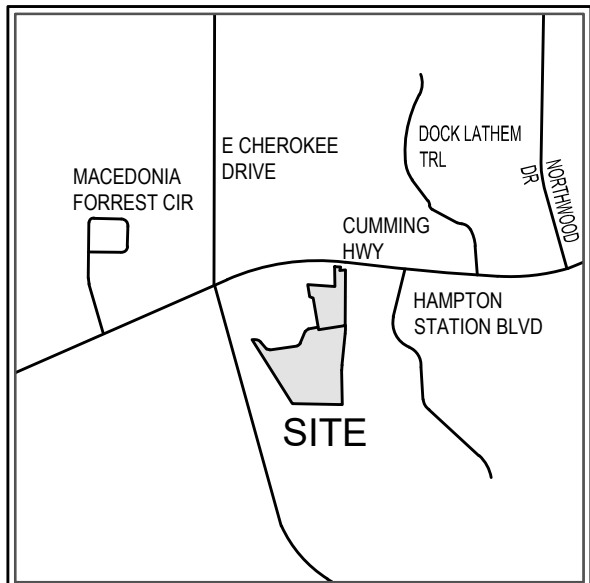


CURRENT ZONING
ZONED: GC (CITY OF CHEROKEE DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 50 FEET
SIDE YARD: 10 FEET
REAR YARD: 15 FEET
MIN. LOT WIDTH: 100 FEET

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
CELESTE JAIME
LAND LOTS 851, 3RD DISTRICT, CHEROKEE COUNTY
GEORGIA

PARCEL ID:
03N10-114-E
AREA
154,725 sq.ft.
3.55 acres

PARCEL ID:
03N10-114-F
AREA
504,968 sq.ft.
11.59 acres



VICINITY MAP
N.T.S.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

- DB DEED BOOK
- PLAT BOOK
- PG PAGE
- LL LAND LOT
- OT OPEN TOP PIPE
- RB REBAR
- IPF IRON PIN FOUND
- IPS 1/2" REBAR W/C
- CTP CRIMP TOP PIPE
- C&G CURB & GUTTER
- R/W RIGHT OF WAY
- NF NOW OR FORMERLY
- OE OVERHEAD POWER LINE
- SQ SQUARE FOOT
- REF REFERENCE
- TBM TEMPORARY BENCHMARK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CMP CORRUGATED METAL PIPE
- PL PROPERTY LINE
- CL CENTERLINE
- ID IDENTIFICATION
- B.S.L. BUILDING SETBACK LINE
- BOC BACK OF CURB
- C CURVE LABEL
- CI CURB INLET
- DE DRAINAGE EASEMENT
- EOP EDGE OF PAVEMENT
- FL FIRE HYDRANT
- LN LINE LABEL
- PKS PK NAIL SET
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- SC SEWER CLEAN OUT
- IPF IRON PIN FOUND
- IPF IRON PIN SET
- CP CALCULATED POINT
- PP POWER POLE
- FF FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- JB JUNCTION BOX
- SS SANITARY SEWER MANHOLE
- DI DROP INLET
- R/W OR CONC. MONUMENT
- SW SINGLE WING CATCH BASIN
- DB DOUBLE WING CATCH BASIN
- CI CURB INLET
- HW HEADWALL
- FE FLARED END SECTION
- GM GAS METER
- GV GAS VALVE
- ET ELECTRIC TRANSFORMER
- TP TELEPHONE PEDESTAL
- LP LIGHT POST
- AS ASPHALT
- CONCRETE

