

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(C)R 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 ROBINS 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 10, with 1 being the best and 10 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.

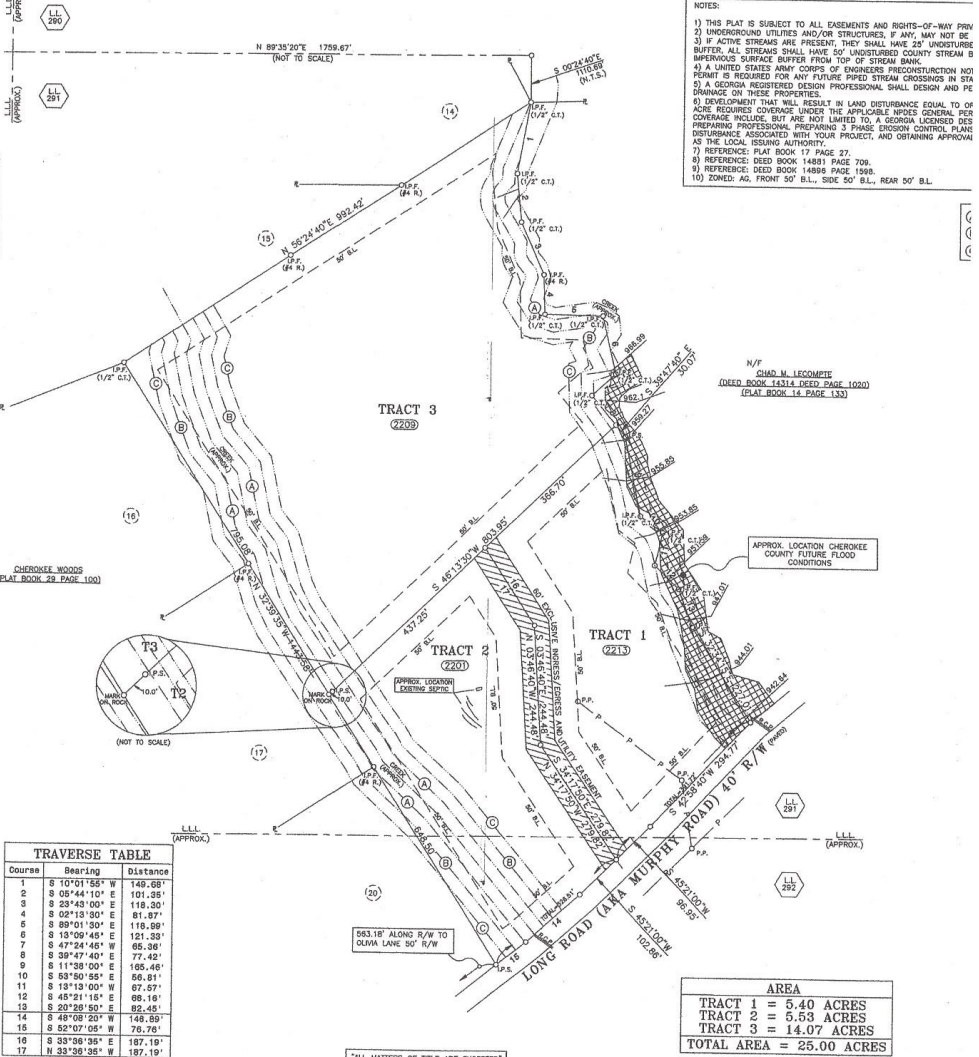
Fire Hydrant (if Recommended)
In order to ensure the lowest insurance premium rates and an adequate water supply for firefighting purposes we are recommending you provide a fire hydrant(s) installed in a location so that once homes are built on the property there will be a fire hydrant within 1000 feet 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.



Course	Bearing	Distance
1	S 10°01'55" W	145.85'
2	S 05°44'10" E	101.35'
3	S 23°43'00" E	118.30'
4	S 02°13'00" E	81.87'
5	S 89°01'30" E	118.69'
6	S 13°58'45" E	121.35'
7	S 47°24'45" W	65.36'
8	S 39°47'40" E	77.42'
9	S 11°58'00" E	105.46'
10	S 53°50'55" E	56.81'
11	S 13°13'00" W	87.57'
12	S 45°11'15" E	88.18'
13	S 20°29'50" E	82.45'
14	S 48°08'20" W	148.88'
15	S 52°07'05" W	76.78'
16	S 33°08'35" E	187.19'
17	N 33°36'36" E	187.19'

- NOTES:
- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIV
 - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE
 - 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED
 - 4) BUFFER. 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 CONSTRUCTION OF
 - 10) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PER
 - 11) MITS. 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.



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

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

N 56-49-20E
S 2-47E

CHARLES J COBS, JR

INLO-STEIN

25.00 ACRES



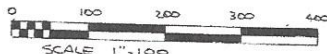
IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND RE-
QUIREMENTS OF LAW

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

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 404-339-1770

SUBJECT FOR
JOSEPH H CUNNINGHAM
AND
SHEILA L CUNNINGHAM

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