

Plat  
Recorded 8/1/2022 9:31 AM  
Patty Baker  
Clerk of Superior Court  
Cherokee County, GA  
Book 119 Page 2546  
Participant IDs: 9822841399

APPROVED FOR RECORDING  
CHEROKEE COUNTY  
PLANNING AND LAND USE  
*[Signature]*  
Planning Technician  
07/29/2022

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]*  
S NELSON PROPERTIES, LLC  
DATE 07/21/2022

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
○	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
—	OVERHEAD POWER LINES

N ~ F  
THE ESTATE OF ALEX WEATHERBY  
D.B. 364, PG. 586  
P.B. 22, PG. 184

N ~ F  
THE ESTATE OF ALEX WEATHERBY  
D.B. 364, PG. 586  
P.B. 22, PG. 184

N ~ F  
LOUIS CLIFF BENNETT III  
D.B. 12704, PG. 333

N ~ F  
DANIEL BYESS  
D.B. 12737, PG. 212

(L.L. 217)  
(L.L. 252)  
(L.L. 218)  
(L.L. 251)

TRACT 2  
4.48 AC.  
741

TRACT 1  
4.48 AC.  
701

TRACT 3  
3.68 AC.  
711

TRACT 4  
3.59 AC.  
721

TRACT 5  
4.94 AC.  
781

N ~ F  
BRADLEY ROBERTS  
D.B. 7039, PG. 80  
P.B. 42, PG. 134

N ~ F  
HANNAH A. WEATHERBY & ANNE W. PERRY  
D.B. 118, PG. 337  
P.B. 143

DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NROES 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.

A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATE WATERS.

CURRENT ZONING: AG

SETBACKS:  
FRONT - AS SHOWN  
SIDE - 50'  
REAR - 50'

MINIMUM LOT WIDTH AT FRONT SETBACK: 150'

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.

A GEORGIA LICENSED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE FACILITIES ON THESE PROPERTIES.

PRIOR TO ANY BUILDING, EROSION, OR DEVELOPMENT PERMITS BEING ISSUED ON THESE PARCELS, A LOT GRADING AND EROSION CONTROL PLAN, PREPARED BY A GEORGIA SOIL AND WATER CONSERVATION COMMISSION (GSWSC) LEVEL II CERTIFIED DESIGN PROFESSIONAL, SHALL BE SUBMITTED TO AND APPROVED BY THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.

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.

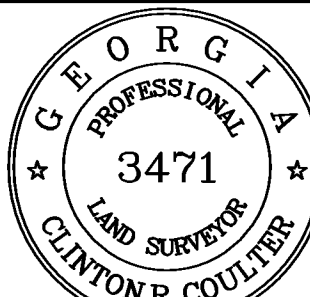
**SURVEY NOTES:**

- 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 RUNNING THROUGH THE PROPERTY MAY BE CONSIDERED STATE WATERS AND MAY BE SUBJECT TO BUFFERS. CREEK DELINEATION WAS NOT PERFORMED.

DEAR DEVELOPER/OWNER,  
THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE HAS REVIEWED YOUR REQUEST TO SUB-DIVIDE THE REFERENCED PROPERTY. WE ARE PROVIDING COMMENTS(S) AND INFORMATION FOR YOU TO CONSIDER. WHEN YOU REVIEW THE COMMENTS-BELOW PLEASE KEEP IN MIND THE INSURANCE SERVICE ORGANIZATION (ISO) RATING OF OUR FIRE DEPARTMENT IN CHEROKEE COUNTY. ISO RECENTLY RATED CHEROKEE COUNTY FIRE & EMERGENCY AS A 2/2Y SPLIT CLASS FIRE DEPARTMENT. THE RATING SCALE IS FROM 1 AS BEING THE BEST AND 10 AS BEING NO FIRE PROTECTION PROVIDED. THE SPLIT 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 - 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 ADVISE 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 - 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.  
FIRE MARSHAL'S OFFICE PLAN REVIEW COMMENTS - IT DOES NOT APPEAR THERE IS A FIRE HYDRANT WITHIN 1000 FEET OF ALL PARTS OF THE BUILDABLE AREA OF THE PROPERTIES.  
FIRE MARSHAL'S OFFICE RECOMMENDATION - THE CHEROKEE COUNTY FIRE MARSHAL HAS THE RECOMMENDATION THAT A FIRE HYDRANT BE INSTALLED. THE FIRE HYDRANT SHOULD BE INSTALLED AT AN APPROVED LOCATION BY THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE AS WELL AS THE UTILITY COMPANY THAT PROVIDES WATER.

(1) AS REQUIRED BY SUBSECTION (c) OF O.G.C.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.G.C.A. SECTION 15-6-67.

SURVEYOR REFERENCES:  
D.B. 14581, PG. 1479  
P.B. 22, PG. 184  
CURRENT OWNER:  
S-NELSON PROPERTIES LLC



*Clinton Coulter*

07/05/2022  
DATE



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 RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT 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-1, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130424, MAP NUMBER # 13057C0153 E DATED JUNE 7, 2019

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE = 1/105,880; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/786,513. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: KKK
CHECKED BY: CRC
FILE: 0:\BND\CHEROKEE
FIELD DATE: 11/04/2021
OFFICE DATE: 06/23/2022
SCALE: 1"=60'
REVISIONS

**Gaskins**  
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

Marionville Office  
1286 Powder Springs Rd  
Marionville, GA 30064  
Phone: (770) 424-7168

Canton Office  
147 Reinhardt College Pkwy  
Ste. 3 Canton, GA 30114  
Phone: (770) 479-9698

Lawrenceville Office  
558 Old Norcross Rd. Ste. 204  
Lawrenceville, GA 30046  
Phone: (770) 299-1003

Newnan Office  
4046 Ga. Hwy. 154, Ste. 109  
Newnan, GA 30265  
Phone: (770) 424-7168

MINOR SUBDIVISION PLAT FOR:  
**NATHAN PRESSLEY**

TIN: 14N19 092  
HORNAGE ROAD, BALL GROUND,  
GA 30107  
LOCATED IN L.L. 251 & 252  
14th DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GA.