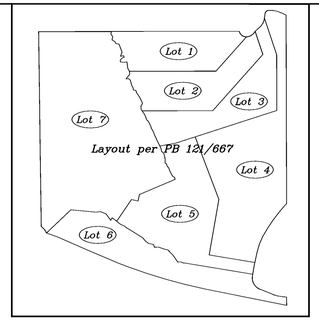
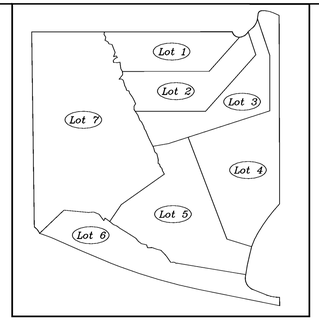
Plat
Recorded 8/4/2026 3:34 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 121 Page 874

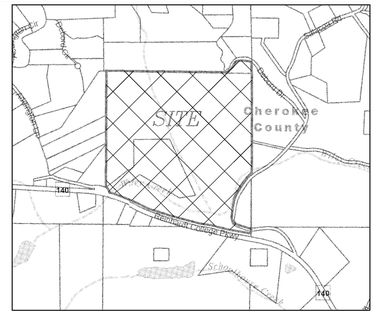
Recording Info



Previously Platted Layout
1"=750'



New Layout
1"=750'



Location Sketch
N.T.S.

GRID
GA West Zone

250 0 250 500
SCALE IN FEET

TOTAL AREA = 146.350 ACS.
Parcel ID: 23-0305-002 (#114) (18.403 Acs.)
Parcel ID: 23-0305-007 (#116) (126.760 Acs.)
Parcel ID: 23-0272-0006 (1.187 Acs.)
Zoned AG, Agriculture
Prop. Number of Lots = 7

Zoning Data
Min. Lot Width @ front building line = 150'
Min. Building Setbacks (BSL):
Front Building Line
Hwy 140 = 65' (unless otherwise shown)
Salacoa Rd = 65' (unless otherwise shown)
DeBord Dr = 50' (unless otherwise shown)
Addington Ln = 50' (unless otherwise shown)
Side = 40'
Rear = 40'

Lot Areas
Lot 1 = 11.287 Acs.±
Lot 2 = 11.839 Acs.±
Lot 3 = 12.719 Acs.±
Lot 4 = 24.031 Acs.
Lot 5 = 23.327 Acs.±
Lot 6 = 15.764 Acs.±
Lot 7 = 47.383 Acs.±

Cherokee County Notes
A. *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 (GWSCC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department. Contact 678-493-6077 for additional information.*
B. *Development that will result in Land Disturbance equal to or grater 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.*
C. *It is the policy of Cherokee County that Drainage Easements are dedicated to the public use and are not accepted by Cherokee County for County Maintenance and are not considered County Property. Therefore, it is Cherokee County Policy that no county forces or equipment shall be used to perform construction to 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 Cherokee County Policy adopted January 14, 1997.*
D. *Property owners will be required to all keep all required Storm Drainage Easements off of the County Right-of-Way free of obstruction in such a way as to ensure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the Cherokee County Engineering Department.*
E. *A United States Army Corps of Engineers Preconstruction Notification and Erosion Permit is required for any future piped stream crossings in State Waters.*
F. *A Georgia Registered Design Professional shall design and permit all future storm drainage on these properties.*
G. *A Finished Construction FEMA Elevation Certificate will be required for any structure located within fifty horizontal of Floodplain.*
H. *Any habitable structure shall be a minimum of 3.0' above the 100-year FEMA BFE, or 1.0' above the Cherokee County Future Conditions BFE, whichever is higher.*

Fire Department Notes

Dear Developer/Owner:
The Cherokee County Fire Marshal's Office has reviewed your request to sub-divide the referenced property. The Cherokee County Fire Marshal's Office is 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 Services as 2/2Y 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 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 rise to triple their previous amount. Again, this is due to no fire hydrant within 1000 feet of the residence.

In order to ensure the lowest insurance premium rates and an adequate water supply for firefighting purposes, the Fire Marshal's Office is 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 an all homes within this parcel of land. You will need to contact the Cherokee County Water Authority which provides the water services for more information and requirements for the installation of additional water lines and all fire hydrant installation requirements. Once the water line and fire hydrant are approved and installed please contact the Fire Marshal's Office so they can update their 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 the Fire Marshal's Office so they can update their records and maps for the property as needed.

