This box reserved for the Clerk of Superior Court

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 heron. 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. Futhermore, 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. 3293 PROFESSIONAL LAND SURVEYOR HAROLD RYAN HONICAN

10/28/2024 DATE

RYAN HONICAN PRINTED NAME

ABBREVIATIONS

B.S.L. = BUILDING SETBACK LINE
DB = DEED BOOK
INV = INVERT
N/F = NOW OR FORMERLY
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
RBF = REBAR FOUND
RBS = REBAR SET
R/W = RIGHT-OF-WAY

LINETYPES

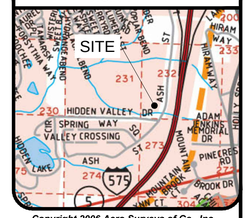
E OVERHEAD ELECTRIC
STORM SEWER

SYMBOL KEY

FO - FIBER OPTIC MARKER
- GUY ANCHOR WIRE
11 - LAND LOT NUMBER
- MONUMENT FOUND
- RE-BAR SET
- SIGN (ONE POLE)
T - TELEPHONE BOX
- UTILITY POLE

FLOOD ZONE
SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER NFIP FLOOD INSURANCE RATE MAP NO. 13057C0242E, HAVING AN EFFECTIVE DATE OF JUNE 7, 2019.

VICINITY MAP



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GA - WEST GRID

~N/F~
HIDDEN CREEK SUBDIVISION
PB 93 PG 174-178

~N/F~
LOT 76
AMERICAN RES LEASING COMPANY LLC
DB 12838 PG 313
PARCEL# 15N14L076

N8° 01' 38"E 1004.15' TO THE COMMON CORNER OF LAND LOT'S 201, 202, 231, & 232. (RECORD)

L.L. 231

L.L. 232

APPROXIMATE LAND LOT LINE

~N/F~
LOT 77
PROGRESS RESIDENTAL BORROWER 6; LLC
DB 14338 PG 2391
PARCEL# 15N14L077

20'

20' SSE

~N/F~
LOT 78
PROGRESS RESIDENTAL BORROWER 6; LLC
DB 14338 PG 2382
PARCEL# 15N14L078

P.O.B. 1/2" RBF

TRACT 1
~N/F~
GEORGIA POWER COMPANY
DB 4901 PG 406
PARCEL# 15N14038B

S81° 59' 56"E 604.75'

1/2" RBF

TRACT 3

1050 1060 1070

WOODED

TREE LINE

100' GA. POWER EASEMENT (EASEMENT AREA 0.547 ACRES) DB 4901 PG 408-412

22.0' +/- ASPHALT

TBM: TOP OF 1/2" REBAR ELEV. = 1077.38'

N8° 01' 38"E 301.69'

1040 1030 1020

℄ BRANCH

TOP OF BANK

75' IMPERVIOUS SETBACK

50' COUNTY BUFFER

25' STATE BUFFER

~N/F~
OPEN AREA
PROGRESS RESIDENTAL BORROWER 6; LLC
DB 8839 PG 287
PARCEL# 15N14L140A

S25° 09' 02"W 242.65'

TREE LINE

WOODED

ASH STREET ~100' R/W~ PB 67 PG 180

INV. = 1049.90

36" RCP

INV. = 1050.07

22' +/- ASPHALT

1/2" RBF

1/2" RBF

217.51' S85° 21' 42"W

237.47' N88° 41' 02"W

1/2" RBS

60.53' N74° 49' 59"W

1/2" RBS

N86° 47' 23"W 25.34'

HIDDEN VALLEY DRIVE
~50' R/W~
PB 67 PG 180

20' +/- ASPHALT

22' +/- ASPHALT

SURVEYORS NOTES:

1.ANGLES AND DISTANCES MEASURED WITH 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED ENTIRELY BY RTK GPS. PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **382,782** FEET.
4.THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON.ALL MATTERS OF TITLE ARE EXCEPTED.
5.ZONING: PD-MU PLANNED DEVELOPMENT (MIXED USE). SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.
6.BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK.
7.LOT ADDRESS - N/A
8.CURRENT OWNER(S): EUGENE BABICH

REFERENCE INFORMATION

- DB 14974 PG 1677-1680
- DB 4901 PG 408-412
- PB 67 PG 180
- PB 93 PG 174-178

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch =30 ft.

TRACT 3 AREA
144,257 FT²
OR
3.312 ACRES

PREPARED FOR:

EUGENE BABICH

ISSUE DATE : 11-11-2024	
REVISED :	
FIELD SURVEY COMPLETE: 10-28-2024	
DRAWN BY : HRH	
CHECKED BY : HRH	
DWG FILE : 15N14038A-BNDY-1	

LAND SURVEY SOLUTIONS
4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net

BOUNDARY RETRACEMENT & TOPOGRAPHY SURVEY

of

PARCEL # 15N14038A

Being Tract 3 As Shown On A Survey For
Georgia Power Company
Done By Rochester & Associates
Dated 10/30/2001
Situated in
Land Lot 231 & 232
15th District, 2nd Section
City of Canton
Cherokee County, Georgia