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PARCEL INFORMATION:
Parcel Id No.: 03-1275-03

Property is Zoned R-40, Cherokee County

Building setback lines are shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Water Service provided by Cherokee County.
Wastewater Service provided by On-site Sewage System.

ENVIRONMENTAL NOTES:

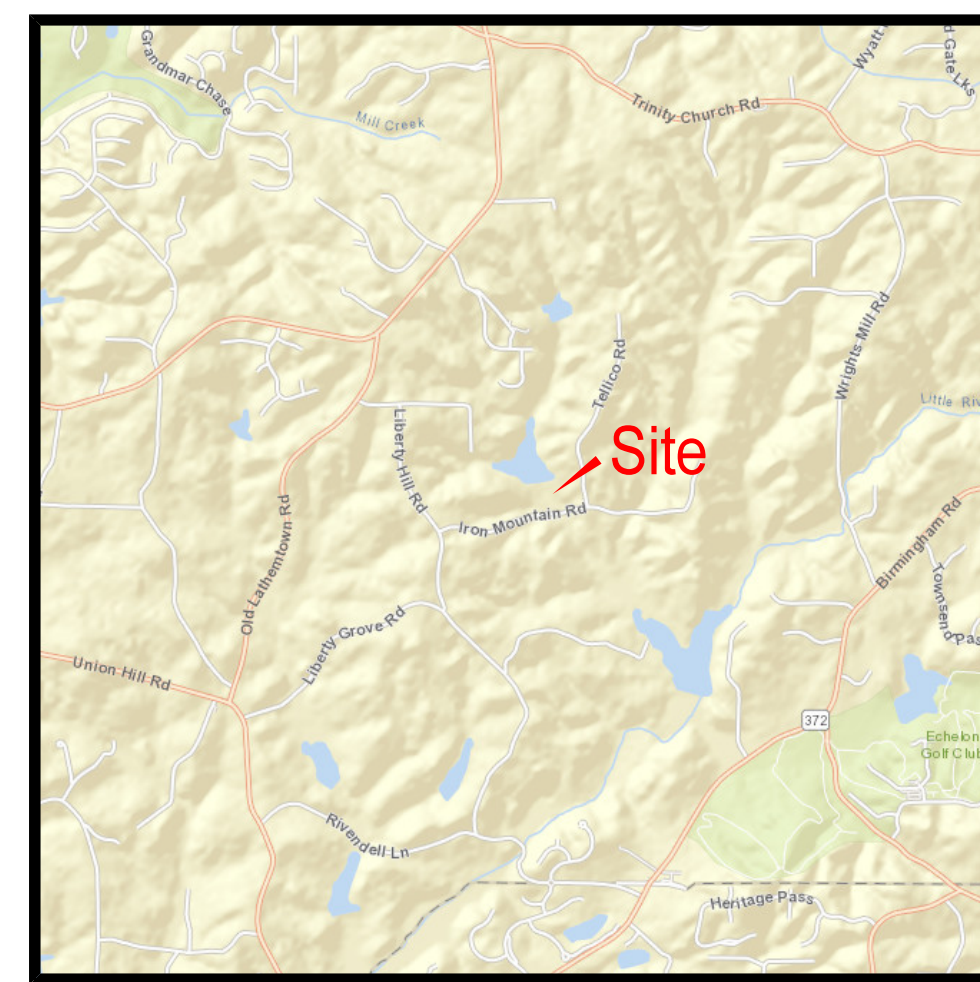
- Stream Buffers shown as required by The State of Georgia and Cherokee County.
- No attempt was made by this firm to determine presence of wetlands.
- No attempt was made by this firm to determine the presence of specimen trees.

