LEGEND

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "( )" ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.

EXAMPLE:

(135.26 -A) - RECORD DIMENSION

ABBREVIATIONS

AC = ACRE
ASPH = ASPHALT
B/L = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FC = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID=TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPG =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT

ELEVATIONS

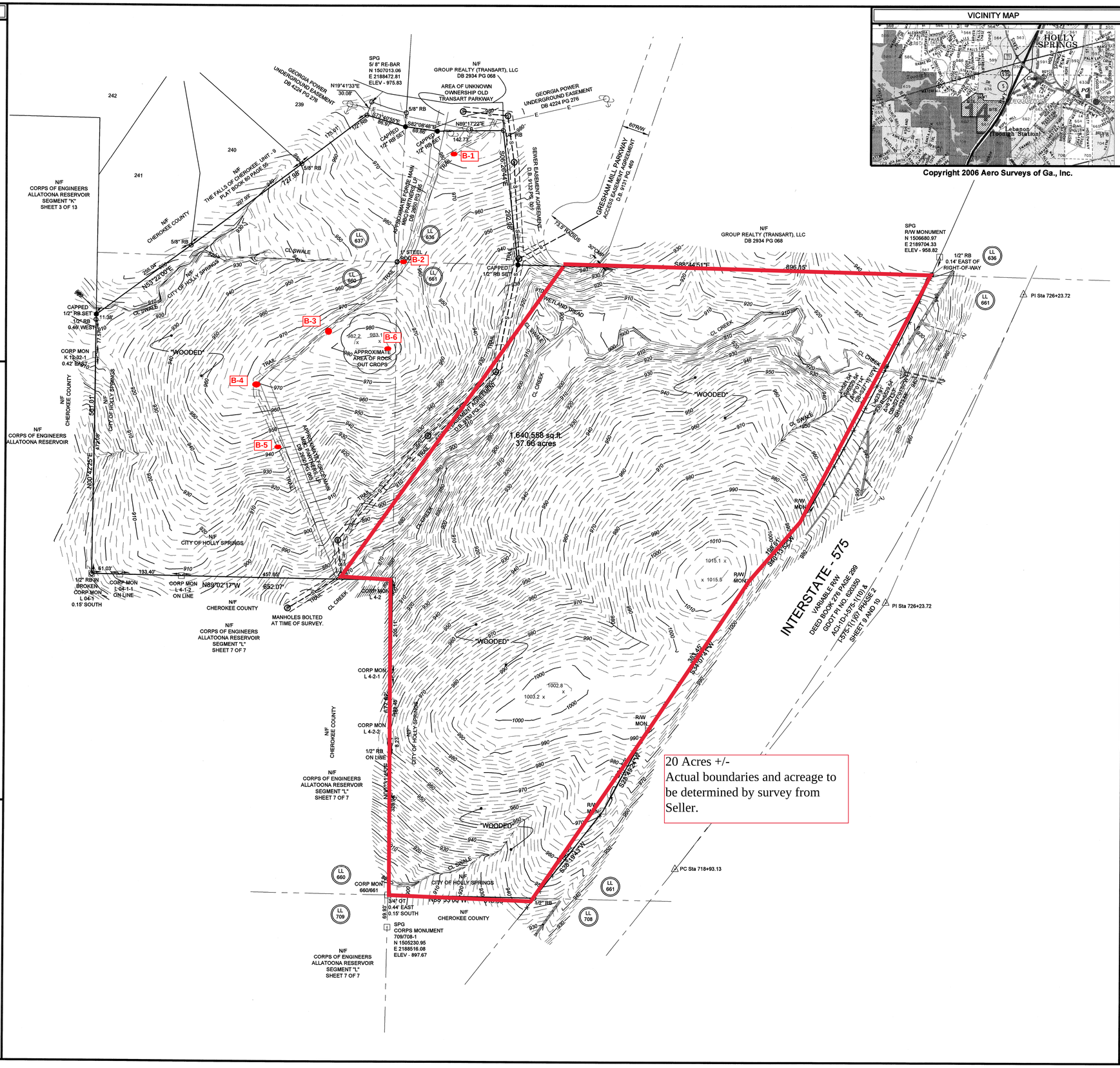
+ 608.17 - SPOT ELEVATION

SYMBOL KEY

- BOLLARD
- CABLE TV PEDESTAL
- CALCULATED POINT (NO MONUMENTATION)
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFEROUS TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS PEDESTAL
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX (STORM) MANHOLE
- LAND LOT NUMBER
- LIGHT POLE
- LOT NUMBER
- MAIL BOX
- MONUMENT SET
- MONUMENT FOUND
- MONUMENT FOUND (R/W OR CONCRETE)
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SHRUB OR BUSH
- SIGN (ONE POLE)
- SIGN (TWO POLES)
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD/GRATE INLET

