANNAH, 6TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

6th G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

ADDRESS: 310 TIBET AVENUE, SAVANNAH, GEORGIA

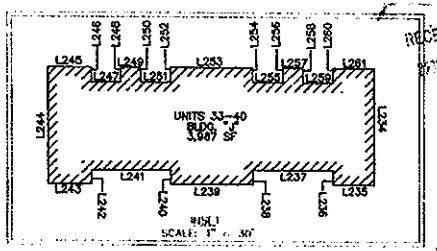
SURVEYED FOR: BROCKINGTON SQUARE, LLC.

Kern-Coleman & Co.

1/1

CONDOMINIUM NOTES:

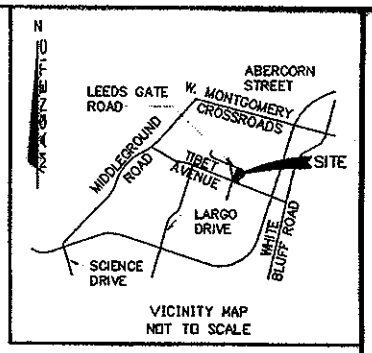
1) LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
2) BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY NO. 135163, PANEL 0035 C. MAP DATED: SEPTEMBER 4, 1987. BASE ELEVATION: 17 M.S.L., NGVD 1929.
3) ALL COMMON AREA, INCLUDING THE PRIVACY FENCE, DEVELOPMENT IDENTIFICATION SIGN, THE PRIVATE ROADS, STORM WATER DETENTION PONDS, THE 15-FOOT VEGETATIVE BUFFERS NOT LOCATED ON INDIVIDUAL LOTS, AND THE CENTRAL MAIL DROP FACILITY SHALL BE OWNED AND MAINTAINED BY THE BROCKINGTON SQUARE CONDOMINIUM ASSOCIATION, INC. AND SHALL NOT BECOME THE RESPONSIBILITY OF CITY OF SAVANNAH.
4) ADDRESS: 310 TIBET AVENUE, SAVANNAH, GEORGIA
5) PARCEL IDENTIFICATION NUMBER: 2-0646 -03-028.
6) ALL ACCESS, RIGHT-OF-WAYS, EASEMENTS AND AREAS FOR PUBLIC USE ARE HEREBY DEDICATED FOR THE USE INTENDED.



CONDOMINIUM NOTES:

1. THE PAVED PARKING AND ACCESS EASEMENTS SHALL BE FOR THE USE OF AND MAINTAINED BY THE OWNER OF ALL LOTS WITHIN THIS SUBDIVISION AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
2. EACH LOT WITHIN THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE REVISED GENERAL DEVELOPMENT PLAN APPROVED BY THE METROPOLITAN PLANING COMMISSION ON AUGUST 1, 2000 (MPC FILE NUMBER P-000707-12488-2)
3. PAVED AREA TO PROVIDE PARKING FOR PHASE 1 AND AN INGRESS AND EGRESS EASEMENT FOR FUTURE DEVELOPMENT.
4. ALL MUNICIPAL AND\OR ZONING SETBACKS AND REQUIREMENTS APPLY. OTHER EASEMENTS OF RECORD (IF ANY) NOT PROVIDED FOR THIS SURVEY.

