

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS- REINFORCING BAR SET
	RBF- REINFORCING BAR FOUND
	CTF- CRIMP TOP PIPE FOUND
	OTF- OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	H.W.-HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TS2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

- 1) 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 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL JURISDICTION FOR EROSION CONTROL.
- 2) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATE WATERS.
- 3) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.

2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.

3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.

4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.

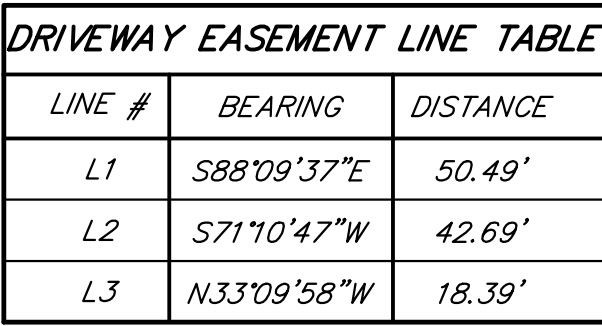
5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.

6.) CREEKS RUNNING THROUGH THE PROPERTY MAY BE CONSIDERED STATE WATERS AND MAY BE SUBJECT TO BUFFERS. CREEK DELINEATION WAS NOT PERFORMED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER # 130424, MAP NUMBER
13057C0260 E DATED JUNE 7, 2019.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: $1/72,535$; ANGULAR ERROR: $1''$ PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/1,812,497$. MATTERS OF TITLE ARE EXCEPTED.



DEAR DEVELOPER/OWNER:

THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE HAS REVIEWED YOUR REQUEST TO SUB-DIVIDE THE REFERENCED PROPERTY. WE ARE PROVIDING COMMENT(S) AND RECOMMENDATION(S) FOR YOUR CONSIDERATION WHEN YOU RELOCATE THE COMMENTS BELOW. PLEASE KEEP IN MIND THE INSURANCE SERVICE ORGANIZATION (ISO) RATING OF OUR FIRE DEPARTMENT IN CHEROKEE COUNTY, ISO RECENTLY RATED CHEROKEE COUNTY FIRE & EMERGENCY AS A 2/2Y SPLIT CLASS FIRE DEPARTMENT, THE RATING SCALE IS FROM 1 AS BEING THE BEST AND 10 AS BEING NO RISK. CHEROKEE COUNTY FIRE & EMERGENCY HAS A 2/2Y SPLIT CLASS FIRE DEPARTMENT, IT IS DESIGNATED FOR THOSE PROPERTIES THAT ARE NOT WITHIN 1000 FEET OF A FIRE HYDRANT, THE RATING OF A 2Y CAN WILL MOST LIKELY CAUSE AN INCREASED HOMEOWNER'S INSURANCE PREMIUM, THERE HAVE BEEN CASES WHERE A PROPERTY WITHIN 250 FEET OF A HOMEOWNER'S INSURANCE PREMIUM TO TRIPLE THEIR PREVIOUS AMOUNT, AGAIN, THIS IS DUE TO NO FIRE HYDRANT WITHIN 1000 FEET OF THE RESIDENCE.

FIRE HYDRANT - IN ORDER TO ENSURE THE LOWEST INSURANCE PREMIUM RATES AVAILABLE TO OUR CUSTOMERS, WE AS FIRE MARSHAL'S OFFICE RECOMMEND YOU PROVIDE A FIRE HYDRANT INSTALLED IN A LOCATION SO THAT ONCE HOMES ARE BUILT ON THE PROPERTY THERE WILL BE A FIRE HYDRANT WITHIN 1000 FEET OF ANY AND ALL HOMES WITHIN THIS PARCEL OF LAND. YOU WILL NEED TO CONTACT THE WATER AUTHORITY WHICH PROVIDES THE WATER SERVICE FOR MORE INFORMATION ON THE REQUIREMENTS FOR THE INSTALLATION OF ANY ADDITIONAL WATER LINES AND ALL FIRE HYDRANT INSTALLATION REQUIREMENTS. ONCE THE WATER LINE AND FIRE HYDRANT ARE APPROVED AND INSTALLED PLEASE ADVISE OUR OFFICE SO WE CAN UPDATE OUR RECORDS FOR THE PROPERTY AS NEEDED. THE WATER AUTHORITY REJECTS YOUR REQUEST OR IF YOU CHOOSE NOT TO ADD ADDITIONAL WATER LINES OR FIRE HYDRANTS PLEASE ADVISE OUR OFFICE SO WE CAN UPDATE OUR RECORDS FOR THE PROPERTY AS NEEDED.