LINETYPES

- CENTERLINE
- EASEMENT / SETBACK
- FENCE - BARBED
- FENCE - CHAIN LINK
- FENCE - WOOD
- FLOOD ZONE BOUNDARY
- LAND HOOK
- LAND LOT LINE
- NOT TO SCALE
- OVERHEAD UTILITY
- E - ELECTRIC
- T - TELEPHONE
- C - CABLE
- SUBSURFACE UTILITY
- C - CABLE
- E - ELECTRIC
- G - GAS
- S - SANITARY
- T - TELEPHONE
- W - WATER
- POLITICAL BOUNDARY
- RIGHT-OF-WAY
- STORM PIPES
- TREE / BRUSH LINE
- NATURAL DRAINAGE SWALE



VICINITY MAP

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SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION . & TRIMBLE R8 5800 DUAL BAND GPS RECIEVER ON THE EGPS NETWORK.
FIELD SURVEY COMPLETED: 06/11/2010

DATUM
HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)
VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 03)
ESTABLISHED BY GPS OBSERVATIONS.

PREDICTED POSITIONAL ERROR
+/- (0.03 + 1:10,000) HORIZONTAL
+/- (0.06 + 1:10,000) VERTICAL
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES
METHOD: CENTROID
CENTROID LOCATION: 1506258.89 NORTH, 2188620.60 EAST, 921.0 (MEAN SITE ELEVATION)
GRID TO GROUND SCALE FACTOR: 1. 000086664

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1: 36,744 AND AN ANGULAR ERROR OF 00"00'04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:205,007.

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND A SHADED FLOOD ZONE "AE" AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13057C0244 D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 . USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ZONING
PROPERTY ZONED LI: CITY OF HOLLY SPRINGS ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. 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.

TITLE
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED.

IMPROVEMENTS
ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR UTILITIES.

UTILITIES
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES, THE INFORMATION SHOWN WITH REGARD TO INVERT ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

REFERENCE INFORMATION
SOURCE OF SURVEY:
1. MBC PARTNERS, LP - DEED BOOK 2488 PAGE 0262 - CHEROKEE COUNTY, GA RECORDS
2. CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY - DEED BOOK 2650 PAGE 65 - CHEROKEE COUNTY, GA RECORDS
3. SEWER EASEMENT AGREEMENT - GRESHAM'S MILL, LP - GROUP REALTY (TRANSART), LLC - AND MBC PARTNERS, LP - DEED BOOK 9132 PAGE 1 - CHEROKEE COUNTY, GA RECORDS
4. ACCESS EASEMENT AGREEMENT - GRESHAM'S MILL, LP - GROUP REALTY (TRANSART), LLC - AND MBC PARTNERS, LP - DEED BOOK 9131 PAGE 469 - CHEROKEE COUNTY, GA RECORDS

OTHER
1. GROUP REALTY (TRANSART), LLC - DEED BOOK 2934 PAGE 68 - CHEROKEE COUNTY, GA RECORDS
2. GRESHAM'S MILL, LP - DEED BOOK 9210 PAGE 427 - CHEROKEE COUNTY, GS RECORDS
3. FINAL PLAT - THE FALLS OF CHEROKEE, UNIT 9 - PLAT BOOK 80 PAGE 55 - CHEROKEE COUNTY, GA RECORDS
4. SURVEY FOR GROUP REALTY (TRANSART), LLC - DATED: AUGUST 29, 2002 - BY REECE LAND SURVEYING, PC

CERTIFICATION
THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

AREA
37.66 ACRES OR 1,640,558 SQUARE FEET

RECORD DOCUMENT INDEX

LETTER	RECORDING INFORMATION

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Tel. 770-924-2955 Fax: 770-516-8697
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BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN
LAND LOTS 636,637,660 & 661
15TH DISTRICT - 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

PREPARED FOR

CHEROKEE COUNTY, GEORGIA

STATE PLANE GRID

GA WEST

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

BAR BELOW IS 1" LONG FOR SCALE SHOWN ON THIS SHEET. IF NOT 1" LONG ON THIS SHEET, ADJUST SCALE ACCORDINGLY

GEORGIA REGISTERED No. 2349 LAND SURVEYOR Johnny Raye Wright

Johnny Raye Wright
6-11-2010

SHEET RECORD

DATE	DESCRIPTION
06/11/2010	ISSUED

DRAWING INFORMATION
CAD FILE: 10029-BNDY-1.DWG
DRAWN BY: JRW CHECKED BY: JRW

SHEET NAME:

SURVEY

PROJECT: 10029.00 SHEET 1 OF 1