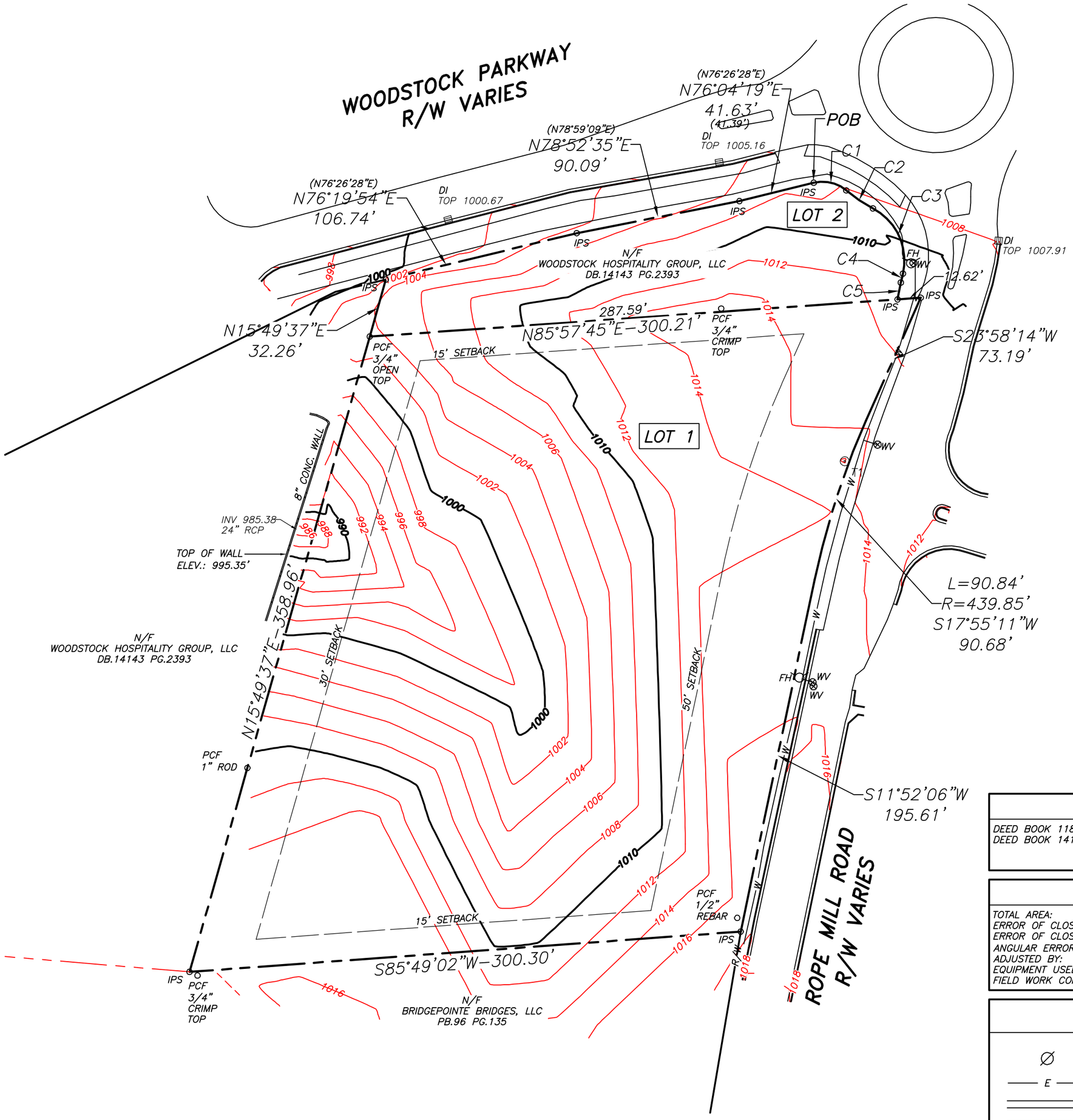
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	RECORD	CHORD
C1	18.87	20.00	S76°37'55"E	S76°31'21"E	18.18
C2	17.45	78.00	S56°00'34"E	S55°53'44"E	17.41
C3	42.05	32.00	S24°45'50"E	S24°39'16"E	39.09
C4	5.00	163.96	S13°45'37"W	S13°52'11"W	5.00
C5	9.29	168.37	S10°53'11"W	S10°58'52"W	9.29

