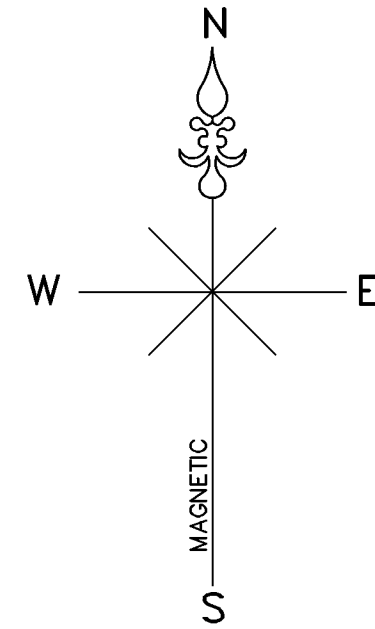
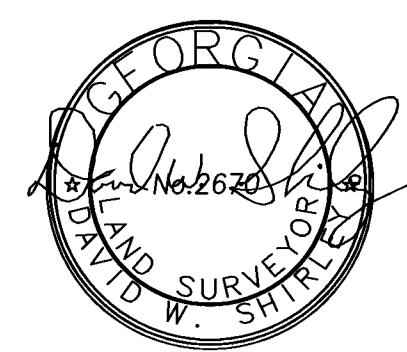


Plat
 Recorded 6/23/2020 12:07 PM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 119 Page 209
 Participant IDs: 3951008608

HB 76 NOTE, EFFECTIVE MAY 08, 2017
 Code Section 15-6-67, i
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.



FIRE DEPARTMENT NOTE:
 Dear Developer/Owner, The Cherokee County Fire Marshal's Office has reviewed your request to sub-divide the referenced property. We are providing comment(s) and information for you to consider. When you review the comments below please keep in mind the Insurance Services Organization (ISO) rating of our fire department in Cherokee County. ISO rated Cherokee County Fire & Emergency Services as a 2/2Y class fire department. The rating scale is from 1 as being the best and 10 as being no fire protection provided. The classification of 2Y within our rating is designated for those properties that are not within 1000 feet of a fire hydrant. The rating of a 2Y can and will most likely cause an increased homeowner's insurance premium. There have been cases where the 2Y rating has caused a homeowner's insurance premium to rise to triple their previous amount. Again, this is due to no fire hydrant within 1000 feet of the residence. Fire Hydrant (if Recommended) in order to ensure the lowest insurance premium rates and an adequate water supply for firefighting purposes we are recommending you provide a fire hydrant(s) installed in a location so that once homes are built on the property there will be a fire hydrant within 1000 feet of any and all homes within this parcel of land. You will need to contact the water authority which provides the water services for more information and requirements for the installation of any additional water lines and all fire hydrant installation requirements. Once the water line and fire hydrant are approved and installed please contact our office so we can update our records and maps for the property as needed. If the water authority rejects your request or if you choose not to add additional water lines or fire hydrants please advise our office so we can update our records and maps for the property as needed. Fire Marshal's Office Plan Review Comments: According to our County GIS map, it does not appear there is a fire hydrant within 1000 feet of all parts of the buildable area. Fire Marshal's Office Recommendation: The Cherokee County Fire Marshal's Office has recommended that a fire hydrant be installed. Should you follow the recommendation of the Cherokee County Fire Marshal's and choose to install a fire hydrant, the location should be reviewed of the Cherokee County Fire Marshal's by after the utility approves the location of the installation.

