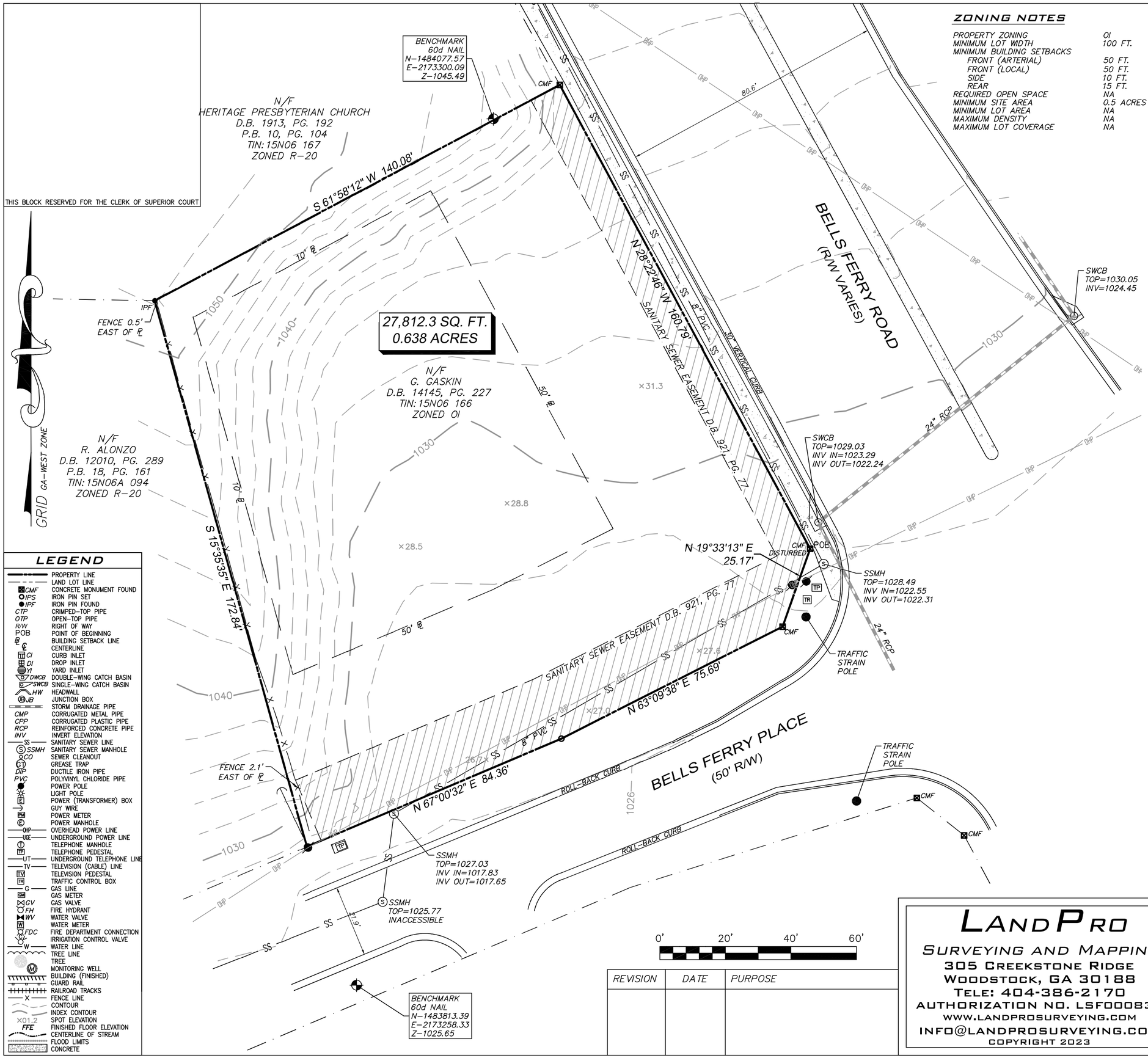
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