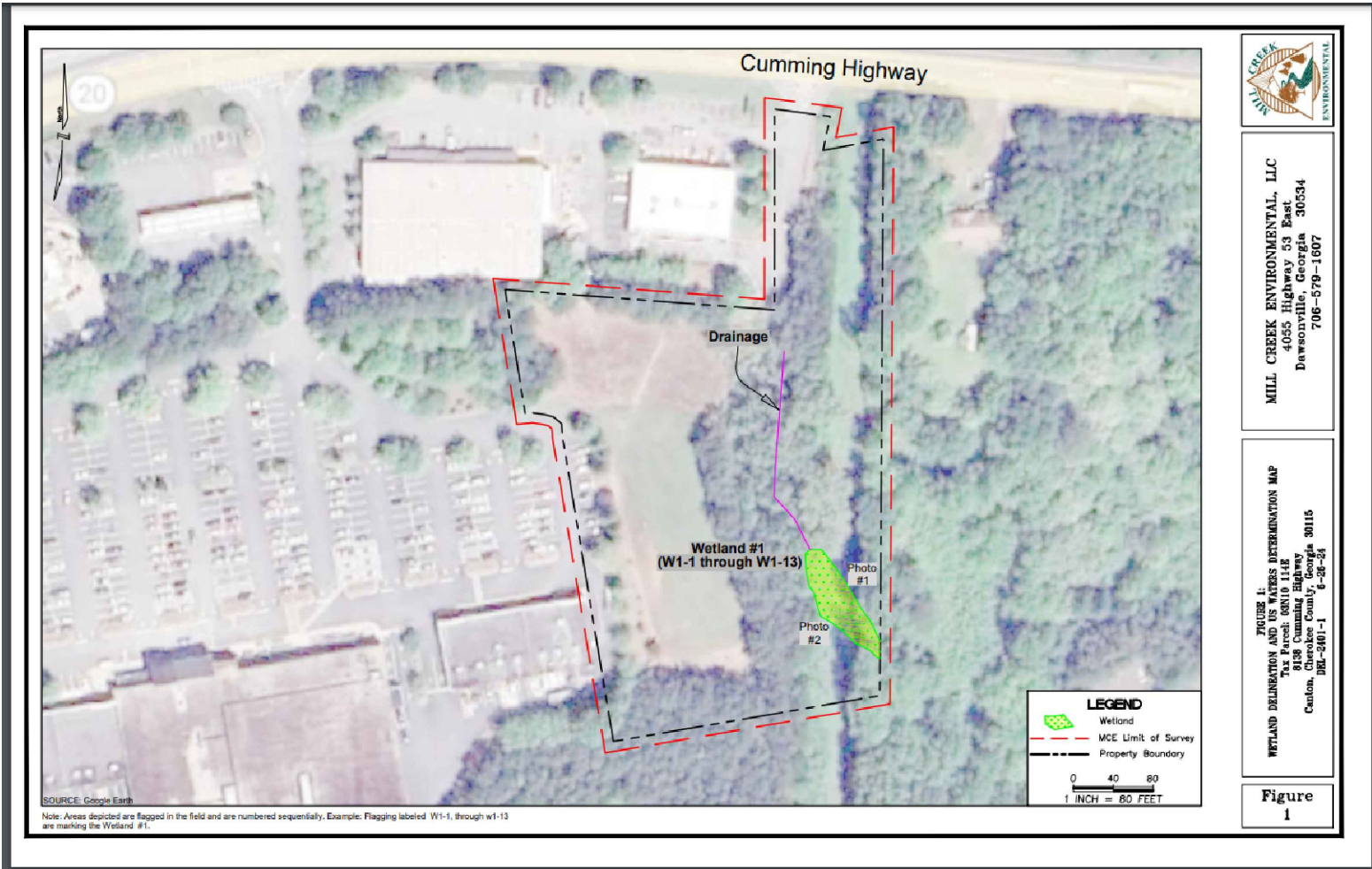
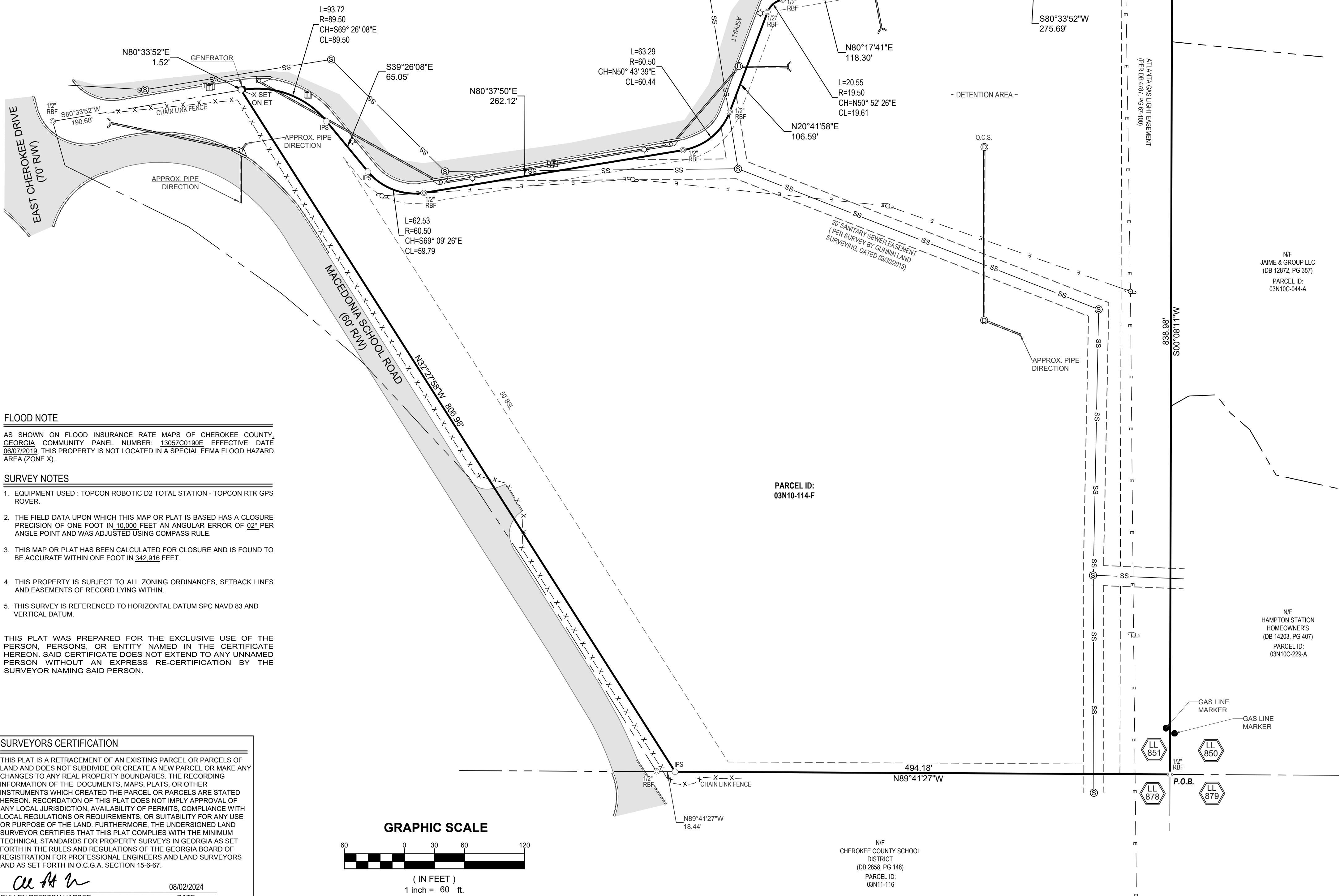


