THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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.

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

JAMES H RADER GA RLS# 3033 — DATE 01 / 15 / 2024

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. 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.

3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

6. 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.

7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

1. FIELD SURVEY COMPLETED ON 01-03-2024

2. 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 0.05' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

3. 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

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,559 FEET.

5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0327E, EFFECTIVE DATE OF JUNE 7, 2019.

SURVEY REFERENCES

1. DEED BOOK 13139, PAGE 199, CHEROKEE COUNTY, GEORGIA RECORDS.

2. DEED BOOK 14846, PAGE 1584, CHEROKEE COUNTY, GEORGIA RECORDS.

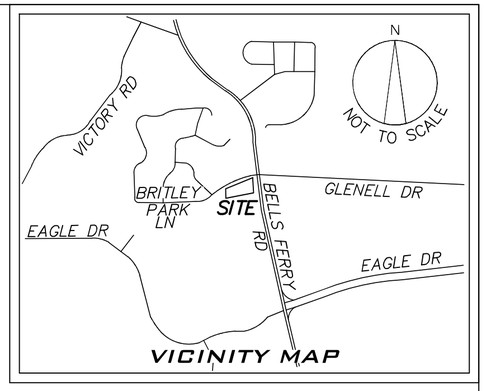
3. PLAT BOOK 48, PAGE 161, CHEROKEE COUNTY, GEORGIA RECORDS.

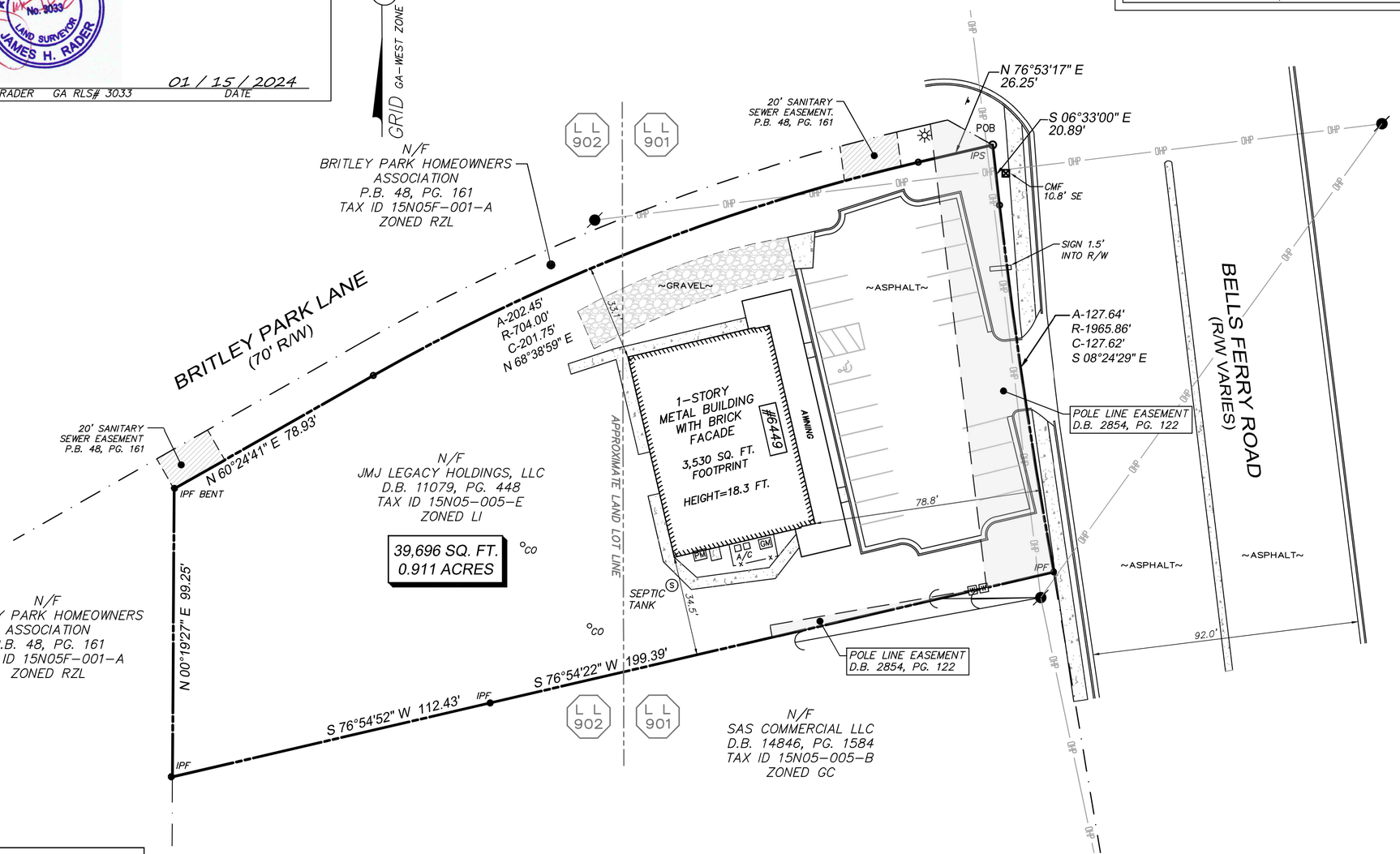
4. SURVEY FOR JOHN DAVANZO, AKA: ANIMAL ATLANTA, DATED JULY 20, 2009, PREPARED BY CENTERLINE SURVEYING SYSTEMS, INC.

