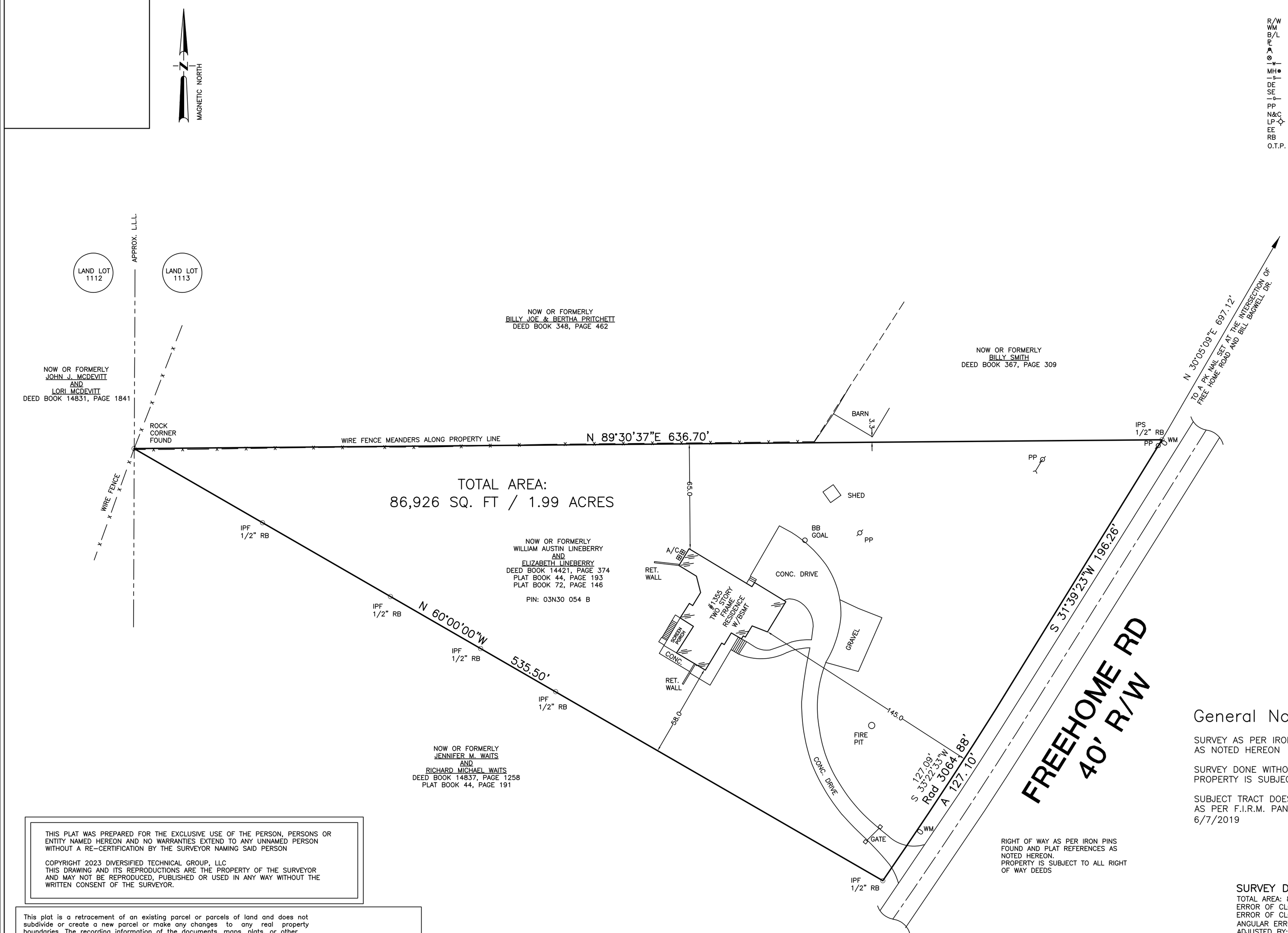

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
	PROPERTY LINE		CENTER LINE
	FIRE HYDRANT		DRAINAGE DIRECTION
	VALVE		HOUSE NUMBER
	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IPS	IRON PIN SET
	SEWER LINE		ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING

General Notes:

SURVEY AS PER IRON PINS FOUND, DEEDS AND PLAT REFERENCES AS NOTED HEREON

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13057C0285E, EFFECTIVE DATE 6/7/2019

SURVEY DATA.

TOTAL AREA: 86,926 SQ. FT / 1.99 ACRES
ERROR OF CLOSURE PLAT: 1FT IN 507,009 FEET
ERROR OF CLOSURE FIELD: 1FT IN 20,797 FEET
ANGULAR ERROR: 3" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION

FIELD WORK COMPLETED ON NOVEMBER 1, 2023

GRAPHIC SCALE
30 15 0 30 60 90

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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

GEORGIA REGISTERED NO. 3014 EXPIRES 12/31/2023 LAND SURVEYOR J. SCOTT SMITH

J. Scott Smith — 11/1/23
J. SCOTT SMITH, PLS 3014 — DATE

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS - LAND PLANNERS
Land Surveying Firm License# 587
2700 BRASELTON HIGHWAY
SUITE 101-430
DACULA, GEORGIA 30019
PH. 770-614-7095
EMAIL: DtgSurvey@yahoo.com

GEORGIA REGISTERED NO. 3014 EXPIRES 12/31/2023 LAND SURVEYOR J. SCOTT SMITH

Boundary Survey
Shane and Jessica Robinson
LAND LOTS(S): 1113 DISTRICT: 3 SECTION: 2
CHEROKEE COUNTY, GEORGIA

DATE	DRAWN	CHECKED
11/1/23	J.S.S.	J.S.S.

SCALE 1"= 30'
SHEET TITLE
Boundary Survey

PROJECT NUMBER
23251

1
DRAWING NUMBER