LOT 1
2.26 ACRES
98,278.40 S.F.
ZONED R-40

LOT 2
0.33 ACRES
14,167.65 S.F.
ZONED R-40

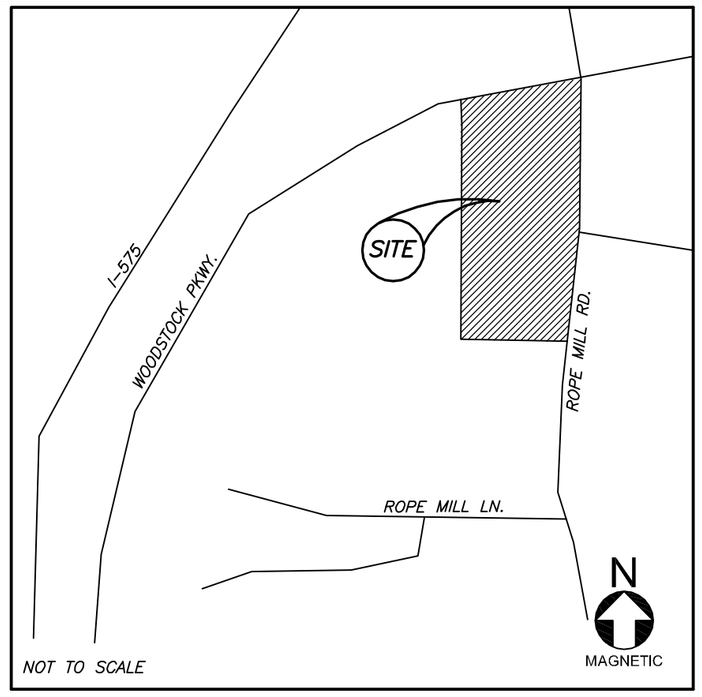


50' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

JLS

RECORD NORTH
PER DB.11848,PG.86



LOCATION MAP

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. 2351 PROFESSIONAL LAND SURVEYOR CHARLES H. JACKSON

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
TYPE EQUIPMENT USED : LEICA-1103 TOTAL STATION

I HEREBY CERTIFY, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA REGISTERED LAND SURVEYOR NO. 2351
CHARLES H. JACKSON, R.L.S
200 MARILYN DRIVE EAST
FAYETTEVILLE, GEORGIA 30214
678-725-5435

NOTES

1. ZONED R-40
2. SETBACKS: FRONT 50'
   REAR 30'
   SIDE 15'
3. MAX. BLDG. HEIGHT: N/A
4. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
5. THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
6. THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
7. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, PC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
8. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A.43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
9. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED(OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

REFERENCES

DEED BOOK 11848 PAGE 86
DEED BOOK 14143 PAGE 2393

SURVEY DATA

TOTAL AREA:	2.59 ACRES
ERROR OF CLOSURE PLAT:	1 IN 11,198,135
ERROR OF CLOSURE FIELD:	1 IN 10,000
ANGULAR ERROR:	0.03" PER ANGLE POINT
ADJUSTED BY:	NO ADJUSTMENT
EQUIPMENT USED:	LEICA 1103 TOTAL STATION
FIELD WORK COMPLETED ON:	AUGUST 26, 2019

LEGEND

∅	POWER POLE
—— E ——	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPES
	CURB AND GUTTER
PCF	PROPERTY CORNER FOUND
IPS	IRON PIN SET
WM	WATER METER
GM	GAS METER
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
N\F	NOW OR FORMERLY
CO	CLEAN OUT
MH	MANHOLE
EM	ELECTRIC METER

FLOOD CERTIFICATION

ACCORDING TO THE F.E.M.A., F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13057C0332E DATED 6/07/2019 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" - AREA OF MINIMUM FLOOD HAZARD.

JACKSON LAND SURVEYING P.C.

200
MARILYN DRIVE EAST
FAYETTEVILLE, GA.
30214

C:678.725.5435
F:678.586.5524

GEORGIA REGISTERED No. 2351 PROFESSIONAL LAND SURVEYOR CHARLES H. JACKSON

BOUNDARY SURVEY
for
PIEDMONT REAL ESTATE GROUP, INC.

LOCATED IN LAND LOT 875, 151H DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA

#	DATE	REVISION DESCRIPTION
A	8/28/2019	INITIAL ISSUE

DRAWN BY: JAF
DESIGNED BY: -
SURVEYED BY: CHJ
SURVEY DATE: 8/26/2019
CHECKED BY: CHJ

PROJECT NAME:
297
ROPE MILL ROAD

SHEET TITLE:
BOUNDARY SURVEY

PROJECT NO. PIT001
SHEET NO. 1 of 1
DATE: 8/28/2019
ISSUE No. 1