

Plat  
Recorded 8/24/2018 11:27 AM  
Patty Baker  
Clerk of Superior Court  
Cherokee County, GA  
Book 118 Page 1601  
Participant ID: 8049392667

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY HEREON, WHICH IS LOCATED IN WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GA.  
*Douglas C. Smith* 7-23-18  
DOUGLAS C. SMITH, PRESIDENT BROHAY, LLC DATED

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FIELD BOOK 111, PAGE 49, FILE R2914.

LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R.)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) P.L. - PROPERTY LINE
- 6) C.L. - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N./F. - NOW OR FORMERLY
- 10) --- FENCE (APPROX. LOC.)
- 11) --- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) F.P. - FENCE POST
- 15) S.H. - SPRING HEAD
- 16) S.S.B.B. - STATE STREAM BANK BUFFER
- 17) C.S.B.B. - COUNTY STREAM BANK BUFFER
- 18) I.S.B. - IMPERVIOUS SUFACE BUFFER
- 19) (XXX) - STREET ADDRESS

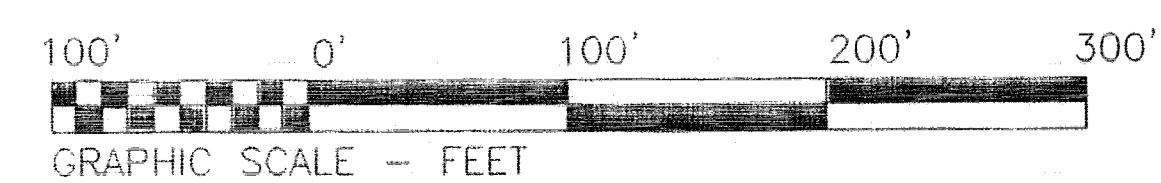
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,270 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,018 FEET.

EQUIPMENT USED FOR MEASUREMENTS:  
IX SERIES ROBOTIC TOTAL STATION

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

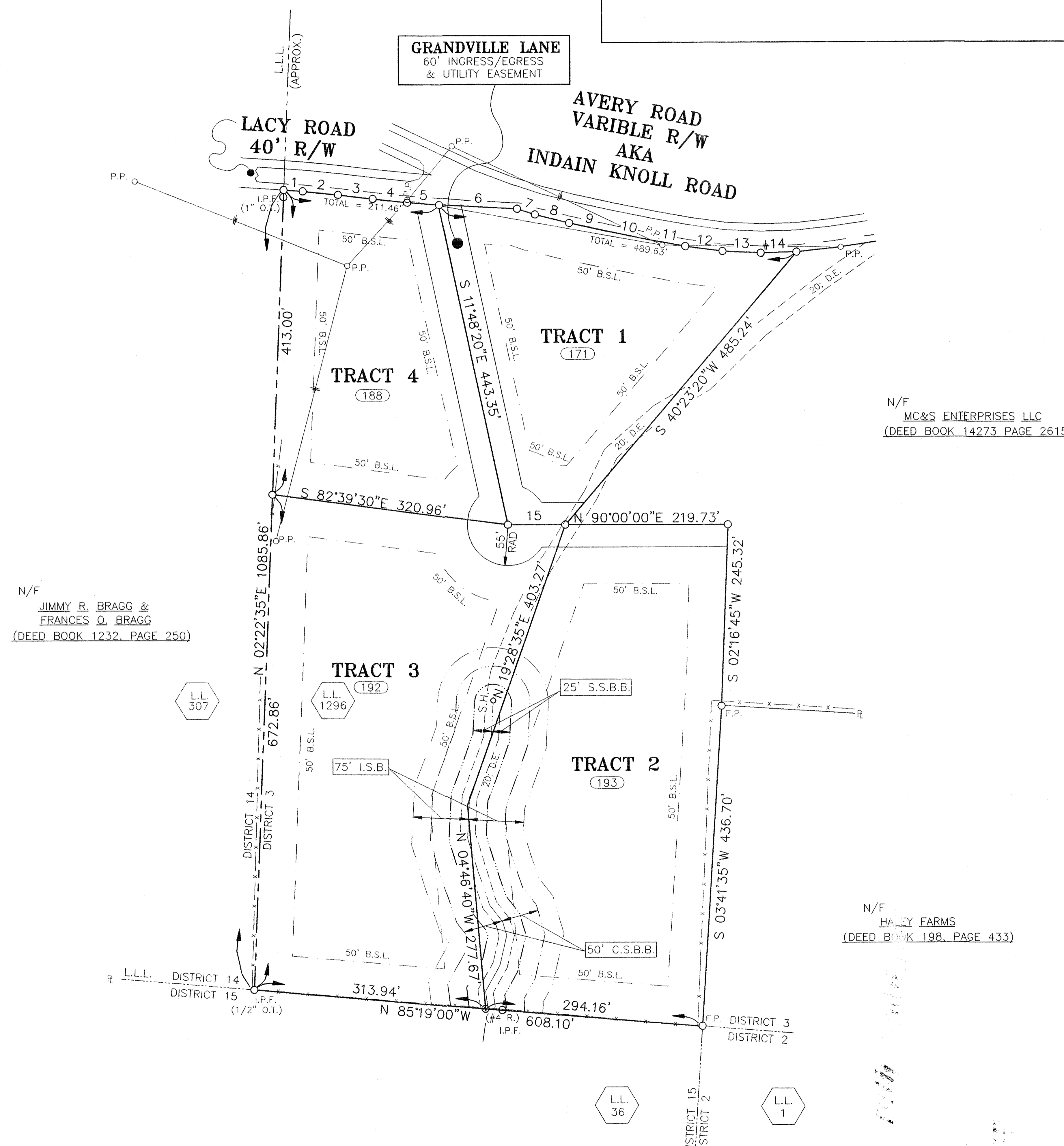
TRAVERSE TABLE		
Course	Bearing	Distance
1	S 86°18'30" E	25.90'
2	S 84°28'30" E	48.01'
3	S 83°31'55" E	47.17'
4	S 84°21'40" E	46.55'
5	S 85°24'00" E	43.83'
6	S 87°04'40" E	105.53'
7	S 71°51'50" E	25.49'
8	S 76°07'05" E	47.79'
9	S 77°48'30" E	50.84'
10	S 78°25'05" E	60.77'
11	S 79°39'00" E	48.28'
12	S 82°13'30" E	50.62'
13	S 87°14'05" E	52.00'
14	N 88°22'30" E	48.31'
15	N 90°00'00" E	78.00'