LEGEND

- PROPERTY LINE
- LAND LOT LINE
- CMF — CONCRETE MONUMENT FOUND
- IPS — IRON PIN SET
- IPF — IRON PIN FOUND
- CTP — CRIMPED-TOP PIPE
- OTP — OPEN-TOP PIPE
- R/W — RIGHT OF WAY
- POB — POINT OF BEGINNING
- BSL — BUILDING SETBACK LINE
- ℄ — CENTERLINE
- CI — CURB INLET
- DI — DROP INLET
- YI — YARD INLET
- DWCB — DOUBLE-WING CATCH BASIN
- SWCB — SINGLE-WING CATCH BASIN
- HW — HEADWALL
- JB — JUNCTION BOX
- STORM DRAINAGE PIPE
- CMP — CORRUGATED METAL PIPE
- CPP — CORRUGATED PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- INV — INVERT ELEVATION
- SS — SANITARY SEWER LINE
- SSMH — SANITARY SEWER MANHOLE
- CO — SEWER CLEANOUT
- GT — GREASE TRAP
- DIP — DUCTILE IRON PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- POWER POLE
- LIGHT POLE
- E — POWER (TRANSFORMER) BOX
- GUY WIRE
- PM — POWER METER
- E — POWER MANHOLE
- OHP — OVERHEAD POWER LINE
- UGE — UNDERGROUND POWER LINE
- T — TELEPHONE MANHOLE
- TP — TELEPHONE PEDESTAL
- UT — UNDERGROUND TELEPHONE LINE
- TV — TELEVISION (CABLE) LINE
- TV — TELEVISION PEDESTAL
- TR — TRAFFIC CONTROL BOX
- G — GAS LINE
- GM — GAS METER
- GV — GAS VALVE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- W — WATER METER
- FDC — FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- W — WATER LINE
- TREE LINE
- TREE
- M — MONITORING WELL
- BUILDING (FINISHED)
- GUARD RAIL
- RAILROAD TRACKS
- X — FENCE LINE
- CONTOUR
- INDEX CONTOUR
- ×01.2 — SPOT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CENTERLINE OF STREAM
- FLOOD LIMITS
- CONCRETE

ZONING NOTES

PROPERTY ZONING	OI
MINIMUM LOT WIDTH	100 FT.
MINIMUM BUILDING SETBACKS	
FRONT (ARTERIAL)	50 FT.
FRONT (LOCAL)	50 FT.
SIDE	10 FT.
REAR	15 FT.
REQUIRED OPEN SPACE	NA
MINIMUM SITE AREA	0.5 ACRES
MINIMUM LOT AREA	NA
MAXIMUM DENSITY	NA
MAXIMUM LOT COVERAGE	NA

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 11-01-2023

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 0.10' 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. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED FROM A GROUND SURVEY AND IS DISPLAYED WITH A CONTOUR INTERVAL OF 2 FT. VERTICAL DATUM: NAVD88 VIA RTN GPS OBSERVATIONS.

5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 117,098 FEET.

6. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0329E, EFFECTIVE DATE OF JUNE 7, 2019.

SURVEY REFERENCES

1. DEED BOOK 14145, PAGE 227, CHEROKEE COUNTY, GEORGIA RECORDS.

2. DEED BOOK 1815, PAGE 169.

3. DEED BOOK 921, PAGE 77.

4. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY FOR PROPOSED WIDENING OF BELLS FERRY ROAD, FEDERAL AID PROJECT MR-9020(2)CT.1, DATED JUNE 25, 1990, LAST REVISED APRIL 8, 1996.

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 — 11 / 01 / 2023 DATE

REVISION	DATE	PURPOSE

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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TOPOGRAPHIC AND RETRACEMENT SURVEY FOR:

JITTA

CURRENT OWNER: GASKIN, GLENDA A

LAND LOT 1296
DISTRICT 15, SECTION 2
CHEROKEE COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	11/01/23	20231101	1 OF 1