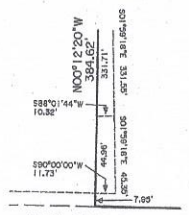
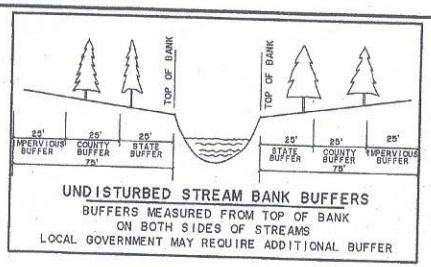
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



DETAIL OF PROPERTY LINE
SCALE: 1" = 50'



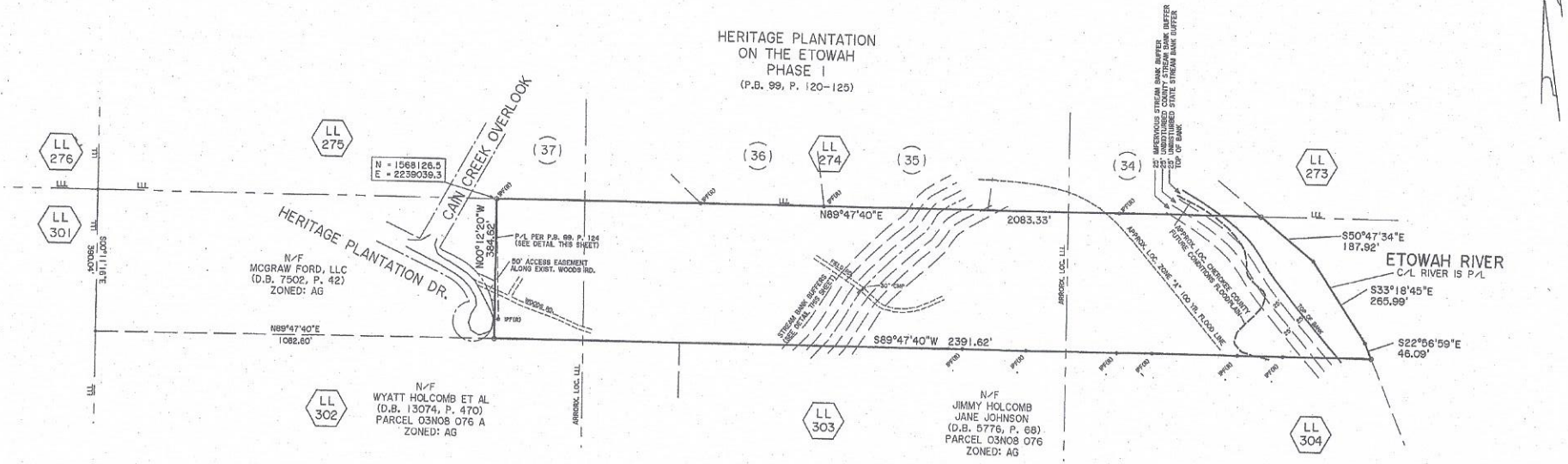
UNDISTURBED STREAM BANK BUFFERS
BUFFERS MEASURED FROM TOP OF BANK
ON BOTH SIDES OF STREAMS
LOCAL GOVERNMENT MAY REQUIRE ADDITIONAL BUFFER

"F.I.R.M. FEDERAL INSURANCE RATE MAP" COMMUNITY NO. 130424 . PAGE 190 D , DATED 9/29/06 SHOWS THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

N

DWG. NO. 18-4184-101C

HERITAGE PLANTATION
ON THE ETOWAH
PHASE I
(P.B. 99, P. 120-125)



TOTAL AREA = 20.00 ACRES

RETRACEMENT SURVEY OF
TAX PARCEL 03N08 077

FOR:
JOE O'BRYANT JAMES RIGGS
JAMES TURNER

PART OF:
LAND LOTS 302, 303 & 304
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 200'
FIELD WORK: OCTOBER 30, 2018
PREPARED: NOVEMBER 8, 2018

CHEROKEE SURVEYING CO.,INC.
P.O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940
email: cherokeesurveying@windstream.net

DWG. NO. 18-4184-101C

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 outher 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.

GLS 2677 _____ 11/09/18

GEORGIA REGISTERED No. 2677 LAND SURVEYOR WALTER H. CAGLE

OWNER(S) CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GEORGIA

OWNER

OWNER

OWNER

LEGEND
1. IPP - IRON PIN PLACED(1/2" RB)
2. IPF - IRON PIN FOUND
3. CT - CRIMP TOP PIN
4. OT - OPEN TOP PIN
5. R - REINFORCING BAR
6. LL - LAND LOT LINE
7. R/W - RIGHT OF WAY
8. P/L - PROPERTY LINE
9. C/L - CENTER LINE
10. B/L - BUILDING LINE
11. -X- - FENCE LINE
12. -P- - POWER LINE
13. [2880] - ADDRESS
14. CMF - CONC MON FOUND
15. MH - MANHOLE
16. CO - CLEANOUT
17. WM - WATER METER
18. XFMR - TRANSFORMER

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 1,263,164 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 9463 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQ. RULE.

THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.

NOTES:
1.) ALL MATTERS OF TITLE ARE EXCEPTED.
2.) REFERENCE DEED: DEED BOOK 6495, PAGE 37.
3.) REFERENCE PLAT: SURVEY FOR GARY D. SILVERS; PREPARED BY CHEROKEE SURVEYING CO., INC; DATED 3-3-99. (WHICH IS PART OF THIS PLAT)
4.) REFERENCE PLAT: SURVEY FOR DELIA HOLCOMB; PREPARED BY ETOWAH SURVEYING CO.; DATED 5-4-87; RECORDED IN PLAT BOOK 33, PAGE 9. (WHICH THIS PLAT IS A PART)
5.) REFERENCE PLAT: SURVEY FOR JAMES O, HOLCOMB AND T.E. (GENE) HOLCOMB; PREPARED BY ETOWAH SURVEYING CO.; DATED MAY 5, 1987, RECORDED IN PLAT BOOK 33, PAGE 112.
6.) PARCEL NUMBERS ADDRESS & ZOINING INFORMATION FROM CHEROKEE COUNTY ONLINE GIS.
7.) STATE PLANE COORDINATES OBTAINED USING CARLSON BRx6 ROVER & eGPS SOLUTIONS, INC. NETWORK.
8.) MEASUREMENT SHOWN ARE GROUND MEASURED.

200 0 200 400 600
GRAPHIC SCALE - FEET