

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NUMBER W-23-279, DATED APRIL 12, 2023.

10. Subject to the Easement from William Parks Dobbs to Georgia Power Company, dated August 28, 1972, recorded September 20, 1972 in Deed Book 131, page 146, Cherokee County Records.

AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

11. Subject to the Easement from Hugh Lee Dobbs to Georgia Power Company, dated October 15, 1982, recorded December 7, 1982 in Deed Book 334, page 38, Cherokee County Records.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

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 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.



JAMES H RADER GA RLS# 30333

01 / 08 / 2024
DATE

LEGEND

—	PROPERTY LINE	INV	INVERT ELEVATION	GV	GAS METER
—	LAND LOT LINE	SSMH	SANITARY SEWER LINE	GV	GAS VALVE
CMF	CONCRETE MONUMENT FOUND	SCO	SANITARY SEWER MANHOLE	TH	FIRE HYDRANT
IPF	IRON PIN SET	CO	SEWER CLEANOUT	WV	WATER VALVE
OTF	IRON PIN FOUND	DI	GREASE TRAP	WM	WATER METER
OTF	CRIMPED-TOP PIPE	PVC	DUCTILE IRON PIPE	W	FIRE DEPARTMENT CONNECTION
OTF	OPEN-TOP PIPE	PC	POLYVINYL CHLORIDE PIPE	W	IRRIGATION CONTROL VALVE
R/W	RIGHT OF WAY	PO	POWER POLE	W	WATER LINE
POB	POINT OF BEGINNING	PO	POWER (TRANSFORMER) BOX	W	TREE
E	BUILDING SETBACK LINE	PO	POWER METER	W	MONITORING WELL
CL	CENTERLINE	PO	POWER MANHOLE	W	BUILDING (FINISHED)
CI	CURB INLET	PO	OVERHEAD POWER LINE	W	GUARD RAIL
DI	DROP INLET	PO	TELEPHONE MANHOLE	W	RAILROAD TRACKS
DI	YARD INLET	PO	TELEPHONE PEDESTAL	W	FENCE LINE
DWCB	DOUBLE-WING CATCH BASIN	PO	UNDERGROUND POWER LINE	W	CONTOUR
DWCB	SINGLE-WING CATCH BASIN	PO	TELEVISION (CABLE) LINE	W	INDEX CONTOUR
HW	HEADWALL	PO	TELEVISION PEDESTAL	W	SPOT ELEVATION
JB	JUNCTION BOX	PO	UNDERGROUND TELEPHONE LINE	W	FINISHED FLOOR ELEVATION
CMF	STORM DRAINAGE PIPE	PO	TELEVISION (CABLE) LINE	W	CENTERLINE OF STREAM
CMF	CORRUGATED METAL PIPE	PO	TELEVISION PEDESTAL	W	FLOOD LIMITS
OPF	CORRUGATED PLASTIC PIPE	PO	TELEVISION CONTROL BOX	W	CONCRETE
OPF	REINFORCED CONCRETE PIPE	PO	GAS LINE	W	

ZONING NOTES

PROPERTY ZONING	LI LIGHT INDUSTRIAL
MINIMUM SITE AREA	1 ACRE
MINIMUM LOT AREA	NA
MINIMUM LOT WIDTH	100 FT.
MINIMUM BUILDING SETBACKS	
FRONT	50 FT.
SIDE	25 FT.
REAR	25 FT.
MAXIMUM LOT COVERAGE	NA
REQUIRED OPEN SPACE	NA

ZONING INFORMATION PER THE ZONING ORDINANCE OF CHEROKEE COUNTY, GEORGIA.

INTERPRETATION AND APPLICATION OF ZONING ORDINANCES AND/OR REGULATIONS FALLS UNDER THE PURVIEW OF THE CONTROLLING MUNICIPAL AUTHORITY. AS SUCH, LANDPRO SURVEYING & MAPPING, INC. MAKES NO GUARANTY REGARDING THE ZONING INFORMATION SHOWN HEREON AND/OR ITS APPLICATION TO THE SUBJECT PROPERTY.



