

Plat  
Recorded 10/9/2023 8:39 AM  
Patty Baber  
Clerk of Superior Court  
Cherokee County, GA  
Book 170 Page 876  
Participant ID: 8049392667

THIS BLOCK IS RESERVED FOR  
THE CLERK OF SUPERIOR COURT

FIELD BOOK 127, PAGE 20, FILE 83366.

- LEGEND:
- 1) I.P.S. - IRON PIN SET (#4 R.)
  - 2) I.P.F. - IRON PIN FOLD
  - 3) L.L.L. - LAND LOT LINE
  - 4) R/W - RIGHT OF WAY
  - 5) E - PROPERTY LINE
  - 6) C - CENTER LINE
  - 7) R - REINFORCING BAR
  - 8) P.P. - POWER A(OH) PHONE POLE
  - 9) N.P. - NOW OR FORMERLY
  - 10) X - FENCE (APPROX. LOC.)
  - 11) - - - OVERHEAD UTILITY LINE
  - 12) B.L. - BUILDING LINE
  - 13) D.E. - DRAINAGE EASEMENT
  - 14) N.T.S. - NOT TO SCALE
  - 15) R.C.P. - REINFORCED CORRUGATED PIPE

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE  
PROPERTY HEREON, WHICH IS LOCATED WITHIN THE  
JURISDICTION OF CHEROKEE COUNTY, GA.

*Larry D. Smith* 9/15/2023  
LARRY D. SMITH DATED  
*Larry D. Smith* 9/15/2023  
LARRY D. SMITH SIGNED

Prior to any building, erection, 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.

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.

Any habitable structure shall be a  
minimum of 3.0 feet above the 100 year  
FEMA BFE, or 1.0 feet above the  
Cherokee County Future Conditions BFE,  
whichever is higher.  
Accessory structures within the floodplain  
must meet all criteria set forth in the  
current Cherokee County Floodplain  
Ordinance.  
A finished construction FEMA elevation  
certificate will be required for any  
structure located within fifty horizontal  
feet of floodplain.

THE FIELD DATA UPON WHICH THIS  
PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 22,223  
FEET AND AN ANGULAR ERROR OF 10"  
PER ANGLE POINT AND WAS ADJUSTED  
USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 120,115 FEET.

EQUIPMENT USED FOR MEASUREMENTS:  
K SERIES ROBOTS TOTAL STATION

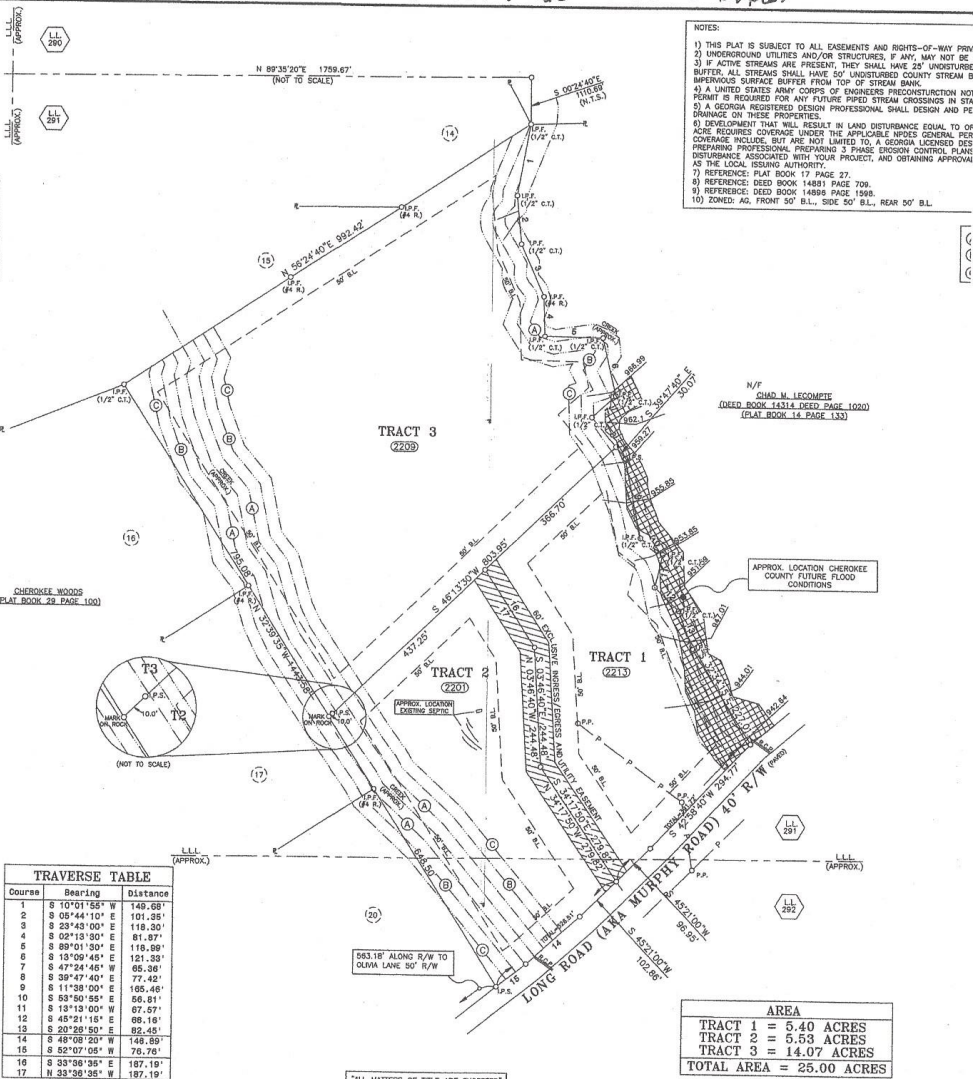
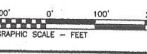
FIELD WORK BY: D.M. & S.B.  
DRAWN BY: ANDREA HILLHOUSE  
CHECKED BY: DAVID E. MITCHELL

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 Office and choose to install a fire hydrant, the location should be reviewed of the Cherokee County Fire Marshal's office after the utility approves the location of the installation.