PROPERTY OWNERS CERTIFICATE		
I hereby certify that I am the owner(s) of the property described hereon, which property is located within the jurisdiction of Cherokee County, Georgia.		
Signature	Printed Name	Date
<i>James Turner</i>	James Turner	3/31/2020
Signature	Printed Name	Date

PROPERTY OWNERS CERTIFICATE		
I hereby certify that I am the owner(s) of the property described hereon, which property is located within the jurisdiction of Cherokee County, Georgia.		
Signature	Printed Name	Date
<i>Joe Lawson</i>	Joe Lawson	04/10/20
Signature	Printed Name	Date

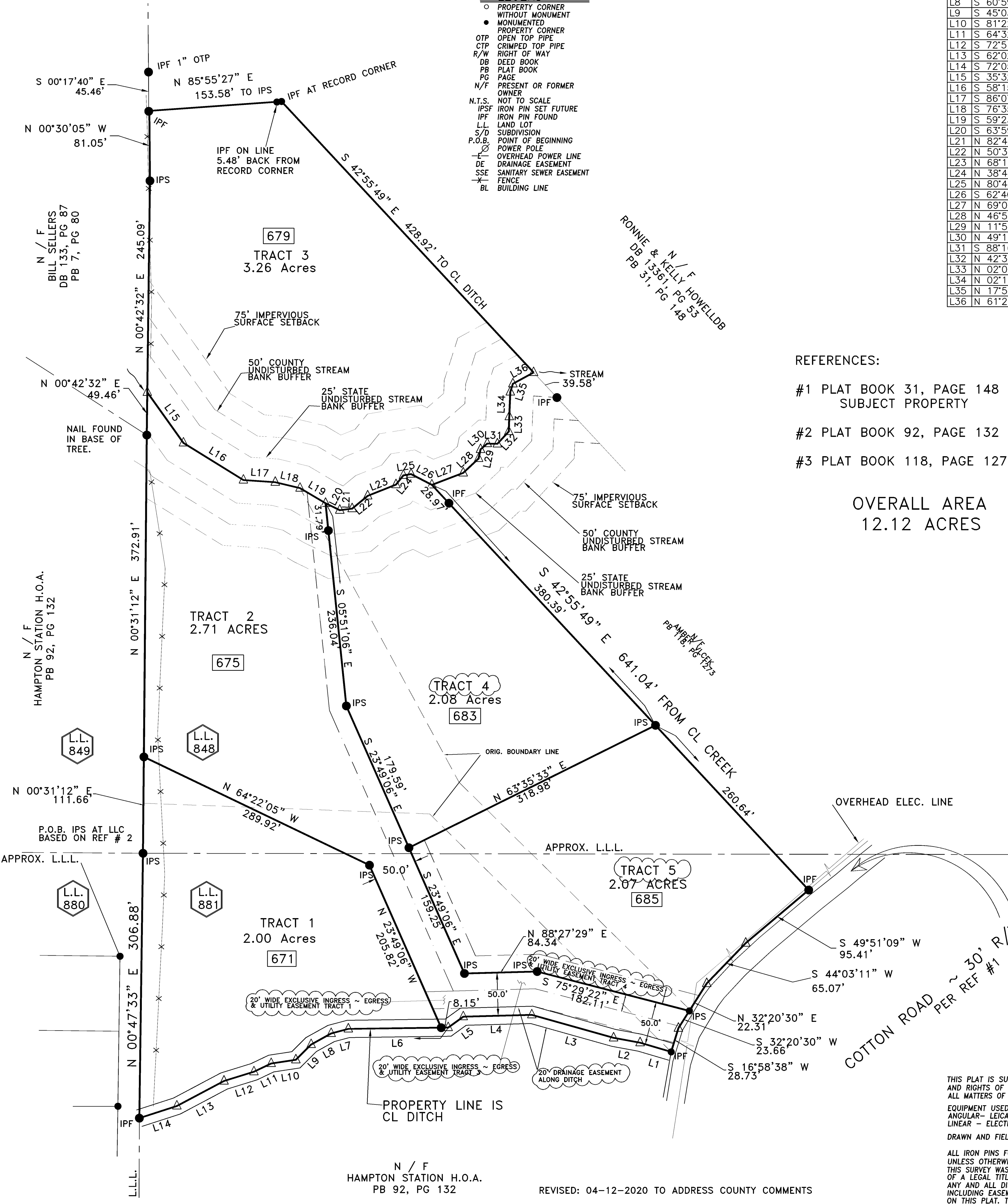
LAND DEVELOPMENT NOTES:
 Prior to any building, erosion, or development permits being issued on these properties, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (SCWC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department. Contact 678-483-6077 for additional information.
 A United States Army Corps of Engineers Preconstruction Notification and erosion permit is required for any future piped stream crossings in states waters.
 A Georgia Registered Design Professional shall design and permit all future storm drainage on these properties.

