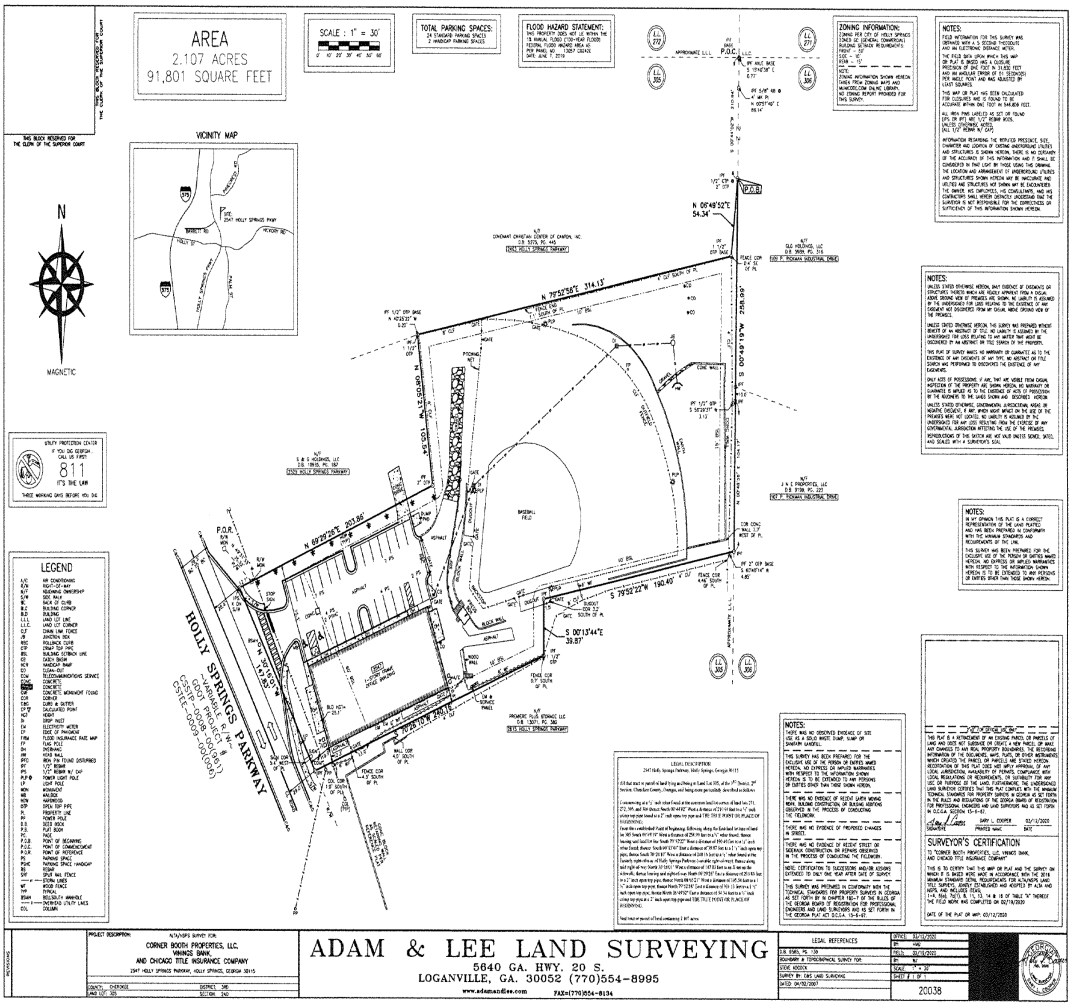
AREA
2.107 ACRES
91,801 SQUARE FEET
SCALE : 1" = 30'
TOTAL PARKING SPACES:
24 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FLOOD HAZARD AREA AS PER PANEL #0 13067 C0242E DATE: JUNE 7, 2018
ZONING INFORMATION:
ZONING PER CITY OF HOLLY Ssprings
ZONED GC (GENERAL COMMERCIAL)
BUILDING SETBACK REQUIREMENTS
FRONT - 50'
SIDE - 10'
REAR - 15'
NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODE.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR THIS SURVEY.
NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS COMPLETED ON 10/16/2020 WITH AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,832 FEET AND AN ANGULAR ERROR OF 01 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 344,804 FEET.
ALL IRON PINS LABELED AS SET OR FOUND ARE 1/2" REBAR W/CAP.
UNLESS OTHERWISE NOTED, ALL 1/2" REBAR W/ CAPS
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF SUBTERRANEAN UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO ASSURANCE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS AGENTS ASSUME NO RESPONSIBILITY FOR DISCREPANCIES AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.
NOTES:
UNLESS STATED OTHERWISE HEREON, ANY EVIDENCE OF ENCROACH OF STRUCTURES WHETHER WHICH ARE VISIBLY APPARENT FROM A CASUAL ASSURE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LAND RELATING TO THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES FROM AN CASUAL MORE SPECIFIC VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ANY RESEARCH OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LAND RELATING TO THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES NOT SHOWN ON THE PLAT OR SURVEY WHICH MAY BE DISCOVERED IN AN ABSTRACT OR TITLE SEARCH OF THE PREMISES.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANT OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJACENT OR THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, UNDERGROUND JURISDICTIONAL AGENCIES MADE OR NEGATIVE ENCOUNTER, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXISTENCE OF ANY JURISDICTIONAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, SEALED WITH A SURVEYOR'S SEAL.
NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THIS LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON AND CERTIFIES ONLY TO THE ACCURACY OF THE INFORMATION SHOWN HEREON AS OF THE DATE OF THE SURVEY. THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR TO ANY ADJOINING PROPERTY OWNERS WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
NOTES:
THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON, AND EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY 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.
NOTES:
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. RECERTIFICATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION OF ANY FUTURE SUBDIVISION OF THE PROPERTY UNDER LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTION 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 BY 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.
GARY L. COOPER 03/12/2020
PRINTED NAME DATE
SURVEYOR'S CERTIFICATION
TO "CORNER BOOTH PROPERTIES, LLC, VININGS BANK, AND CHICAGO TITLE INSURANCE COMPANY"
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 8, 11, 13, 14 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/16/2020
DATE OF THE PLAT OR MAP: 03/12/2020
GARY L. COOPER
GEORGIA REGISTERED LAND SURVEYOR NO. 3027
VICINITY MAP
MAGNETIC
UTILITY PROTECTION CENTER
IT TOOK DIG DEEPER
CALL US FIRST
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG
LEGEND
A/C AIR CONDITIONING
R/W RIGHT-OF-WAY
N/F NOW/NOW OWNERSHIP
B/W BACK WALK
C&G CURB & GUTTER
B.C. BUILDING CORNER
BLDG BUILDING
L.L. LAND LOT LINE
L.L.C. LAND LOT CORNER
C/L CENTER LINE
@ ANCHOR ROD
RADC ROLLBACK CURB
D/W DRIVE WAY APRON
BSL BUILDING SETBACK LINE
H/C HANDICAP
H/R HANDICAP RAMP
SD STORM DRAIN
TCM TELECOMMUNICATIONS SERVICE
CONC CONCRETE
CMF CONCRETE MONUMENT FOUND
CCR CORNER
C&G CURB & GUTTER
CP CALCULATED POINT
DI DROP INLET
DH ELECTRICITY METER
EOP EDGE OF PAVEMENT
FIRM FLOOD INSURANCE RATE MAP
FF FINISH FLOOR
GV GAS VALVE
HW HEAD WALL
IPFD IRON PIN FOUND DISTURBED
IPF 1/2" REBAR
IPS 1/2" REBAR W/ CAP
P.P.O. POWER LIGHT POLE
LP LIGHT POLE
MON MONUMENT
MB MAILBOX
WTR WATER METER
SP SPRINKLER PIPE
UP UNIVERSITY LINE
PP POWER POLE
B.B. BACK BACK
P.B. PLAT BOOK
PAD PAD
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF INTERSECT
PS PARKING SPACE
PSHC PARKING SPACE HANDICAP
R/W RIGHT OF WAY
SRW SPLIT RAIL FENCE
STORM LINES
WF WOOD FENCE
TYP TYPICAL
BSBL BUILDING SETBACK LINE
UTL UNDERGROUND UTILITY LINES
COL COLUMN
LEGAL DESCRIPTION
2347 Holly Springs Parkway, Holly Springs, Georgia 30115
All that tract or parcel of land lying and being in Land Lot 555, of the 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:
Commencing at a 1/2" rod with cap found at the common land lot corner of land lots 271, 272, 555, and 556 of said District; thence North 00°49'52" West a distance of 727.19 feet to a 1/2" rod with cap found; thence North 79°52'58" East a distance of 54.34 feet to a 1/2" rod with cap set on the Eastern right-of-way of Holly Springs Parkway (variable right-of-way width); thence along said right-of-way North 00°49'52" West a distance of 250.89 feet to a 1/2" rod with cap set; thence leaving said right-of-way North 79°52'58" East a distance of 314.13 feet to a 1/2" rod with cap set; thence South 00°49'52" East a distance of 727.19 feet to a 1/2" rod with cap set; thence South 79°52'58" West a distance of 368.47 feet to a 1/2" rod with cap set on the Eastern right-of-way of Holly Springs Parkway (variable right-of-way width) and the POINT OF BEGINNING.
Said tract or parcel of land containing 2.107 acres.
PROJECT DESCRIPTION:
N/A/APS SURVEY FOR:
CORNER BOOTH PROPERTIES, LLC,
VININGS BANK,
AND CHICAGO TITLE INSURANCE COMPANY
2347 HOLLY SPRINGS PARKWAY, HOLLY SPRINGS, GEORGIA 30115
COUNTY: CHEROKEE DISTRICT: 2ND
LAND LOT: 555 SECTION: 2ND
ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX#(770)554-8134
LEGAL REFERENCES
D.B. 8965, PG. 109
SURVEY & TOPOGRAPHICAL SURVEY FOR:
DEDE WOODS
SURVEY BY: CMS LAND SURVEYING
DATED ON: 10/16/2020
DATES:
DFTC: 10/19/2020
BY: MG
FIELD: 10/16/2020
BY: MG
SCALE: 1" = 30'
SHEET 1 OF 1
20038