FIRE DEPARTMENT VEHICLE ACCESS - FIRE DEPARTMENT ACCESS TO PROPERTIES IS PARAMOUNT IN OUR ABILITY TO ACCESS PROPERTIES FOR A MORE EFFECTIVE FIRE FIGHTING STRATEGY. FIRE DEPARTMENT ACCESS ROADS SHOULD BE 20 FEET WIDE, 15 FEET HIGH, 15 FEET CLEARANCE, AND WEATHER RESISTANT. THE ACCESS ROAD SHOULD BE CAPABLE OF SUPPORTING 75,000 POUNDS. THE PUBLIC/PRIVATE DRIVE ACCESS IS LONGER THAN 150 FEET IT WILL NEED HAVE AN APPROVED TURNAROUND AT THE END.

FIRE MARSHAL'S OFFICE WITHIN REVIEW COMMENTS - IT DOES NOT APPEAR THERE IS A FIRE HYDRANT WITHIN 1000 FEET OF ALL PARTS OF THE BUILDABLE AREA OF THE PROPERTIES.

FIRE MARSHAL'S OFFICE RECOMMENDATION - THE CHEROKEE COUNTY FIRE MARSHALS HAS THE RECOMMENDATION THAT A FIRE HYDRANT BE INSTALLED, THE FIRE MARSHAL'S OFFICE WILL BE INSTALLED BY THE APPLICANT LOCATED BY THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE AS WELL AS THE UTILITY COMPANY THAT PROVIDES WATER.

N ~ F
MARCUS MCKINNEY
D.B. 13718, PG. 385
P.B. 20, PG. 145

REVISION NO. 1 DATE: 11/08/2023

THIS PLAT SUPERCEDES THE PLAT
RECORDED IN PLAT BOOK 120, PAGE 855

THE PURPOSE OF THE REVISION IS TO:
ADD AN ACCESS EASEMENT ON TRACT 1
FOR THE GRAVEL DRIVE THAT ENCREACHES

"THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS PLAT IS FOR THE PURPOSE OF PROVIDING OWNERS, WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ANY OTHER REQUIREMENTS OF ANY LOCAL JURISDICTION. 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 SURVEYING BOARD AND ANY USE OF PROFESSIONAL ENGINEERING AND LAND SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AS SURVEYOR FOR
ASKINS + LECRAW, INC.

CLINTON R. COULTER
GEORGIA REGISTERED LAND SURVEYOR NO. 3471

SURVEYOR REFERENCES:
D.B. 9101 PG. 431
D.B. 14544, PG. 437
P.B. 46 PG. 117
P.B. 118, PG. 530

CURRENT OWNER:
ANDY ADDIS

CURRENT ZONING: AG

SETBACKS:
FRONT - 50'
SIDE - 50'
REAR - 50'

MINIMUM LOT WIDTH AT FRONT SETBACK: 150

IT IS THE POLICY OF CHEROKEE COUNTY THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY. IT IS CHEROKEE COUNTY POLICY THAT NO COUNTY FORCES OR EMPLOYEES SHALL BE USED TO PERFORM CONSTRUCTION IN ANY DRAINAGE EASEMENT WITHIN CHEROKEE COUNTY, UNLESS SAID EASEMENT LIES WITHIN CHEROKEE COUNTY RIGHT-OF-WAY AND/OR SAID WORK IS NECESSARY TO PROTECT COUNTY RIGHT-OF-WAY. PER POLICY ADOPTED JANUARY 14, 1997.

PROPERTY OWNERS WILL BE REQUIRED TO KEEP ALL STORM DRAINAGE EASEMENTS LOCATED OFF OF COUNTY RIGHT-OF-WAY FREE OF OBSTRUCTION AT ALL TIMES SO AS TO ENSURE THE MAXIMUM DESIGNED DRAINAGE FLOW. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.

ALL DRIVEWAYS WILL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAKING SURE ALL DRIVEWAYS MEET CHEROKEE COUNTY STANDARDS.