FIELD BOOK 118 , PAGE 56 , FILE J4156 .

LEGEND:
1) I.P.S. - IRON PIN SET (#5R.)
2) I.P.F. - IRON PIN FOUND
3) R. - REINFORCING BAR
4) A - ARC
5) RAD. - RADIUS
6) (R) - RADIAL
7) (NR) - NOT RADIAL
8) M.H. - MANHOLE
9) D.I. - DROP INLET
10) B.L. - BUILDING LINE
11) R/W - RIGHT OF WAY
12) J.B. - JUNCTION BOX
13) F.H. - FIRE HYDRANT
14) L.L.L. - LAND LOT LINE
15) C.B. - CHORD BEARING
16) C.D. - CHORD DISTANCE
17) N./F. - NOW OR FORMERLY
18) S.S. - SANITARY SEWER
19) S.S.E. - SANITARY SEWER EASEMENT
20) P.P. - POWER & (OR) PHONE POLE
21) D.E. - DRAINAGE EASEMENT
22) ℄ - CENTERLINE
23) ℞ - PROPERTY LINE
24) ——— - OVERHEAD POWER LINE
25) ———T——— - OVERHEAD PHONE LINE
26) ——x—x—x—— - FENCE (APPROX. LOC.)
27) →···→··· - ℄ STREAM (APPROX. LOC.)
28) →--→-- - ℄ DITCH (APPROX. LOC.)
29) [129] - INDICATES STREET NUMBER
30) ——SS—— - SANITARY SEWER
31)
32)
33)

NOTES:
1) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS MAY NOT BE SHOWN.
2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
3) SOME OVERHEAD UTILITY EASEMENTS MAY NOT BE SHOWN.
4) SOME IMPROVEMENTS MAY NOT BE SHOWN.
5) SOME FENCE LINES ARE NOT SHOWN.
6) STATE WATERS BUFFERS ARE NOT SHOWN.

NOTE:
GA. D.O.T. CONSTRUCTION CENTERLINE & PLANNED CONSTRUCTION CENTERLINE ARE BASED ON PHYSICAL LOCATION OF STAKEOUT NAILS ALONG UNION HILL ROAD.

JOB NO. 11-4156-02D

N

MAG.

TRAVERSE TABLE		
COURSE	BEARING	DISTANCE
1	N 40°51'50"W	72.82'
2	S 40°51'50"E	41.22'
54	S 21°19'00"E	145.63'
55	N 68°41'00"E	35.00'
56	S 21°00'00"E	38.38'
57	S 19°42'25"E	53.28'
58	S 18°09'25"E	55.56'
59	S 16°44'30"E	52.06'
60	S 14°48'00"E	53.38'
61	S 12°43'45"E	57.55'
62	S 10°47'40"E	69.69'
63	S 31°37'20"W	351.55'
64	S 26°31'05"W	12.91'
65	S 26°31'05"W	40.90'
66	S 21°25'10"W	27.89'
67	S 17°30'50"W	28.36'
68	S 12°24'25"W	34.00'
69	S 09°15'20"W	122.37'
70	S 12°20'30"W	53.87'
71	S 15°53'00"W	53.97'
72	S 20°17'20"W	49.64'
73	S 25°48'30"W	38.18'
74	S 31°50'50"W	26.56'
75	S 39°53'00"W	29.62'
76	S 48°08'45"W	27.99'
77	S 56°54'50"W	27.37'
78	S 65°01'55"W	33.75'
79	S 71°13'10"W	37.10'
80	S 74°18'40"W	114.05'
81	S 67°05'00"W	36.69'
82	S 56°12'05"W	16.04'

REFERENCE PLAT:
FINAL PLAT FOR: FOREST CREEK SUBDIVISION, UNIT 3, PHASE 2, BY: GASKINS SURVEYING, INC. , DATED: 06-19-06, SHEETS 1, 2, 3 & 4 OF 4, RECORDED IN PLAT BOOK 92, PAGES 38, 39, 40 & 41.

REFERENCE DEEDS:
1) DEED BOOK 10398, PAGE 85
2) DEED BOOK 10398, PAGE 94
3) DEED BOOK 8737, PAGE 366
4) DEED BOOK 8737, PAGE 382
5) DEED BOOK 8499, PAGE 259
6) DEED BOOK 8589, PAGE 135

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NO. 130424 , PAGE 260D , DATED 9-29-06 , SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

0' 50' 100' 200' 300' 400'
GRAPHIC SCALE - FEET

N./F.
GEORGE L. FRADY &
ELIZABETH FRADY

DOBSON CIRCLE
PAVED

(D.O.T. CONTROL POINT "D12" #6R.) I.P.F.

(#4R., BENT) I.P.F.

CUMMING HIGHWAY
STATE ROUTE 20
VARIABLE R/W
PAVED

L.L.L. (APPROX.)

HARMONY DRIVE
PAVED

S 08°52'30"W
20.00'

A = 461.46'
C.B. = S 88°46'00"E
C.D. = 460.10'
RAD. = 1730.00'

GA. D.O.T. CONSTRUCTION CENTERLINE

TWO WATER VAULTS

N 09°16'05"E
6.06'

N 09°16'05"E
161.65'

213.88'
S 78°51'20"E

172.98'
S 79°25'20"E

(D.O.T. CONTROL POINT "D13" #6R.) I.P.F.

S 25°19'25"E
54.31'

ASPHALT DRIVE

(1-1/2" PIPE, BENT) I.P.F.

