Plat
Recorded 1/22/2026 1:00 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 121 Page 359

Recording Info

Stormwater Notes:

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. Contact 678-493-6077 for additional information.

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.

A United States Army Corps of Engineers Preconstruction Notification and erosion permit is required for any future piped stream crossing in state waters.

A Georgia Registered Design Professional shall design and permit all future storm drainage on these properties.

Floodplain Notes:

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.

Access (driveways) for all lots must be 3' above the 100 year FEMA BFE or 1.0 feet above the Cherokee County Future Conditions BFE, whichever is higher. This may necessitate plan and flood study submittal to and approval from Cherokee County prior to any building, erosion, or development permits being issued for the lots.

Plan Development Notes:

A safe passage analysis in accordance with the current Cherokee County Stormwater Management Ordinance will be required prior to the development of any lots shown on this plat. The analysis will be submitted to Cherokee County (with required lot grading plans or Land Disturbance plans) for review and approval prior to any construction on the lot and prior to any building, erosion, or development permits being issued.

Hydrology studies and stormwater management facilities will be required if conditions that are in accordance with the current Cherokee County Stormwater Management Ordinances are identified. Plan and report submittals for hydraulic and/or hydrologic analysis stormwater management, and erosion control must be reviewed and approved by Cherokee County prior to the issuance of any building, erosion, or development permits on these lots.

Drainage Easement notes:

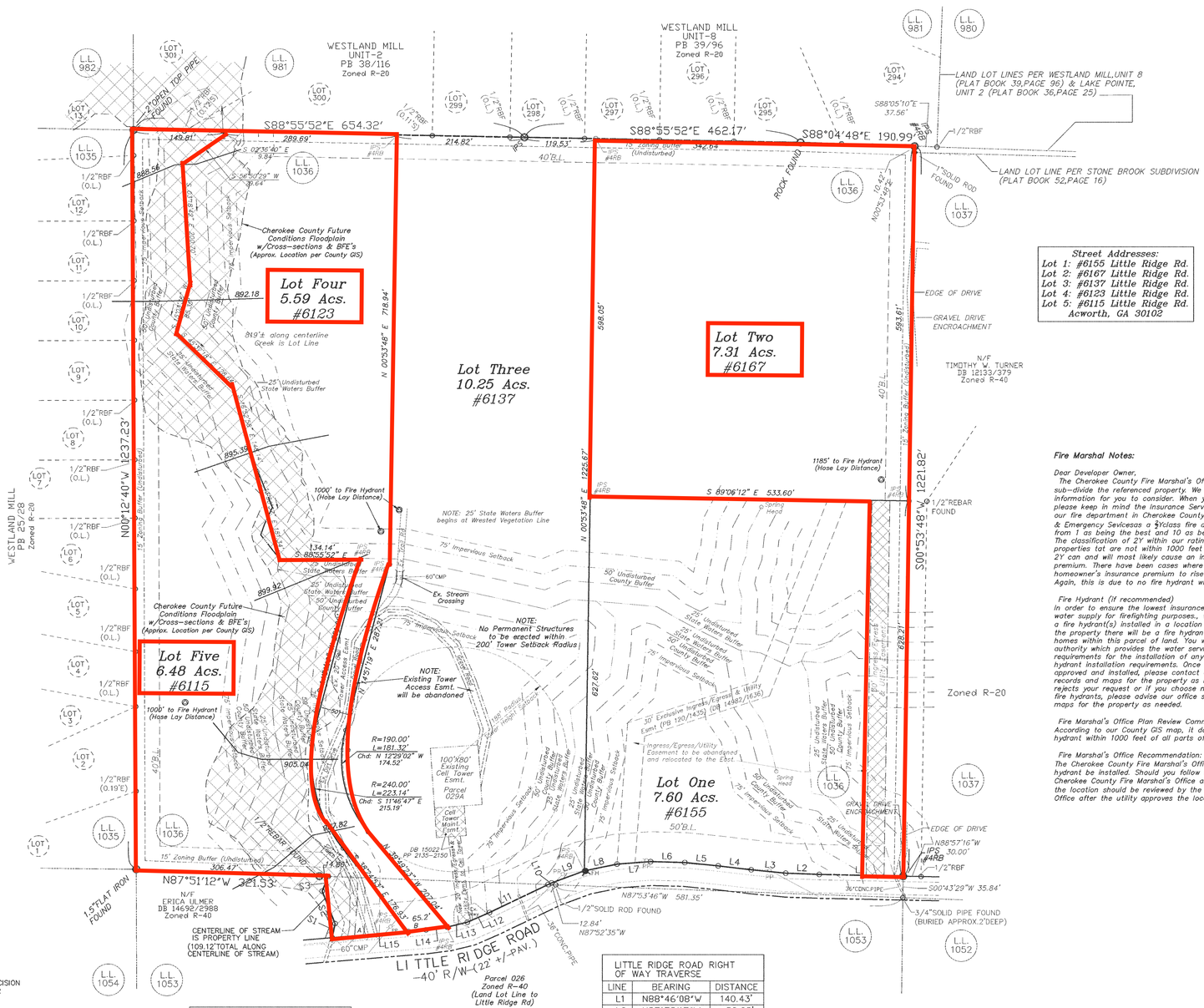
It is the policy of Cherokee County that drainage easements are dedicated to the public use, are not accepted by Cherokee County for County maintenance, and are not considered County property. It is Cherokee County policy that no County forces or equipment shall be used to perform construction in any drainage easement within Cherokee County, unless said easement lies within Cherokee County right-of-way and/or said work is necessary to protect County right-of-way per policy adopted January 14, 1997.

