

Plat
Recorded 8/3/2022 7:45 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 2550
Participant IDs: 8931030795

THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED AG PER CHEROKEE
COUNTY GIS ACCESSED ON 05/14/2021.

THE SETBACKS FOR ZONE AG PER THE RECORDED
SUBDIVISION PLAT (PLAT BOOK 86/PAGE 78) ARE AS
FOLLOWS:

FRONT: 50 FEET
SIDE: 15 FEET
REAR: 30 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED
BY THE LOCAL JURISDICTION AND SHOULD BE
CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR
ANY CONSTRUCTION ACTIVITIES.

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Cherokee County, Georgia, (Community-panel number 13057C0280E, dated 06/07/2019), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 05/06/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 58,546 feet and an angular error on 01 seconds per angle point and was not adjusted.
- This plat has been calculated for closure and is found to be accurate within one foot in 621,876 feet.
- Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Linear: Leica TS16i Robotic Total Station
GPS: Leica GS16 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- 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. 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 and drainage improvements without the prior written approval of the Cherokee County Engineering Department.

REFERENCES:

- Plat Book 86, Page 78

| PID# | LOT# | SITE ADDRESS | PROPERTY OWNER |
|--------------|------|----------------------------------|------------------------------|
| 03-1172-0006 | 6 | 112 EQUEST DR., CANTON, GA 30115 | REO FUNDING SOLUTIONS II LLC |
| 03-1172-0015 | 7 | 114 EQUEST DR., CANTON, GA 30115 | REO FUNDING SOLUTIONS II LLC |

OWNER'S CERTIFICATION

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.

REO FUNDING SOLUTIONS II LLC

Ruby Newell

Signature

07/13/2022

Date

APPROVED FOR RECORDING
CHEROKEE COUNTY
PLANNING AND LAND USE

Janet Davis

Planning Technician

07/19/2022

LEGEND

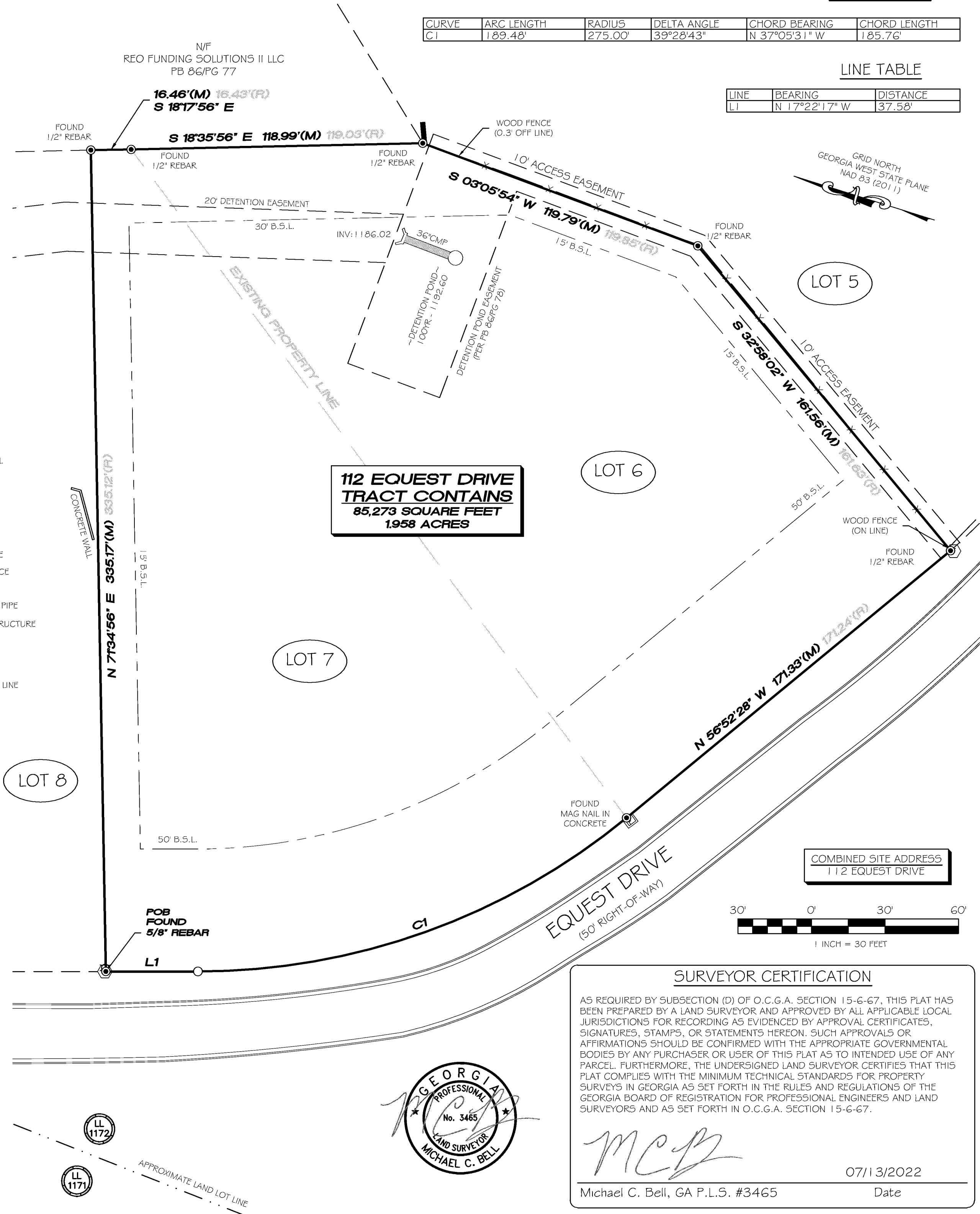
| | |
|--|--------------------------|
| | LIGHT POLE |
| | SPOT ELEVATION |
| | WATER METER |
| | ELECTRIC BOX |
| | TELEPHONE PEDESTAL |
| | BENCHMARK |
| | IRON PIN FOUND |
| | COMPUTED POINT |
| | IRON PIN SET |
| | MEASURED DISTANCE |
| | CALCULATED DISTANCE |
| | RECORD DISTANCE |
| | CORRUGATED METAL PIPE |
| | OUTLET CONTROL STRUCTURE |
| | POINT OF BEGINNING |
| | STORM SEWER LINE |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | FENCE |
| | LAND LOT |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 189.48' | 275.00' | 39°28'43" | N 37°05'31" W | 185.76' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 17°22'17" W | 37.58' |



SURVEYOR CERTIFICATION

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 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MCB

Michael C. Bell, GA P.L.S. #3465

07/13/2022

Date

LOCATED IN:

LAND LOT 1172

3RD DISTRICT - 2ND SECTION
CHEROKEE COUNTY, GEORGIA

COMBINATION PLAT

LOT 6 & 7

THE ESTATES AT EQUEST - PHASE 1

FOR

STONECREST HOMES

| ISSUE: | DATE | DESC. |
|-------------|------------|-------|
| INITIAL: | 07/13/2022 | |
| REV. 1: | | |
| REV. 2: | | |
| REV. 3: | | |
| REV. 4: | | |
| REV. 5: | | |
| REV. 6: | | |
| REV. 7: | | |
| DRAFTED BY: | MAS | |
| CHECKED BY: | MCB | |
| PROJECT #: | 21142 | |

ALS ALLIANCE
LAND SURVEYING

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BUFORD, GA. 30518
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