Photo #1, Wetland #1, showing surface water and wetland vegetation including Broadleaf Arrowhead (*Sagittaria latifolia*) and Black Willow (*Salix nigra*).



Photo #2 Wetland #1, wetland vegetation Netted Chain Fern (*Woodwardia arcolate*).



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHEROKEE COUNTY, GEORGIA, COMMUNITY PANEL NUMBER: 13057C0190E, EFFECTIVE DATE 06/07/2019, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE X).

SURVEY NOTES

- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 342,916 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

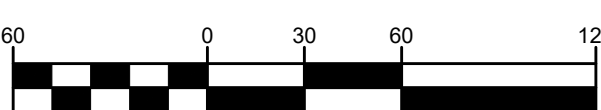
SURVEYORS CERTIFICATION

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 COMPLES 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.

Cullen Preston Hardee
REGISTERED LAND SURVEYOR #3144, LSF 001321

08/02/2024
DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REVISIONS

1.	
2.	
3.	
4.	

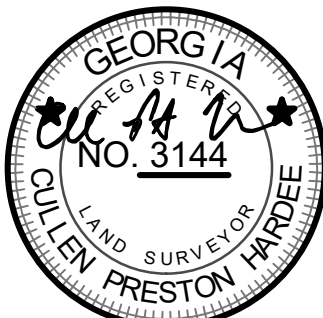
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BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
CELESTE JAIME
LOCATED IN:
LAND LOT 851, 3RD DISTRICT
CHEROKEE COUNTY, GEORGIA

1258 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
PH: (678) 293-3332



COA NO. LSF 001321



DATE: 08/02/2024
SCALE: 1"=60'
FILE NUMBER: 24-193
DRAWN BY: M.D.M.
REVIEWED BY: M.A.M.