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.

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
- 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE A STATE 25' UNDISTURBED BUFFER, ALL STREAMS SHALL HAVE 50' COUNTY UNDISTURBED BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
- 4) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATES WATERS.
- 5) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.
- 6) 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.
- 7) REFERENCE: PLAT BOOK 14, PAGE 154.
- 8) REFERENCE: DEED BOOK 244, PAGE 238.
- 9) REFERENCE: PLAT OF A SURVEY FOR: FRANCES & JIM BRAGG, BY: ROBERT J. CAGLE, DATED: JULY 11, 1992.
- 10) REFERENCE: DEED BOOK 14281, PAGE 600.
- 11) REFERENCE: DEED BOOK 14273, PAGE 2616.
- 12) ZONED: AG



N/F  
JIMMY R. BRAGG &  
FRANCES Q. BRAGG  
(DEED BOOK 1232, PAGE 250)

N/F  
MC&S ENTERPRISES LLC  
(DEED BOOK 14273 PAGE 2615)

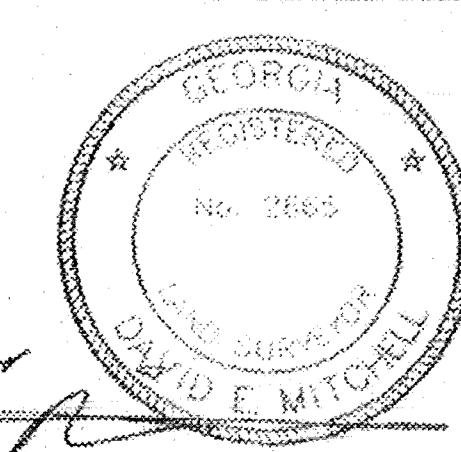
N/F  
HAWLEY FARMS  
(DEED BOOK 198, PAGE 433)

AREA	
TRACT 1	= 2.63 ACRES
TRACT 2	= 4.52 ACRES
TRACT 3	= 4.90 ACRES
TRACT 4	= 2.54 ACRES
<b>TOTAL AREA</b>	<b>= 14.59 ACRES</b>

"ALL MATTERS OF TITLE ARE EXCEPTED"

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 94 Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This survey plat meets minimum requirements of the current Cherokee County Zoning Ordinance and is approved for recording.  
*Janaka Davis*  
Planning Technician  
08/23/2018



DAVID E. MITCHELL, R.L.S. 2665  
DATE: 8-27-18

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 13057C0260D, DATED 09-29-2006, THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

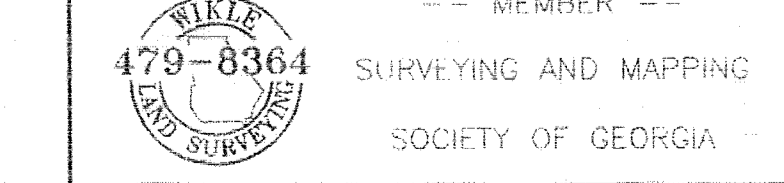
MINOR SUBDIVISION PLAT  
LOT SURVEY PREPARED FOR & AUTHORIZED BY:

**BROHAY, LLC**

LOCATED IN LAND LOT(S): 1296  
DISTRICT - 3, SECTION - 2  
CHEROKEE COUNTY, GEORGIA

FIELD WORK: MARCH 13, 2018  
PLAT PREPARED: JUNE 27, 2018  
SCALE: 1" = 100'

BY: WIKLE LAND SURVEYING, P.C.  
P.O. BOX 1164  
CANTON, GEORGIA 30169  
PHONE: (770) 479-8364  
-- MEMBER --



THIS PLAT WAS REVISED ON AUGUST 24, 2018 TO CORRECT AREA TRACT TABLE