OWNER: RON FREEMAN FOR BROCKINGTON SQUARE, LLC

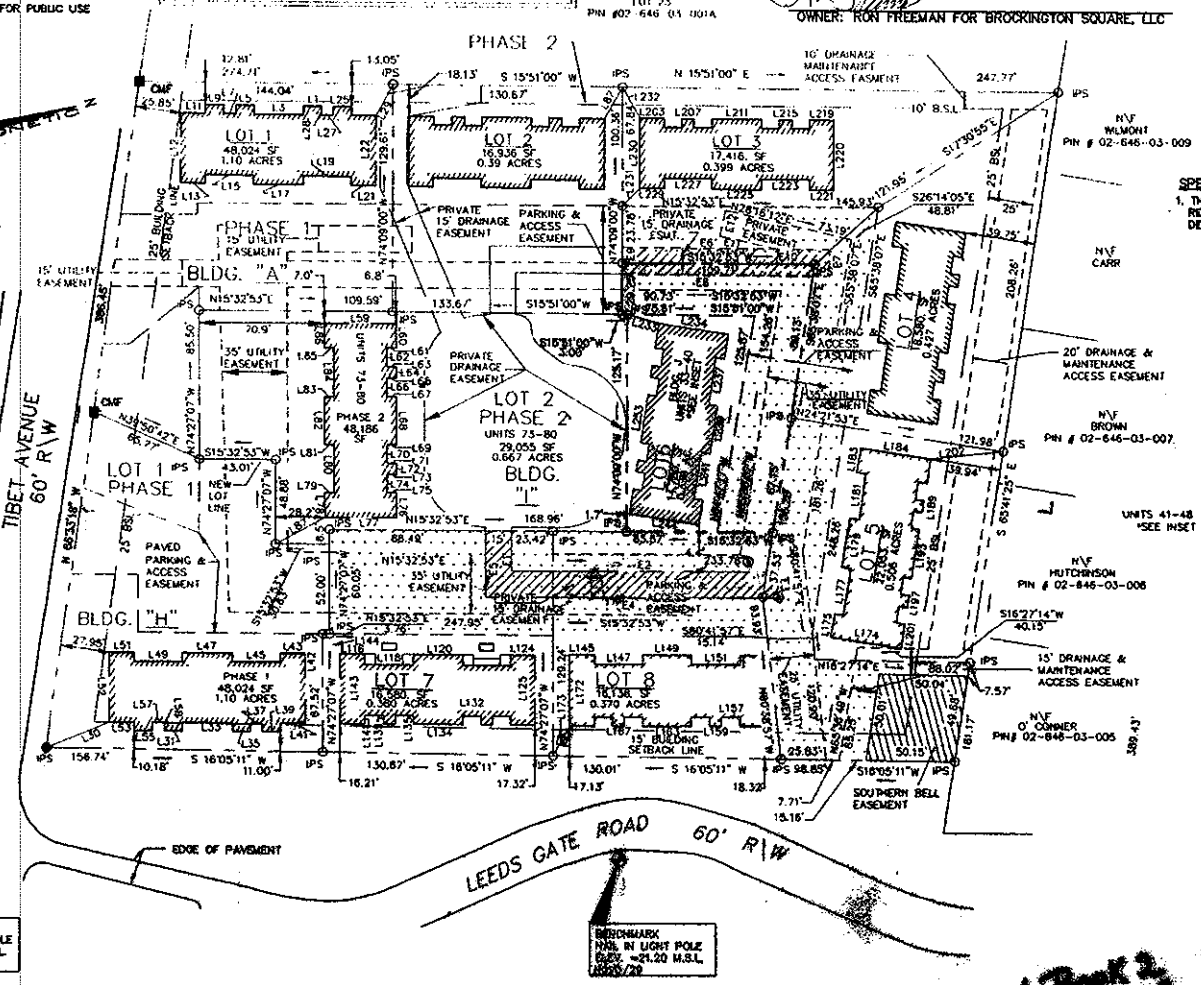


SPECIAL NOTE:

1. THE SUBMITTED PROPERTY IS SUBJECT TO THAT DECLARATION OF RECIPROCAL EASEMENTS DATED MARCH 21, 2001 AND RECORDED IN DEED BOOK 220-C, PAGE 643, CHATHAM COUNTY, GEORGIA RECORDS.

LINE TABLE		
LINE	LENGTH	BEARING
E1	23.16	S74°27'07"E
E2	151.66	N15°22'13"E
E3	18.00	S74°37'47"E
E4	169.71	S15°22'13"W
E5	38.20	N74°27'07"W
E6	118.26	N15°51'00"E
E7	16.00	S74°27'07"E
E8	116.39	S15°51'00"W
E9	16.00	N74°09'00"W
E10	8.28	N61°43'48"W
E11	34.34	S28°16'12"W
E12	15.00	N61°43'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L233	19.79'	N39°32'07"E
L234	40.13'	N24°13'06"E
L235	14.26'	S65°38'53"E
L236	4.89'	S24°21'07"W
L237	27.36'	S65°38'53"E
L238	5.00'	N24°21'07"E
L239	28.00'	S65°38'53"E
L240	4.64'	S24°21'07"W
L241	27.36'	S65°38'53"E
L242	5.00'	N24°21'07"E
L243	14.40'	S65°38'53"E
L244	40.19'	S24°18'41"W
L245	14.40'	N65°37'10"W
L246	5.00'	N24°22'50"E
L247	10.26'	N65°37'10"W
L248	5.00'	S24°22'50"W
L249	8.70'	N65°37'10"W
L250	5.00'	N24°22'50"E
L251	10.30'	N65°37'10"W
L252	5.00'	S24°22'50"W
L253	28.00'	N65°37'10"W
L254	5.00'	N24°22'50"E
L255	10.26'	N65°37'10"W
L256	5.00'	S24°22'50"W
L257	8.70'	N65°37'10"W
L258	5.00'	N24°22'50"E
L259	10.30'	N65°37'10"W
L260	5.00'	S24°22'50"W
L261	14.26'	N65°37'10"W



LEGEND

- ◆ BENCHMARK
- ◆ I.P.F. IRON PIPE FOUND
- ○ I.P.S. IRON PIPE SET
- □ C.M.S. CONCRETE MONUMENT SET
- ■ C.M.F. CONCRETE MONUMENT FOUND
- B.S.L. BUILDING SETBACK LINE

GRAPHIC SCALE: 1"=50'

EQUIPMENT USED: LEITZ SET 4 TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE :
E.D.C. OF PLAT 1/[illegible] FEET.
FIELD E.D.C. 1/[illegible] FEET.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2486

I CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE LAND PLATTED AND THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUFFICIENT FOR RECORDING. THIS PLAT WAS MADE IN COMPLIANCE WITH O.C.G.A. SECTION 44-3-83.

GA. REG. LAND SURVEYOR NO. 2486

Condo Book 2 page 113

A CONDOMINIUM PLAT OF BROCKINGTON SQUARE, LOT SIX, PHASE VIII, UNITS 33 THROUGH 40 6TH G.M. DISTRICT, CHATHAM COUNTY, SAVANNAH, GEORGIA.

SURVEYED FOR: BROCKINGTON SQUARE, LLC.

Horn-Coleman & Co.

DRAWN BY: [illegible]		CHKD: TMC	
SCALE: 1"=50'		DATE: 12/17/04	1/1
DATE OF FIELDWORK: [illegible]		FILE: [illegible]	