

IMAGES: G:\Micro Maps\1-444.dwg EXAMPLE DRAWINGS\KEY STAMP & SIGNATURE.DWG

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W/M - WATER METER
	G/M - GAS METER
	P/M - POWER METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WATER VALVE
	C.O. SEWER CLEAN OUT
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	STREET ADDRESS
	W - WATER LINE
	---T---T- UNDERGROUND TELEPHONE LINE
	---G---G- GAS LINE
	---E---E- UNDERGROUND ELECTRICAL LINE
	T - TELEPHONE BOX
	C - CABLE BOX
	P - POWER BOX
	TREE (SEE TREE LIST FOR IDENTIFICATION)

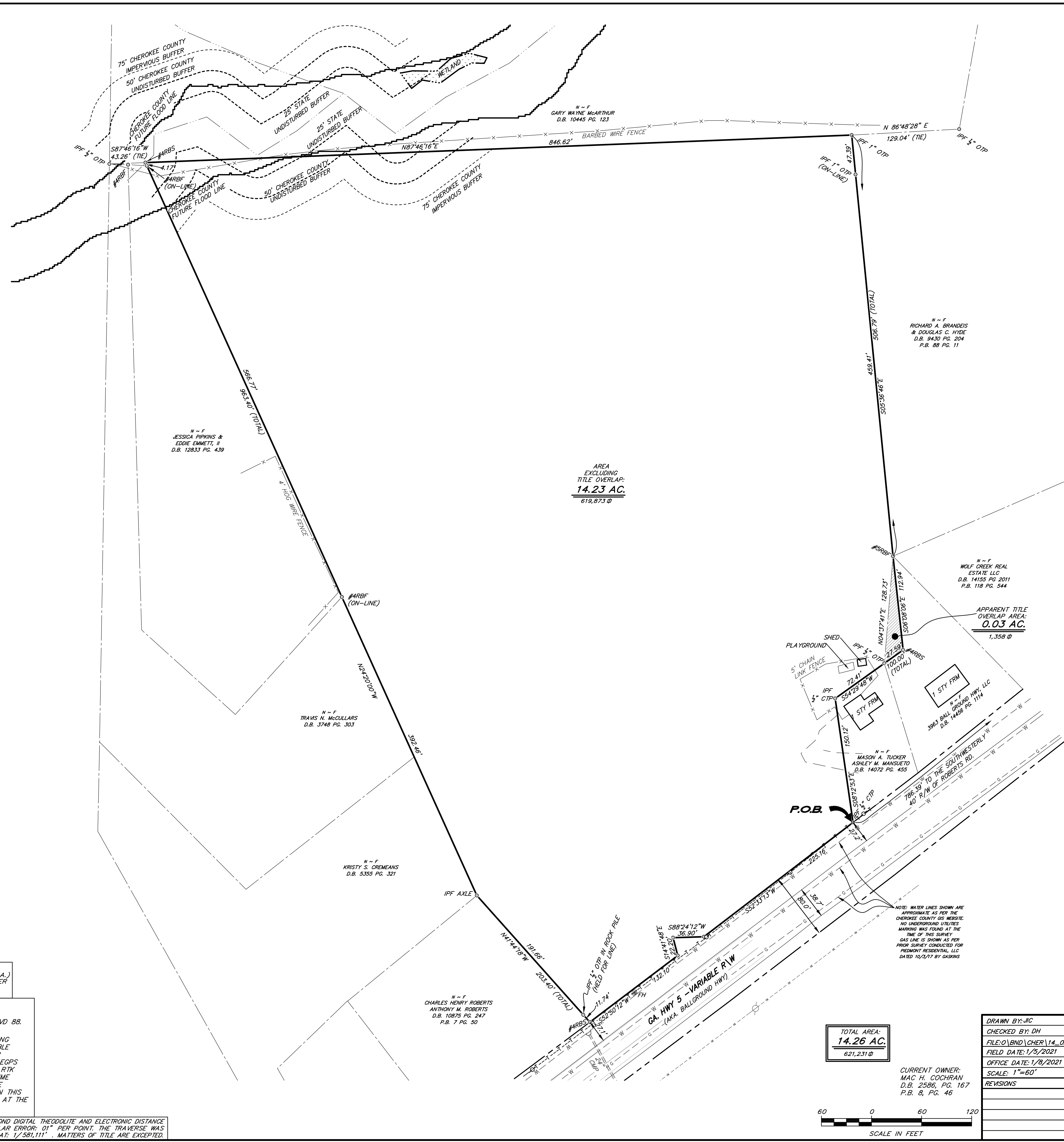
- GENERAL SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
  - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
  - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
  - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
  - 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
  - 6.) CREEKS BRANCHES RUNNING THROUGH THE SUBJECT PROPERTY MAY BE CONSIDERED STATE WATERS AND WOULD BE SUBJECT TO BUFFERS, AS SHOWN. CREEK DELINEATION WAS NOT PERFORMED AS A PART OF THIS SURVEY.
  - 7.) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.
  - 8.) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDING. THIS DESIGN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER # 130424, MAP NUMBER # 13057C0162E DATED JUNE 7, 2019.

