

Plat
Recorded 5/31/2018 10:52 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1420
Participant IDs: 8049392667

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY HEREON, WHICH IS LOCATED IN WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GA.

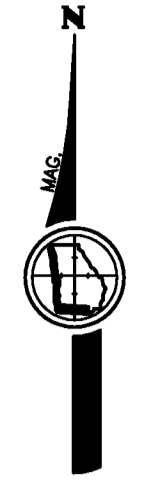
PROPERTY OWNER(S) DATED
ANDREW HUNT - FOR HUNT HOMES

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

Prior to any building, erosion, or development permits being issued on these properties, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (GSWCC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department. A driveway permit will be required prior to obtaining a building permit. A driveway permit will be required prior to obtaining a building permit.

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
- 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE A STATE 25' UNDISTURBED BUFFER, ALL STREAMS SHALL HAVE 50' COUNTY UNDISTURBED BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
- 4) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATES WATERS.
- 5) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.
- 6) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.
- 7) REFERENCE: DEED BOOK 2136 PAGE 253.
- 8) PRESENT ZONING: R-80
- 9) SETBACKS FRONT - 65'
SIDE - 50'
REAR - 50'
- 10) MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK LINE IS GREATER THAN 120'.
- 11) REFERENCE: DEED BOOK 14265 PAGE 2631.



FIELD BOOK 111, PAGE 68, FILE R2904.

LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R.)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) R - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N./F. - NOW OR FORMERLY
- 10) --- FENCE (APPROX. LOC.)
- 11) --- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) S.B.B. - STREAM BANK BUFFER
- 15) I.S.B. - IMPERVIOUS SURFACE BUFFER
- 16) (XXXX) - INDICATED STREET ADDRESS
- 17)

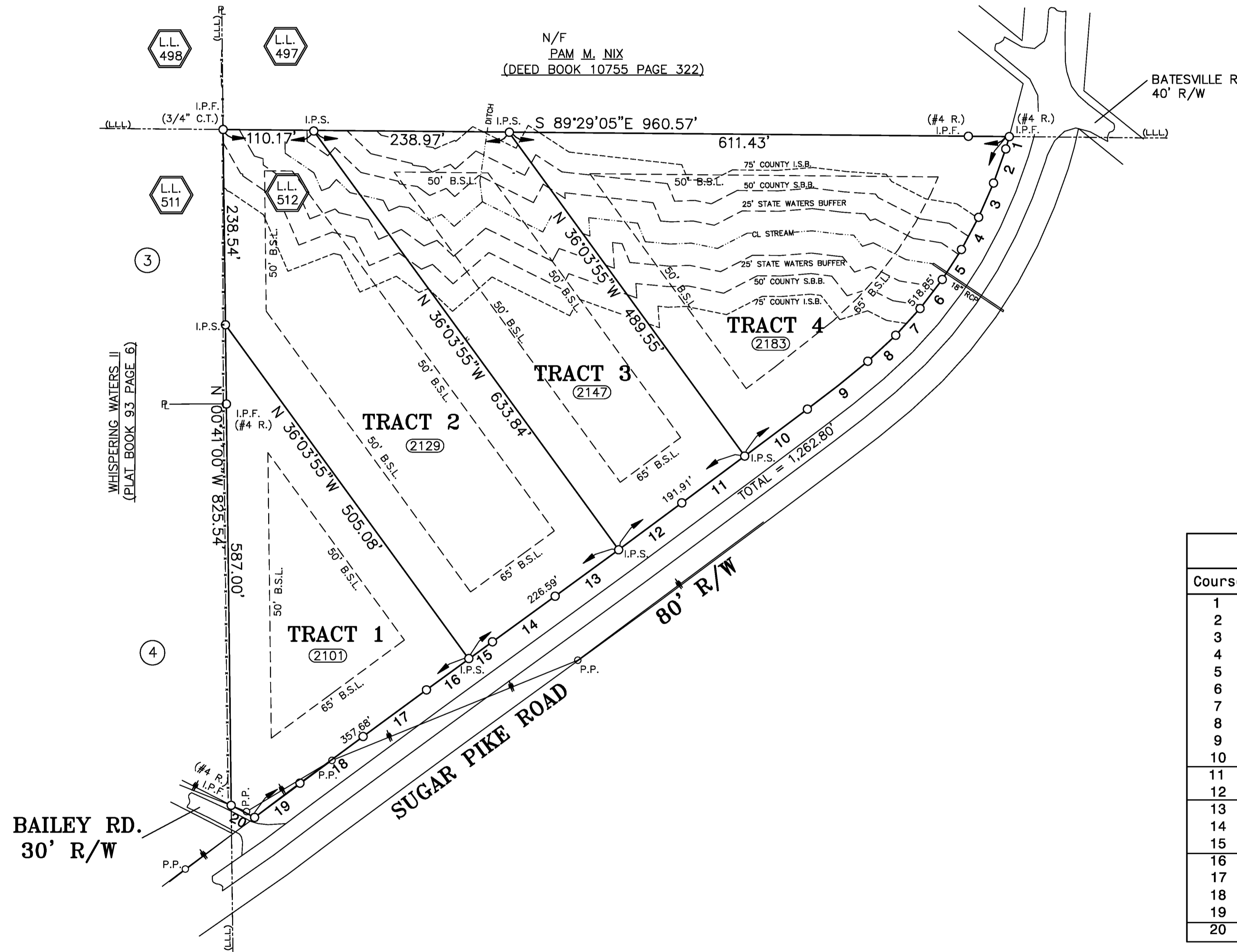
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,824± FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 93,065± FEET.