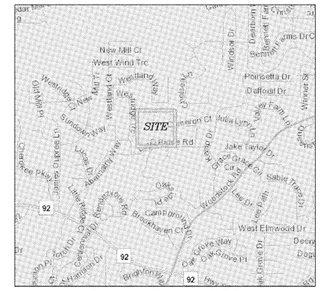
Property owners will be required to keep all storm drainage easements located off of County right-of-way free of obstruction at all times so as to ensure the maximum designed drainage flow. The property owner shall not alter any drainage improvements without the prior written approval of the Cherokee County Engineering Department.

Right of Way Encroachment notes:

Right of upgrades may be required for the installation of driveways. Upgrades may include, but are not limited to, the installation of an 8' shoulder along the lot frontage, drainage upgrades, and sag vertical curves in driveway aprons.

The property owner is responsible for identifying constructable locations for access easements and road frontages during the platting process. All lots must have separate access (driveways). Driveways and access easements shall not be shared. Sharing of driveways or access easements during or after construction will require a change in subdivision type, which will significantly increase permitting requirements.





Location Sketch – N.T.S.

MAGNETIC NORTH
100 0 100 200
SCALE IN FEET

Total Area = 37.23 Acs.
Parcel ID: 21-1036-0001
TIN: 21N11 029
TIN: 21N11 029A
TIN: 21N11 026
No. Lots: 5
Current Zoning: R-20 (Parcels 029 & 029A)
Current Zoning: R-40 (Parcel 026)
Min. Building Setbacks: (per Resolution) Front: 50' Rear: 40' Side: 40'

Street Addresses:
Lot 1: #6155 Little Ridge Rd.
Lot 2: #6167 Little Ridge Rd.
Lot 3: #6137 Little Ridge Rd.
Lot 4: #6123 Little Ridge Rd.
Lot 5: #6115 Little Ridge Rd.
Acworth, GA 30102

Resolution No. 2006-R-110
Case # 06-09-058
Conditions:
1. *The development will be a traditional single-family subdivision. Each House will have a minimum of 2,000 square feet of climate controlled living area.*
2. *Each home will have a minimum of a two-car garage and the front facade shall include decorative architectural features such as shutters and decorative trim.*
3. *The siding material shall be limited to brick, stone, stucco and cementitious board siding.*
4. *Client/owner has agreed to the requests of the Cherokee County School Board regarding a voluntary contribution to offset the initial impact of the proposed development.*
5. *The subdivision will be served by sanitary sewer.*
6. *The Applicant will work with the Cherokee County Engineering Department regarding its access point and improvements to Little Ridge Road at its entrance.*
7. *The homes are anticipated to sell from the mid $200,000 range.*

Resolution No. 2024-R-042
Case # 06-09-058
The petition for a modification of zoning conditions to remove all seven zoning conditions of case number 06-09-058 (shown above) to allow for the development of a minor subdivision is approved with the following conditions:
1. *Remove Condition #7 completely.*
2. *Conditions 1-6 will remain in effect if the site is developed as an R-20 major subdivision.*
3. *Conditions 1-6 are removed completely if the site is developed as a minor subdivision.*
4. *If developed as a minor subdivision, setbacks and buffers will comply with AG zoning standards.*

Fire Marshal Notes:

Dear Developer Owner,
The Cherokee County Fire Marshal's Office has reviewed your request to sub-dlvide the referenced property. We are providing comment(s) 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 Sevlcesas a 5/class fire department. The rating scale is from 1 as being the best and 10 as being no fire protection provided. The classification of 2Y within our rating is designated for those properties tat 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 (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 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 by the Cherokee County Fire Marshal's Office after the utility approves the location of the installation.

DRIVEWAY NOTE:
All driveways will be required to obtain a driveway permit from the Cherokee County Engineering Department. Property owners will be responsible for making sure driveways meet Cherokee County standards.

Revision Note #1
This Plat is a revision to the plat recorded in Plat Book 120, page 1435, Cherokee County records. The following changes were made:
-Revised Ingress-Egress Esmt & Maintenance Area Esmt to Cell Tower (per DB 15022/2135).
-Revised Ingress-Egress & Utility Esmt across Lot 1 to serve Lot 2.