- GPS NOTES:**
- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
  - 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/50,045; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/581,111. MATTERS OF TITLE ARE EXCEPTED.



AREA EXCLUDING TITLE OVERLAP:  
**14.23 AC.**  
619,873 sq ft

TOTAL AREA:  
**14.26 AC.**  
621,231 sq ft



DRAWN BY: JG  
CHECKED BY: DH  
FILE: D:\BND\CHER\14\_0281  
FIELD DATE: 1/9/2021  
OFFICE DATE: 1/9/2021  
SCALE: 1"=60'  
REVISIONS

CURRENT OWNER:  
MAC H. COCHRAN  
D.B. 2586, PG. 167  
P.B. 8, PG. 45

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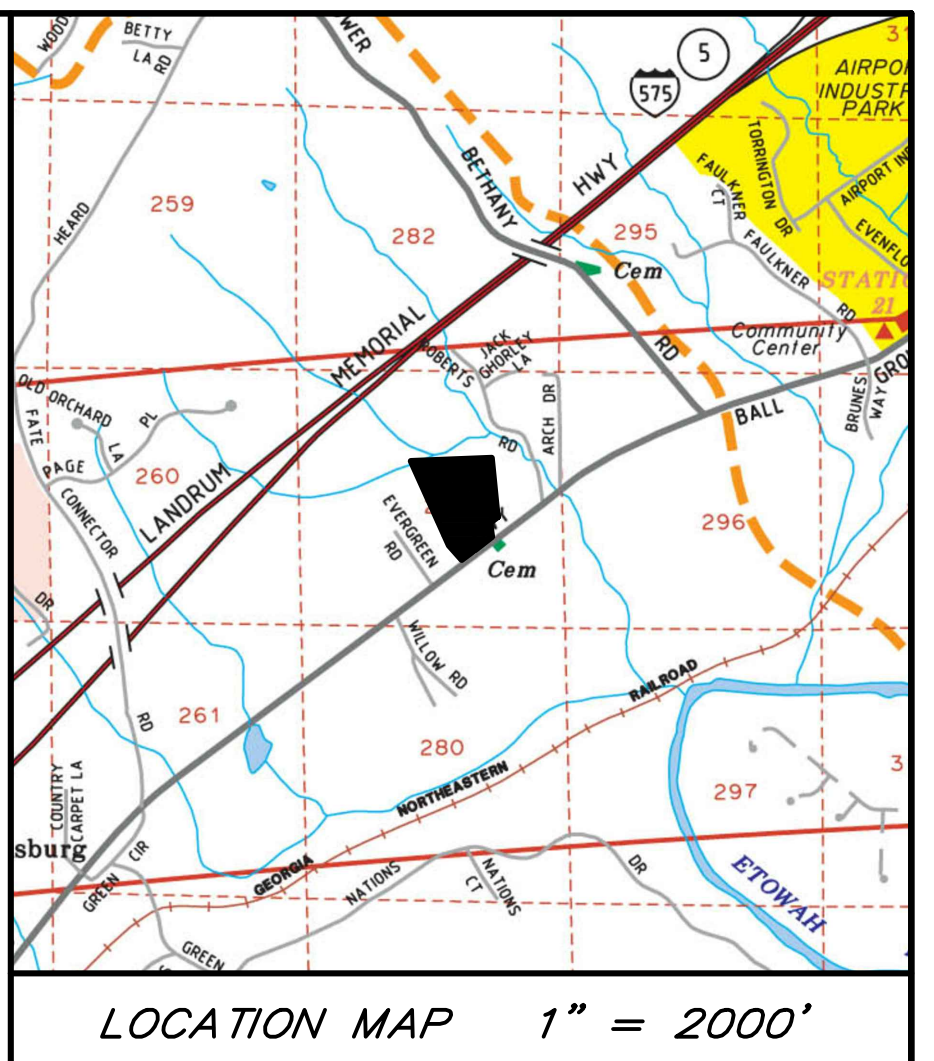
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Newman, GA 30265  
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RETRACEMENT SURVEY FOR:  
**MAC H. COCHRAN**  
3953 BALL GROUND HWY.  
LOCATED IN L.L. 281  
14th DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GA.

(iii) 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.

Donaloy Hutchins 1/9/2021  
DONALOY HUTCHINS, GEORGIA R.L.S.# 2011 DATE



Drawing name: G:\L\_BND\CHEROKEE\14\14\_0281\3953 Ball Ground Highway (DWG)\3953 Ball Ground Highway (DWG). TOPO & TREES.png  
Printed on: Jan 08, 2021 1:20pm  
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