

Plat
 Recorded 11/21/2024 12:04 PM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 2069
 Participant IDs: 3951008608

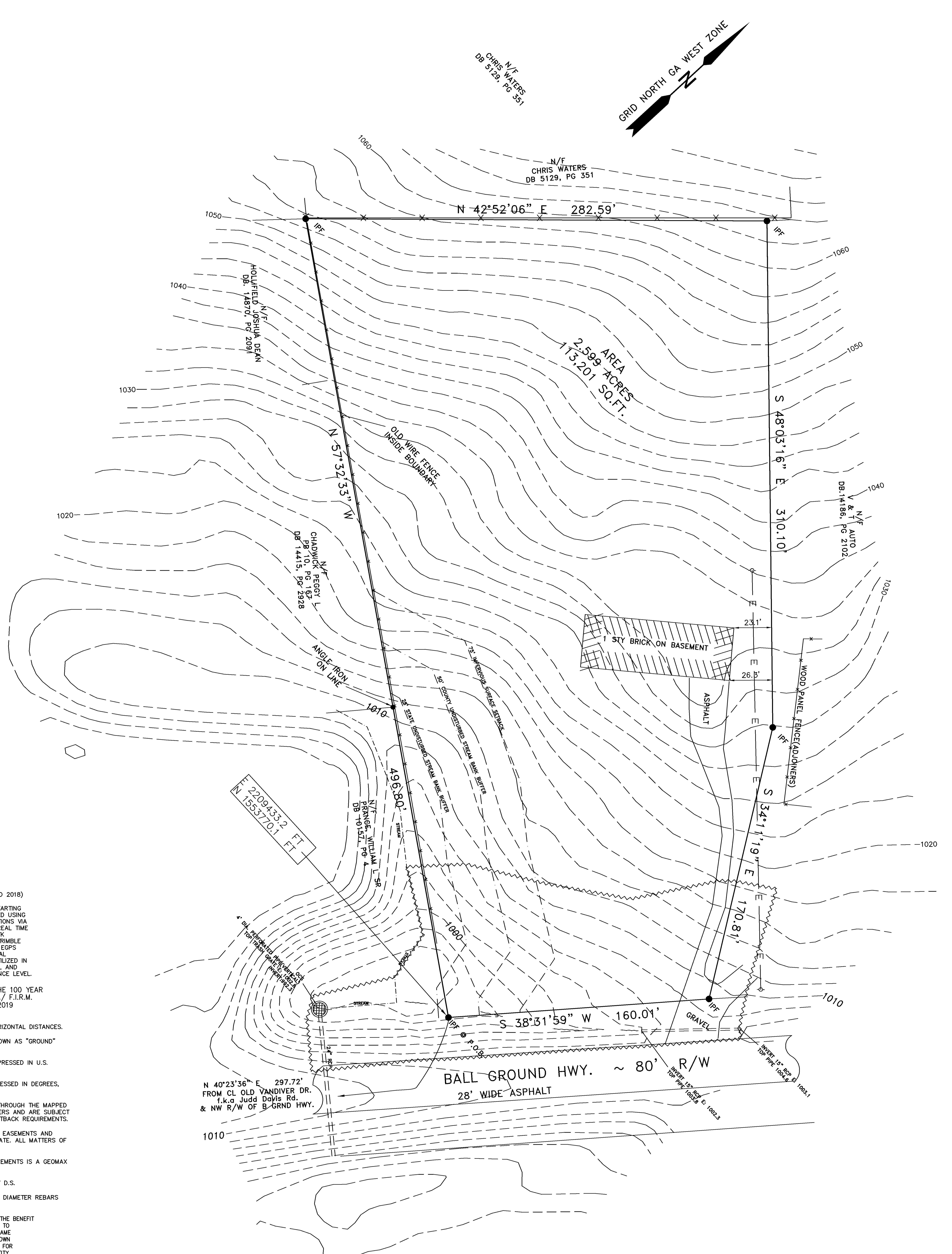


HB 76 NOTE, EFFECTIVE MAY 08, 2017
 Code Section 15-6-67, iii
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments 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 REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David W. Shirley
 DAVID W. SHIRLEY, RLS #2670

02-23-2024
 DATE

- TOPOGRAPHIC NOTES:
1. CONTOURS INSIDE THE AREA DELINEATED BY ——— LINE ARE BASED ON A GROUND TOPOGRAPHIC SURVEY.
 2. CONTOURS OUTSIDE THE AREA WERE OBTAINED FROM THE N.O.A.A. GIS LIDAR BASED CONTOURS.
 3. THE CONTOUR INTERVAL IS 2 FEET.
 4. THE ELEVATION DATUM IS NAVD 88.
 5. GROUND TOPOGRAPHIC DATA WAS COLLECTED ON 5-30-24.



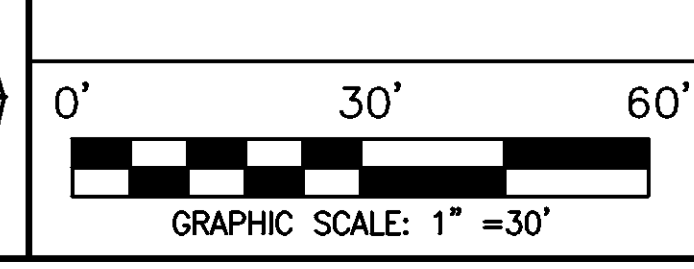
- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - N/F PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - L.L. LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - OVERHEAD POWER LINE
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - FENCE
 - BUILDING LINE
 - CL CENTERLINE
 - OCS OUTLET CONTROL STRUCTURE

- IF GRID NORTH IS INDICATED:
 1.) HORIZONTAL DATUM IS NAD 83,(GEIOD 2018)
- 2.) THE NORTHING, EASTINGS OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED USING GNSS GPS UNIT RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM 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.
- THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A/ F.I.R.M. MAP# 13057C0164E DATED 06/07/2019
- SURVEY NOTES:**
- 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.
 - 5.) STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.
 - 6.) THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.
 - 7.) EQUIPMENT USED FOR FIELD MEASUREMENTS IS A GEOMAX TOTAL STATION.
 - 8.) FIELD WORK AND MAP PREPARED BY D.S.
 - 9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.
 - 10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

REFERENCES
 D.B. 5129 PG. 321
 P.B. 26 PG. 21

SURVEY NOTES:
 CREW = DS / DS
 EQUIPMENT = GEOMAX 90 TOTAL STATION
 FIELD DATA ERROR OF CLOSURE = 1" IN 23,667'
 ANGULAR DATA ERROR 4.6" PER POINT
 FIELD DATA WAS NOT ADJUSTED.
 DRAWN = D.S.
 MAPPED BOUNDARY ERROR OF CLOSURE = 1' IN 325,356'

PREPARED BY:
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 DSLANDGA.COM



MAP OF BOUNDARY RETRACEMENT &
 TOPOGRAPHIC SURVEY FOR:
CHRISTOPHER MIXON
 ADDRESS: 2701 BALL GROUND HWY.
 LAND LOT: 0243, DISTRICT: 14, SECTION: 02
 CHEROKEE COUNTY, GEORGIA
 FIELD DATE: 02-22-2024
 MAP DATE: 02-23-2024
 JOB NUMBER: 24-044