GRID GA-WEST ZONE

ZONING NOTES

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





LEGEND

	PROPERTY LINE	INV	INVERT ELEVATION	GM	GAS METER
	LAND LOT LINE	SS	SANITARY SEWER LINE	GV	GAS VALVE
CMF	CONCRETE MONUMENT FOUND	SSMH	SANITARY SEWER MANHOLE	FH	FIRE HYDRANT
IPS	IRON PIN SET	CO	SEWER CLEANOUT	WV	WATER VALVE
IPF	IRON PIN FOUND	GT	GREASE TRAP	W	WATER METER
CTP	CRIMPED-TOP PIPE	DIP	DUCTILE IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION
OTP	OPEN-TOP PIPE	PVC	POLYVINYL CHLORIDE PIPE		IRRIGATION CONTROL VALVE
R/W	RIGHT OF WAY		POWER POLE	W	WATER LINE
POB	POINT OF BEGINNING		LIGHT POLE		TREE LINE
	BUILDING SETBACK LINE	E	POWER (TRANSFORMER) BOX		TREE
℄	CENTERLINE		GUY WIRE	M	MONITORING WELL
CI	CURB INLET	PM	POWER METER		BUILDING (FINISHED)
DI	DROP INLET	E	POWER MANHOLE		GUARD RAIL
YI	YARD INLET	OHP	OVERHEAD POWER LINE		RAILROAD TRACKS
DWCB	DOUBLE-WING CATCH BASIN	UGE	UNDERGROUND POWER LINE	X	FENCE LINE
SWCB	SINGLE-WING CATCH BASIN	T	TELEPHONE MANHOLE		CONTOUR
HW	HEADWALL	TP	TELEPHONE PEDESTAL		INDEX CONTOUR
JB	JUNCTION BOX	UT	UNDERGROUND TELEPHONE LINE	X01.2	SPOT ELEVATION
	STORM DRAINAGE PIPE	TV	TELEVISION (CABLE) LINE	FFE	FINISHED FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE	TV	TELEVISION PEDESTAL		CENTERLINE OF STREAM
CPP	CORRUGATED PLASTIC PIPE	TR	TRAFFIC CONTROL BOX		FLOOD LIMITS
RCP	REINFORCED CONCRETE PIPE	G	GAS LINE		CONCRETE

0' 30' 60' 90'

REVISION	DATE	PURPOSE
1	01-24-24	ADD POWER EASEMENT

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:

JITTA

CURRENT OWNER: JMJ LEGACY HOLDINGS LLC

LAND LOTS 901 & 902
DISTRICT 21
SECTION 2
CHEROKEE COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	01/15/24	20240115	1 OF 1