APPROVED FOR RECORDING
 CHEROKEE COUNTY
 PLANNING AND LAND USE
Denise Davis
 Planning Technician
 06/10/2020

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./F.I.R.M. MAP# 13057C0190E DATED 6/7/2019

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - N/F PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - LL LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE
 - DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - FENCE
 - BL BUILDING LINE

LINE	BEARING	DISTANCE
L1	N 73°34'41" W	37.56'
L2	N 79°33'31" W	31.18'
L3	N 74°18'12" W	98.46'
L4	S 88°27'29" W	79.38'
L5	S 54°09'30" W	21.59'
L6	S 89°14'59" W	115.76'
L7	S 75°09'31" W	20.60'
L8	S 60°59'47" W	26.51'
L9	S 45°03'31" W	25.00'
L10	S 81°22'19" W	28.92'
L11	S 64°32'54" W	22.16'
L12	S 72°51'20" W	36.24'
L13	S 62°02'44" W	61.85'
L14	S 72°05'51" W	45.73'
L15	S 35°32'07" E	72.05'
L16	S 58°15'01" E	81.68'
L17	S 86°07'32" E	36.97'
L18	S 76°35'27" E	29.52'
L19	S 59°23'32" E	34.41'
L20	S 63°59'06" E	18.37'
L21	N 82°42'31" E	14.45'
L22	N 50°37'55" E	23.29'
L23	N 68°16'52" E	35.26'
L24	N 38°47'43" E	13.70'
L25	N 80°41'15" E	9.03'
L26	S 62°40'36" E	27.13'
L27	N 69°04'52" E	38.87'
L28	N 46°55'55" E	24.43'
L29	N 11°56'47" E	10.81'
L30	N 49°11'11" E	10.28'
L31	N 88°16'58" E	11.71'
L32	N 42°37'45" E	19.47'
L33	N 02°06'50" E	17.20'
L34	N 02°19'15" E	28.70'
L35	N 17°52'11" E	9.91'
L36	N 61°28'34" E	27.33'



- REFERENCES:**
- #1 PLAT BOOK 31, PAGE 148 SUBJECT PROPERTY
 - #2 PLAT BOOK 92, PAGE 132
 - #3 PLAT BOOK 118, PAGE 1273

**OVERALL AREA
 12.12 ACRES**

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED.
 EQUIPMENT USED FOR FIELD MEASUREMENTS:
 ANGULAR - LEICA TS02
 LINEAR - ELECTRONIC DISTANCE METER.
 DRAWN AND FIELDWORK BY: D SHIRLEY
 ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 4817-C HWY 53 E
 TATE, GA 30177
 770-720-4443
 LSF#000756

SURVEY NOTES:
 CREW = DS / DS
 FIELD DATE: 11/11/2017
 EQUIPMENT = LEICA TS02
 FIELD E/C = 1' IN 19960'
 ANGULAR ERROR 01" PER POINT
 ADJUSTED USING: LEAST SQUARES METHOD
 DRAWN = D.S.
 MAP DATE: 11/28/2017
 PLAT E/C = 1' IN 457,931'
 ZONING: AG
 50' BUILDING SETBACKS
 MINIMUM 150' LOT WIDTH AT FRONT BUILDING LINE

REVISED: 04-12-2020 TO ADDRESS COUNTY COMMENTS

MINOR SUBDIVISION FOR:	
STONE CREEK CONSTRUCTION LLC	
551 COTTON RD CANTON, GA 30115	
LAND LOTS 848 & 881, 3RD DISTRICT, 2ND SECTION	
CHEROKEE COUNTY, GEORGIA	
FIELD DATE: 11/7/2017 MAP DATE: 05-04-2020	