REVISION	DATE	PURPOSE

LANDPRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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RETRACEMENT SURVEY FOR:

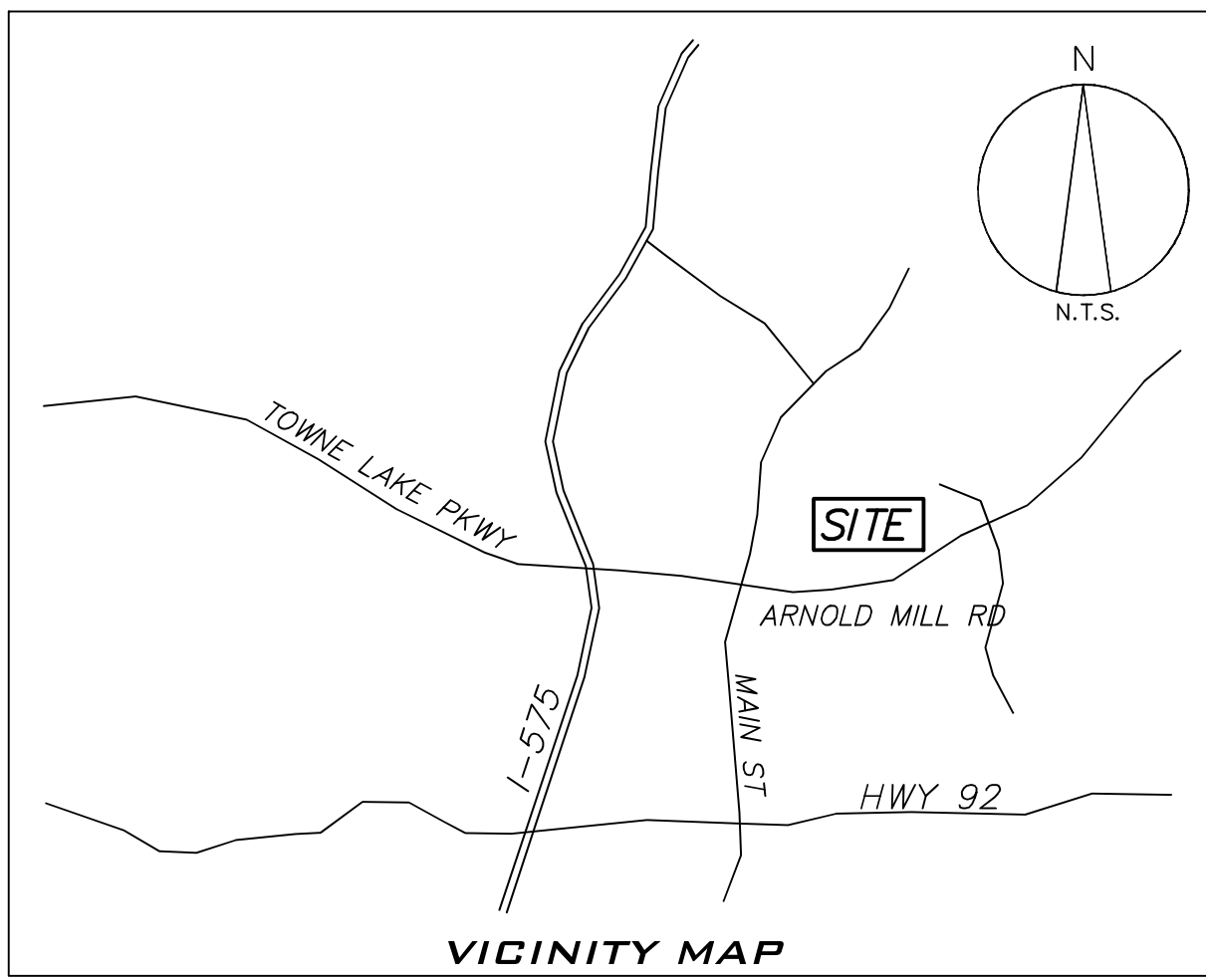
770 DOBBS RD LLC

CURRENT OWNER: 770 DOBBS RD LLC

LAND LOT 1024, DISTRICT 15, SECTION 2
CHEROKEE COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	01/08/24	20240108	1 OF 1

GRID 6A—WEST ZONE



SURVEY NOTES

- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
- VERTICAL DATUM: NAVD88 VIA RTN GPS OBSERVATIONS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 209,014 FEET.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0332E, EFFECTIVE DATE OF JUNE 7, 2019.
- THE FIELDWORK WAS PERFORMED ON 04/11/2023 WITH A SUBSEQUENT FIELD INSPECTION ON 01/04/2024.

NOTES

- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NUMBER W-23-279, DATED APRIL 12, 2023.
- THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
- THERE IS VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE. CONCRETE CURB & GUTTER RECENTLY INSTALLED.
- NUMBER OF MARKED PARKING SPACES: 0
- PROPERTY ADDRESS: 770 DOBBS ROAD WOODSTOCK, GA 30188
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DOBBS ROAD, A DEDICATED PUBLIC ROADWAY.