UTILITY EASEMENT IN FAVOR OF CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY

GA. D.O.T. PLANNED RELOCATION CONSTRUCTION CENTERLINE

S 01°58'55"W
287.36'

N 77°27'20"W
170.00'

473.50'

CHEROKEE COUNTY SCHOOL SYSTEM

L.L. 937

L.L. 938

TRACT - 1
AREA = 18.73 ACRES

30" R.C.P.

A = 216.16'
C.B. = S 03°46'40"E
C.D. = 215.80'
RAD. = 1075.00'

UNDERGROUND UTILITY MARKER

N 80°27'40"E
20.00'

L.L.L. (APPROX.)

A = 216.87'
C.B. = S 15°25'40"E
C.D. = 216.48'
RAD. = 1055.00'

F.H.

(MONUMENT WITH PLASTIC CAP FOUND; D.O.T. CONTROL POINT "1154")

UNION HILL ROAD
VARIABLE R/W
PAVED

WATER VAULT

GUY WIRE

N 01°27'55"E

L.L.L. (APPROX.)

(#5R.) I.P.F.

L.L. 1008

L.L. 1007

N 01°51'40"W
454.22'

(#5R., BURIED) I.P.F.

36" C.M.P.

SEDIMENT POND

OUTLET STRUCTURE

M.H.

20' S.S.E.

FOREST CREEK SUBDIVISION (PLAT BOOK 92, PAGE 38)

DAM

18" C.M.P.

(PLANNED RELOCATION)
UNION HILL TRAIL
VARIABLE R/W

EXISTING ASPHALT TO BE REMOVED

S 41°40'15"W
41.26'

A = 188.41'
C.B. = S 65°08'20"W
C.D. = 183.19'
RAD. = 230.00'

S 30°13'00"W
25.16'

S 88°36'25"W
435.49'

(#4R.) I.P.F.
(0.11' S.E.)
(#5R.) I.P.F.

N 88°36'25"E 240.41'

66.33'

S 84°27'55"E

174.84'
N 88°36'25"E

N 48°29'50"E 264.96'

A = 139.26'
C.B. = N 65°08'20"E
C.D. = 135.40'
RAD. = 170.00'

A = 138.04'
C.B. = N 85°48'20"W
C.D. = 124.31'
RAD. = 87.99'

A = 212.27'
C.B. = S 45°27'45"W
C.D. = 212.12'
RAD. = 1604.00'

N 48°29'50"E
5.00'
(#4R.) I.P.F.

S 49°15'15"W
110.14'

N 41°40'15"E
41.26'

A = 220.21'
C.B. = N 45°27'45"E
C.D. = 220.05'
RAD. = 1664.00'

UTILITY EASEMENT IN FAVOR OF CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY

UNION HILL TRAIL
50' R/W
PAVED

N 38°38'35"E
5.08'

(#5R.) I.P.F.

N.17°39'55"E
58.63'

110.14'
N 49°15'15"E

A = 232.16'
C.B. = S 85°48'20"E
C.D. = 209.08'
RAD. = 147.99'

TRACT - 2
AREA = 22.67 ACRES

CATTLE TROUGH

WATER VAULT

F.H.

DENNEY LANE
PAVED

TOTAL = 364.46'

15" R.C.P.

EOREST CREEK SUBDIVISION (PLAT BOOK 92, PAGE 38)

20' S.S.E.

743.49'

N 38°38'35"E

(#4R.) I.P.F.
(0.11' N.W.)

M.H.

GUY WIRE

L.L. 1008

L.L. 1007

OGLETHORPE POWER COMPANY
75' EASEMENT

S 00°27'00"W
46.67'

S 89°22'10"W 852.11'

N 89°22'10"E 852.11'

N 89°46'25"W 717.93'

(#5R.) I.P.F.

N 00°27'00"E 329.89'

L.L. 1009

L.L. 1010

TRACT - 3
AREA = 8.29 ACRES

WATER VAULT

UTILITY EASEMENT IN FAVOR OF CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY

EVANS COOK ROAD
50' R/W
PAVED

TOTAL = 798.35'

15" R.C.P.

(#5R.) I.P.F.

S 58°48'50"W
89.29'

N 50°14'10"W 461.50'

N./F.
SAMUEL R. HARBIN

F.H.

BESSIE LUSK DRIVE
PAVED

THIS PLAT WAS REVISED ON MARCH 3, 2011. TO CHANGE BOUNDARY FOR PLANNED RELOCATION OF UNION HILL TRAIL.

TRACTS - 1, 2 & 3
TOTAL AREA = 49.69 ACRES

BRETT SISSON
REGISTERED LAND
SURVEYOR NO. 3158

GEORGIA REGISTERED No. 3158 LAND SURVEYOR BRETT SISSON

LANDMARX INC.
1100 HOWELL BRIDGE ROAD/P.O. BOX 129
BALL GROUND, GEORGIA 30107
(770) 735-1100

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83,000+ FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-3005

" ALL MATTERS OF TITLE ARE EXCEPTED"

BOUNDARY SURVEY
-FOR-
FIRST CITIZENS BANK & TRUST

LAND LOT(S) - 937, 938, 1007, 1008 & 1010
DISTRICT - 3 , SECTION - 2
CITY: CHEROKEE COUNTY, GEORGIA
PREPARED: JANUARY 5, 2011 SCALE: 1" = 100 FT.
DRAWN BY: B.S. & E.M.H.
DWG FILE: J4156BND-REV1.dwg
JOB NO. 11-4156-02D