Dear Developer/Owner,  
The Cherokee County Fire Marshal's Office has reviewed your request to sub-divide the referenced property. We are providing comments 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 2/21 class fire department. The rating scale is from 1 to 9, with 1 being the best and 9 being the worst fire protection provided. The classification of 2/21 within our rating is designated for those properties that are not within 1000 feet of a fire hydrant. The rating of a 2/21 can and will most likely cause an increased homeowner's insurance premium. There have been cases where the 2/21 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 Department Vehicle Access (if Recommended)  
Fire department access to properties is paramount in our ability to access properties for a more effective firefighting strategy. Fire department access roads should be 20 feet wide, less than a 10% grade and be of an all-weather/all-season surface capable of supporting 75,000 pounds. If the public/private access drive is longer than 150 feet it will need to have an approved turnaround at the end.



- NOTES:
- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY
  - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE
  - 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED
  - 4) ALL STREAMS SHALL HAVE 50' UNDISTURBED COUNTY STREAM B
  - 5) IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK
  - 6) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOT
  - 7) PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STA
  - 8) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR
  - 9) GREATER THAN THAT WHICH WOULD BE THE RESULT OF THE NORMAL RES
  - 10) ACRES REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL RES
  - 11) PREPARING PROFESSIONAL, PREPARING 3 PHASE EROSION CONTROL PLAN
  - 12) AS THE LOCAL ISSUING AUTHORITY.
  - 13) REFERENCE: PLAT BOOK 17 PAGE 27.
  - 14) REFERENCE: DEED BOOK 14881 PAGE 709.
  - 15) REFERENCE: DEED BOOK 14889 PAGE 1298.
  - 16) ZONING: AG. FRONT 50' B.L., SIDE 50' B.L., REAR 50' B.L.

N/P  
D.H. M. LECOMTE  
(DEED BOOK 14314 DEED PAGE 1020)  
(PLAT BOOK 14 PAGE 133)

APPROX. LOCATION CHEROKEE  
COUNTY FUTURE FLOOD  
CONDITIONS

AREA

TRACT 1 = 5.40 ACRES
TRACT 2 = 5.53 ACRES
TRACT 3 = 14.07 ACRES
TOTAL AREA = 25.00 ACRES

"ALL MATTERS OF TITLE ARE EXCEPTED"

287  
LAND LOT

290  
LAND LOT

LAND LOT  
COR.

LAND LOT  
286

LAND LOT  
291

EAST  
TIE TO LAND LOT COR FROM PLAT  
BY BENNY W BLATOK PLS FOR  
NYGAARD PROPERTIES, INC NOV 1972  
490-00-006' 1759 67

GEORGIA CHEROKEE CO:  
PLAT FILED FOR RECORD  
4-28-80 AT 2:12 P.M.  
RECORDED IN PLAT  
BOOK 17 PAGE 89  
ADRIETTE YOUNG  
CLERK SUPERIOR COURT

IRON NORTH

CHARLES J COBS, JR

SOUTH  
1110 69  
S 0-0-00W

S 10-23W  
149 49

S 5-21E  
101 30

S 7-55E  
111 98

S 10-08E 85 10

S 88-39E  
108 68

WAS S DONLEY

S 2-47E  
21 20

S 47-46W  
65 52

S 39-01E  
107 53

S 11-24E  
164 92

S 53-43E 56 87

S 13-39W  
67 72

S 45-06E  
67 89

S 20-03E  
82 45

S 32-14E  
227 28

S 43-18-06W  
294 77

S 45-40-23W  
199 81

S 52-49-18W  
84 54

25.00 ACRES



IN MY OPINION THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS AND RE-  
QUIREMENTS OF LAW

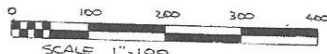
IPS IRON PIN SET  
IPR IRON PIN ROUND  
CL CENTER LINE  
R/W RIGHT OF WAY  
S/L 1"=5,000'  
TRANSIT LEVIZ  
CHAIN LUCKIN  
THIS PROPERTY IS NOT  
LOCATED IN AN AREA  
HAVING SPECIAL FLOOD  
HAZARDS

CHARLES J COBS, JR

291  
LAND LOT

APPROXIMATE  
LAND LOT LINE

LAND LOT  
292



SCALE 1"=100'  
DATE APRIL 1, 1980

BEALIE-MUNDAY & ASSOC., INC.  
105 WEST MAIN STREET  
CUMMING, GEORGIA 30120  
TELEPHONE 404-399-1770

SURVEY FOR  
JOSEPH H CUNNINGHAM  
AND  
SHEILA L CUNNINGHAM

LAND LOT - 291 & 292  
14TH DISTRICT - 2ND SECTION  
CHEROKEE COUNTY, GEORGIA