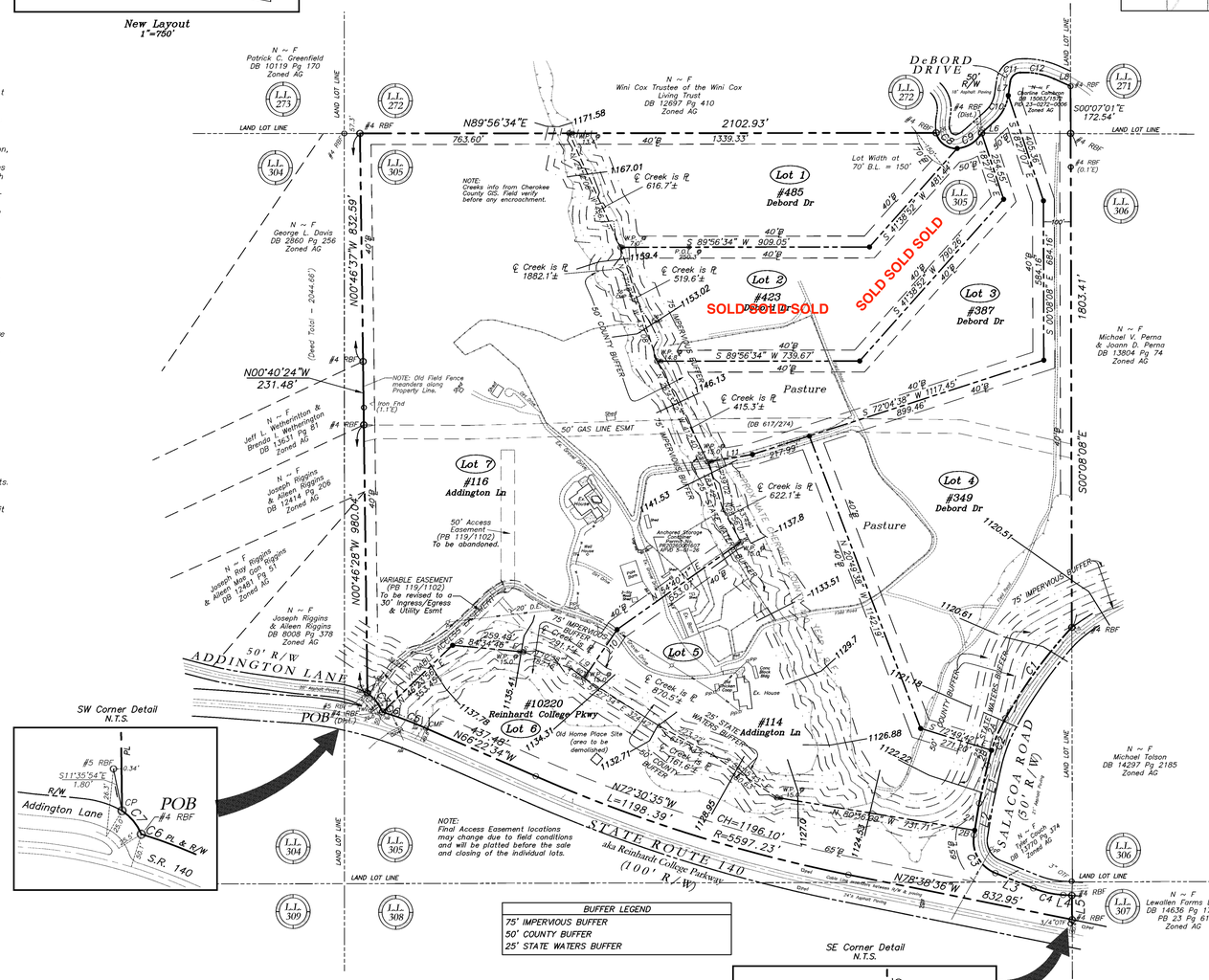
Fire Department access to properties is paramount in our ability to access properties for a more effective firefighting strategy. Fie Department access road should be 20 feet wide, less than a 10% grade and be of an all-weather/all-season surface capable of supporting 75,000 pounds. If the public/private access drive is longer than 150 feet, it will need to have an approved turnaround at the end.

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.

Right of way encroachment notes:
-Right of way 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 the subdivision type, which will significantly increase permitting requirements..

Floodplain notes:
-Accessory structures within the floodplain must meet all criteria set forth in the current Cherokee County Floodplain Ordinance.
-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.

All driveway 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.