REFERENCES:

- Limited Warranty Deed to Blue Iron Sourcing, LLC recorded in Deed Book 13924, Page 419.
- Final Plat of Mitchell Farms, Phase 2, recorded in Plat Book 49, Page 193.
- Level 3 Soils test dated 6/6/2014, prepared by Mill Creek Environmental Services.
- Existing Conditions Map dated May 8, 2023, prepared by Casswell Design Group, LLC.
- Boundary Survey for Georgia Land Investors dated 6/28/23, prepared by Engineering 303, LLC.
- Damn Failure Report for Bob Mitchell Lake Dam dated 9/29/23, prepared by Carter Engineering Consultants.

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Cherokee County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.



LOCATION MAP NOT TO SCALE

Grid (GA West)

ABBREVIATION LEGEND:

- AE = access easement
- CB = catch basin
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- INV = invert
- L.L.L. = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PQL = power pole
- PP = reinforcing bar
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- RW = right-of-way
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WW = water valve
- YI = yard inlet

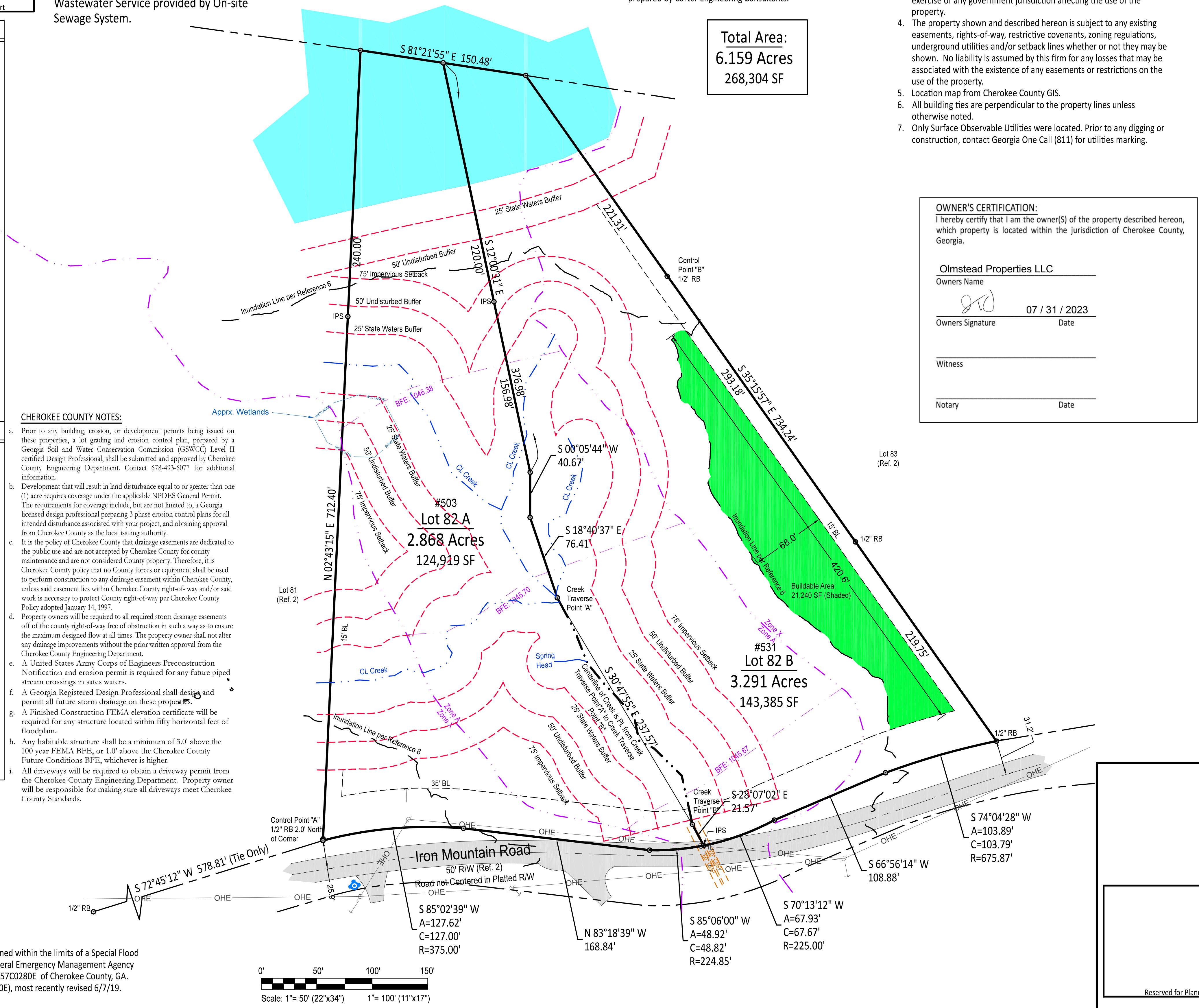
SYMBOL LEGEND:

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

CHEROKEE COUNTY 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 (GSWCC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department. Contact 678-493-6077 for additional information.
- 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.
- It is the policy of Cherokee County that damage easements are dedicated to the public use and are not accepted by Cherokee County for county maintenance and are not considered County property. Therefore, it is Cherokee County policy that no County forces or equipment shall be used to perform construction to any drainage easement within Cherokee County, unless said easement lies within Cherokee County right-of-way and/or said work is necessary to protect County right-of-way per Cherokee County Policy adopted January 14, 1997.
- Property owners will be required to all required storm drainage easements off of the county right-of-way free of obstruction in such a way as to ensure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the Cherokee County Engineering Department.
- A United States Army Corps of Engineers Preconstruction Notification and erosion permit is required for any future piped stream crossings in sates waters.
- A Georgia Registered Design Professional shall design and permit all future storm drainage on these properties.
- A Finished Construction FEMA elevation certificate will be required for any structure located within fifty horizontal feet of floodplain.
- Any habitable structure shall be a minimum of 3.0' above the 100 year FEMA BFE, or 1.0' above the Cherokee County Future Conditions BFE, whichever is higher.
- All driveways will be required to obtain a driveway permit from the Cherokee County Engineering Department. Property owner will be responsible for making sure all driveways meet Cherokee County Standards.

Total Area:
6.159 Acres
268,304 SF



OWNER'S CERTIFICATION:
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.

Olmstead Properties LLC
Owners Name

07 / 31 / 2023
Owners Signature Date

Witness _____
Notary _____ Date _____

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Trimble S5 Robotic Total Station.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 586,708 feet.

RTK GPS BOUNDARY SURVEY NOTES:

- Vertical Datum: NAVD 88 (2012 B)
- Type of Survey: RTK (Real Time Kinematic)
- Average Positional Accuracy Per Point: 0.04'
- Horizontal Datum: NAD83 (2011)
- Fixed Control Used: SmartNet network.
- Geoid: Ellipsoid: GRS1980
- Combined Grid Factor: 0.99986142090 w/ a Bearing of N 31° 27' 49" E, a distance of 593.93' from Control Point "A" to Control Point "B".
- Date of Fieldwork: 6/26/23.

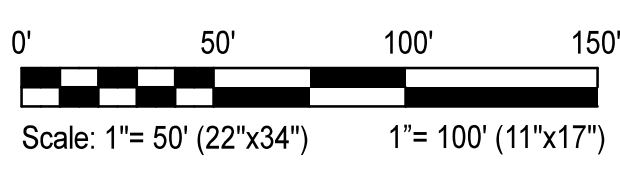
SURVEYOR CERTIFICATION:

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.

Signed: _____

GA CERT OF AUTH. LSF 1121

FLOOD HAZARD NOTE:
A portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13057C0280E of Cherokee County, GA. (Community Panel No. 1304240280E), most recently revised 6/7/19.



Reserved for Planning Dept.



Lot Split Plat:
Parcel Number: 03-1275-03
Georgia Land Investors
UNINCORPORATED
3rd District, 2nd Section
Lot 82, Mitchell Farms Previously Recorded in Plat Book 49, Page 193
Cherokee County, GA
Land Lot 1275

GA Cert. of Auth. LSF 1121

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT
Date: 6/30/23
Sheet
1 of 1
Project Number
23-5071