EQUIPMENT USED FOR MEASUREMENTS:
IX SERIES ROBOTIC TOTAL STATION

FIELD WORK BY: D.M. & N.S.
DRAWN BY: ANDREA HILLHOUSE
CHECKED BY: DAVID E. MITCHELL

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 1305700270D, DATED 09-29-2006, THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.



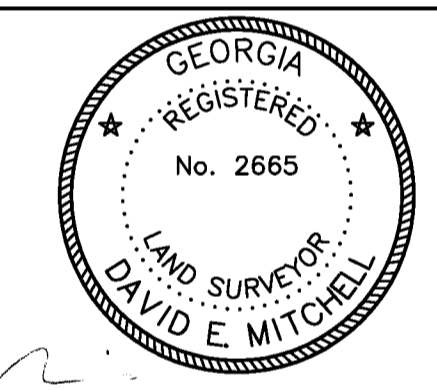
TRAVERSE TABLE		
Course	Bearing	Distance
1	S 15°49'40" W	15.66'
2	S 19°43'45" W	44.26'
3	S 23°32'15" W	45.64'
4	S 28°02'45" W	44.58'
5	S 32°39'50" W	43.52'
6	S 37°23'45" W	44.60'
7	S 42°20'25" W	44.21'
8	S 47°03'45" W	46.56'
9	S 51°35'35" W	94.18'
10	S 53°10'35" W	95.64'
11	S 53°21'55" W	95.85'
12	S 53°23'15" W	96.06'
13	S 53°51'00" W	96.14'
14	S 53°58'40" W	94.67'
15	S 53°56'05" W	35.78'
16	S 53°56'05" W	64.00'
17	S 53°40'00" W	96.15'
18	S 53°32'35" W	95.86'
19	S 52°56'25" W	69.44'
20	N 62°43'15" W	32.23'

AREA	
TRACT 1 =	2.08 ACRES
TRACT 2 =	3.26 ACRES
TRACT 3 =	2.48 ACRES
TRACT 4 =	3.12 ACRES
AREA =	10.94 ACRES

"ALL MATTERS OF TITLE ARE EXCEPTED"

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 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 property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional 94 Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This survey plat meets minimum requirements of the current Cherokee County Zoning Ordinance and is approved for recording.
Andrea David
Planning Technician
05/29/2018



DAVID E. MITCHELL R.L.S. 2665 DATED

MINOR SUBDIVISION PLAT

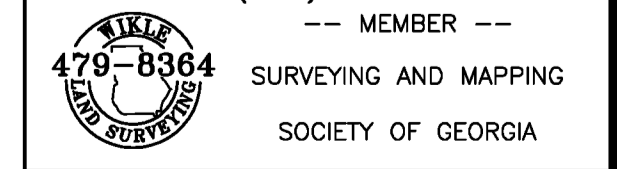
LOT SURVEY PREPARED FOR & AUTHORIZED BY:

HUNT HOMES

LOCATED IN LAND LOT(S): 512
DISTRICT - 2, SECTION - 2
CHEROKEE COUNTY, GEORGIA

FIELD WORK: APRIL 25, 2018
PLAT PREPARED: APRIL 25, 2018
SCALE: 1" = 100'

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1164
CANTON, GEORGIA 30169
PHONE: (770) 479-8364
-- MEMBER --



DWG. NO. R2904 SPLIT
JOB NO. 18-2904-26D