N ~ F
Patrick C. Greenfield
DB 10119 Pg 170
Zoned AG
N ~ F
George L. Davis
DB 2860 Pg 256
Zoned AG
N ~ F
Jeff & Brenda Wetherington
DB 13631 Pg 81
Zoned AG
N ~ F
Joseph Riggins & Aileen Riggins
DB 12414 Pg 206
Zoned AG
N ~ F
Joseph Roy Riggins & Aileen Mae Gan Riggins
DB 12481 Pg 51
Zoned AG
N ~ F
Joseph Riggins & Aileen Riggins
DB 8008 Pg 378
Zoned AG
N ~ F
Wini Cox Trustee of the Wini Cox Living Trust
DB 12697 Pg 410
Zoned AG
N ~ F
Michael V. Perna & Joann D. Perna
DB 13804 Pg 74
Zoned AG
N ~ F
Michael Tolson
DB 14297 Pg 2185
Zoned AG
N ~ F
Lewallen Farms LLC
DB 14636 Pg 1741
PB 23 Pg 61
Zoned AG
N ~ F
Clarina Collazos
DB 15063/1705
PB 123-075-006
Zoned AG
N89°56'34"E 2102.93'
763.60'
1339.33'
1171.58
N00°46'37"W 832.59'
(Deed Total = 2044.66')
N00°40'24"W 231.48'
N00°46'28"W 980.00'
S00°08'08"E 1803.41'
S00°07'01"E 172.54'
N86°22'34"W 437.45'
POB
#4 RBF
#4 RBF (0.1'E)
#5 RBF
LAND LOT LINE
Lot 1 #485 Debord Dr
Lot 2 #423 Debord Dr
Lot 3 #387 Debord Dr
Lot 4 #349 Debord Dr
Lot 5 #114 Addington Ln
Lot 6 #10220 Reinhardt College Pkwy
Lot 7 #116 Addington Ln
DeBORD DRIVE
50' R/W
17' Asphalt Paving
ADDINGTON LANE
50' R/W
SALACOA ROAD (50' R/W)
STATE ROUTE 140
aka Reinhardt College Parkway
(100' R/W)
Pasture
SOLD SOLD SOLD
SOLD SOLD SOLD
NOTE: Creeks info from Cherokee County GIS. Field verify before any encroachment.
NOTE: Old Field Fence meanders along Property Line.
NOTE: Final Access Easement locations may change due to field conditions and will be platted before the sale and closing of the individual lots.
Old Home Place Site (area to be demolished)
Lot Width at 70' B.L. = 150'
50' COUNTY BUFFER
75' IMPERVIOUS BUFFER
25' STATE WATERS BUFFER
50' GAS LINE ESMT
(DB 617/274)
50' Access Easement (PB 119/1102) To be abandoned.
VARIABLE EASEMENT (PB 119/1102) To be revised to a 30' Ingress/Egress & Utility Esmt
Anchored Storage Containers Permitted by BOA 5-01-26
Gas Meter
Gas Valve
Gas Line
Water Line
Power Pole
Guy Wire
Fire Hydrant
Mailbox
Pool
Pool Equip.
Deck
Gazebo
Shed
Dr. House
Gas Meter
Gas Valve
Gas Line
Water Line
Power Pole
Guy Wire
Fire Hydrant
Mailbox
Pool
Pool Equip.
Deck
Gazebo
Shed
Dr. House
Ø Creek is ≈ 1882.1'±
Ø Creek is ≈ 519.6'±
Ø Creek is ≈ 415.3'±
Ø Creek is ≈ 622.1'±
Ø Creek is ≈ 970.5'±
Ø Creek is ≈ 761.6'±
Ø Creek is ≈ 616.7'±
Ø Creek is ≈ 1153.02
Ø Creek is ≈ 1137.78
Ø Creek is ≈ 1135.41
Ø Creek is ≈ 1134.31
Ø Creek is ≈ 1132.71
Ø Creek is ≈ 1127.0
Ø Creek is ≈ 1126.05
Ø Creek is ≈ 1124.5
Ø Creek is ≈ 1141.53
Ø Creek is ≈ 1137.8
Ø Creek is ≈ 1133.51
Ø Creek is ≈ 1129.7
Ø Creek is ≈ 1126.88
Ø Creek is ≈ 1122.22
Ø Creek is ≈ 1121.19
Ø Creek is ≈ 1120.61
Ø Creek is ≈ 1120.51
Ø Creek is ≈ 1167.01
Ø Creek is ≈ 1159.4
Ø Creek is ≈ 1146.13
Ø Creek is ≈ 1137.99
S 89°56'34" W 909.05'
S 41°38'52" W 461.06'
S 89°56'34" W 739.67'
S 72°04'38" W 117.45'
S 72°04'38" W 899.46'
N 82°56'34" W 731.71'
N 72°30'35"W L=1198.39' CH=1196.10' R=5597.23'
S 27°38'52" W 700.26'
S 00°08'08"E 694.16'
N 78°38'36"W 832.95'
S 27°38'52" W 271.70'
S 27°38'52" W 40.00'
S 27°38'52" W 40.00'
S 27°38'52" W 40.00