

REF. DEED
DB. 4105,
PG. 90-93

S 88°24'03"E
300.07'

POND AREA

*** LEGEND ***

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	SP	SCREEN PORCH
APF	AS PER FIELD	P	PORCH
BC	BACK OF CURB	FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT	BR	BRICK
EB	ELECTRIC POWER BOX	FR	FRAME
EM	ELECTRIC METER	WD	WOOD
GM	GAS METER	SN	SIGN
GV	GAS VALVE	P	PLAT
WM	WATER METER	D	DEED
WV	WATER VALVE	R	RECORD
OH	OVERHANG	F	FIELD
OU	OWNERSHIP UNCLEAR	N	N'BORS.

CHEROKEE COUNTY
ZONING R-4
BUILDING SETBACK LINE:
FRONT 35'
SIDE 15'
REAR 30'
MAX. LOT COVERAGE 30%

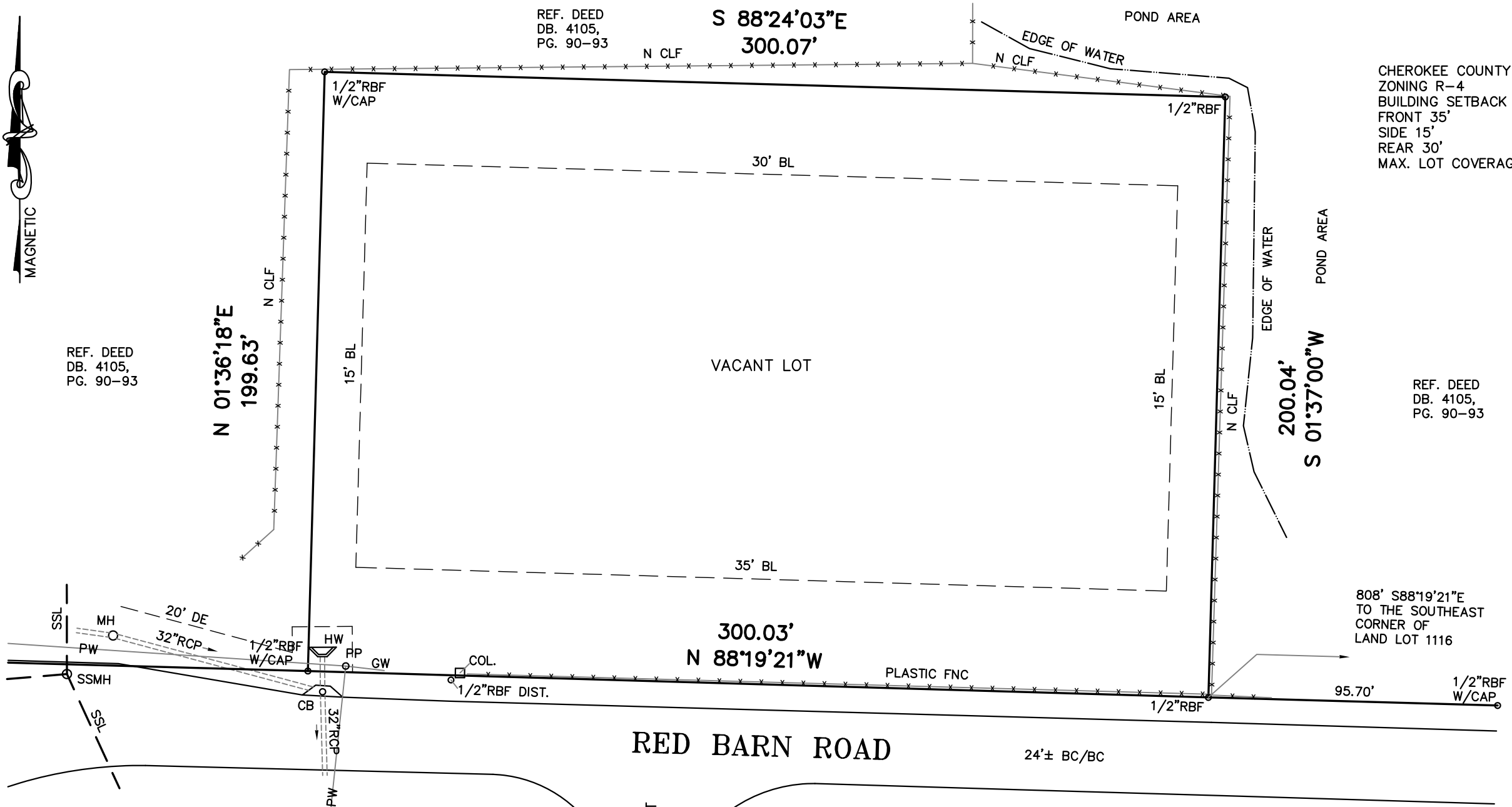
REF. DEED
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INDICATES STAIRS



REF. DEED
DB. 4105,
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N 01°36'18"E
199.63'



RED BARN ROAD

24'± BC/BC

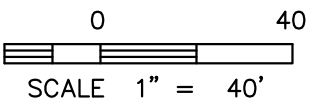
PRINCETON COURT

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

PROPERTY ADDRESS:
RED BARN ROAD
ACWORTH, GA 30102

LAND AREA:
1.376 AC



PLAT PREPARED FOR:

VLADIMIR RADCHUK

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 1116	21TH DISTRICT 2ND SECTION
CHEROKEE COUNTY, GEORGIA	
FIELD WORK DATE	SEP 25, 2017
PRINTED/SIGNED	SEP 28, 2017
PLAT BOOK	,PAGE
DEED BOOK 3349	,PAGE 29
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20172226
DWG # 20172226

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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