APPROVED FOR RECORDING
CHEROKEE COUNTY
PLANNING AND ZONING
Planner
01/22/2026

PLAT REFERENCES:
1. SURVEY FOR H & C BUILDERS BY CHEROKEE SURVEYING CO., DATED NOV. 11, 1994, REVISED NOV. 21, 1994.
2. SURVEY FOR JAMES L. KEMP BY CENTERLINE SURVEYING SYSTEMS, INC., DATED NOV. 23, 1995.
3. SURVEY FOR WINNIE J. & GEORGE L. LEMING BY GILBERT O. MAULSBY ,R.L.S, DATED MAY 11, 1970.
4. PLAT OF WESTLAND MILL SUBDIVISION, DATED DECEMBER 1, 1984; PB 25/28.
5. PLAT OF WESTLAND MILL, UNIT 2 SUBDIVISION, DATED NOV. 18, 1989; PB 38/116.
6. PLAT OF WESTLAND MILL, UNIT 8, DATED AUGUST 1, 1990; PB 39/96.
7. PLAT OF STONE BROOK SUBDIVISION DATED FEB. 6, 1996; PB 52/16.
8. PLAT OF LAKE POINTE ,UNIT 2, DATED AUGUST 8, 1988; PB 36/25.
9. PLAT OF SURVEY FOR CHARLES L. CAMBRON, DATED [illegible]

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,089 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,181 FEET.
3. A TOPCON GTS-211D WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
4. FEMA/F.I.R.M. FOR CHEROKEE COUNTY, GEORGIA, COMMUNITY NO. 130424, MAP NUMBER 13057C0326E, DATED 6-7-2019, SHOWS THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. ZONE X
NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER CHEROKEE COUNTY FUTURE CONDITIONS MAPPING.
5. THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GA14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE). DISTANCES SHOWN ARE GROUND DISTANCES.
6. ALL MATTERS OF TITLE ARE EXCEPTED.
7. UNDERGROUND UTILITIES WERE NOT LOCATED.
8. 1/2" REBAR WITH CAP TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.

CENTERLINE OF STREAM TRAVERSE		
LINE	BEARING	DISTANCE
S1	N11°31'09"E	24.06'
S2	N21°38'01"W	58.46'
S3	N22°23'44"E	26.60'

LITTLE RIDGE ROAD RIGHT OF WAY TRAVERSE		
LINE	BEARING	DISTANCE
L1	N88°46'08"W	140.43'
L2	N87°53'17"W	56.08'
L3	N84°24'10"W	58.08'
L4	N83°15'50"W	55.66'
L5	N84°15'16"W	56.22'
L6	N88°30'25"W	57.14'
L7	S85°45'31"W	56.47'
L8	S78°26'15"W	55.79'
L9	S69°46'20"W	58.40'
L10	S64°56'52"W	6.52'
L11	S64°29'56"W	108.56'
L12	S66°25'27"W	40.56'
L13	S76°22'48"W	34.78'
L14	S[illegible]°34'[illegible]"W	[illegible].61'
L15	S85°12'[illegible]8"W	15[illegible].63'

A=128.0[illegible]	B=9.58'		

-Boundary information taken from Survey for Charles L. Cambron, prepared by Robert J. Cagle, dated February 11, 2002.
-Deed Book 13231/[illegible]
-Deed Book [illegible]/64[illegible]55.

OWNER'S ACKNOWLEDGEMENT

Parcels 029 & 026

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.

CHARLINE CAMBRON — 12-23-25 DATE

OWNER'S ACKNOWLEDGEMENT

Parcel 029A (Cell Tower Lease Area)

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.

CHARLINE CAMBRON — 12-23-25 DATE

OWNER'S ACKNOWLEDGEMENT

Subdivision Lot 2 (#6167)

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.

Sajeewani Egodawatta — 12-23-25 DATE

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 the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with 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.C.G.A. 15-6-67.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Zoning Ordinance of Cherokee County, Georgia, have been fully complied with.

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

Donald L. Perryman, GA RLS #2133 — 12-23-25 Date

PROJ/3673 Little Ridge/DWG/3673-2022.dwg (5 Lots-2023) ~ JP-2022-BLU.ctb

Sheet 1 of 1

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com
'Cobb County Surveyors'
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

Minor Subdivision Plat for
Charline Cambron
Located in Land Lots 1036 and 1053 of the [illegible] Districts
2nd Section, Cherokee County, Georgia

JOB NUMBER	3673
DRAWN BY	jp
CHECKED BY	DLP
DATE	07-15-25
FIELD DATE	2-9-2002
SCALE	1"=100'

REVISIONS	DATE
Per County comments	12-23-25
Per Revision Note #1	12-03-25
Per County comments	04-24-24
Per County comments	04-19-24

SOLD SOLD SOLD: Lots 5,4,2 Little Ridge Road Cherokee Acworth