

Plat
Recorded 8/7/2023 9:15 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 690
Participant IDs 0484597940

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

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CC Land Surveyors, Inc.
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THE PROPERTY OF THE SURVEYOR AND MAY NOT
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WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

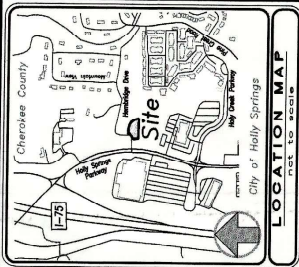
CITY OF HOLLY SPRINGS ZONING GC:

Commercid:	General Commercial
District:	CC
Designation:	3/4 AC
Minimum Lot Area:	(None in Town Center District)
Units per acre Max. FAR:	N/A
Minimum Floor Area:	N/A
Min Lot Width:	100'
Minimum Yard Setbacks:	
Front Setback (Arterial):	60'
Front Setback (Collector):	50'
Front Setback (Local):	50'
Side Setback (Major):	---
Side Setback (Minor):	10'
Rear Setback:	15'

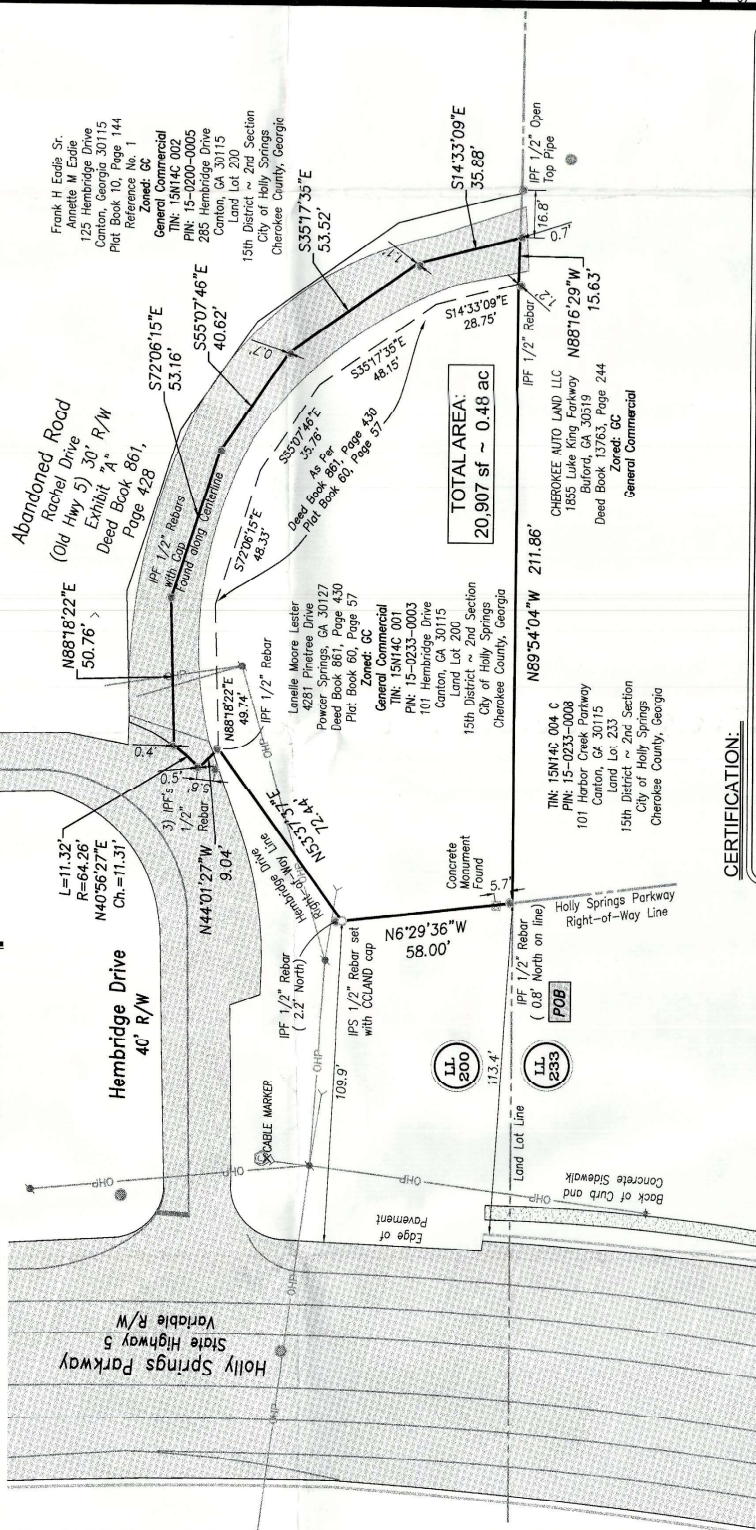
* Septic tank approval is made by the City
when the Cherokee County Environmental
Department regulations are met and satisfied.

LEGEND:

- LAND LOT NUMBER
- POINT OF BEGINNING
- TIN TAX IDENTIFICATION NUMBER
- PIN PARCEL IDENTIFICATION NUMBER
- 1/2" REBAR SET
- W/FI "CCLAND" CAP
- IPF - IRON PIN FOUND
- (AS NOTED)
- CONCRETE RIGHT-OF-WAY
- MONUMENT FOUND
- PROPERTY LINE
- ADJOINERS LOT LINE OR RIGHT OF WAY LINE
- 2" CONCRETE CURB AND GUTTER
- EDGE OF PAVEMENT
- EXISTING ASPHALT
- POWER POLE / GUY WIRE
- OVERHEAD POWER
- MH - SANITARY - SEWER MANHOLE
- CABLE TV BOX



CERTIFICATE OF AUTHORIZATION No. 438
P.O. BOX 801143
Acworth, Georgia 30101
770-975-3933
hel@ccland.com
CC LAND SURVEYORS



CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. I am a duly Licensed Professional Land Surveyor in the State of Georgia, License No. 2568. This map or plat has been calculated for closure and is found to be accurate within one foot in 110,678 feet.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information on this plat is for informational purposes only and does not create the parcel or parcels are stated herein. RECORDED INFORMATION ON THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY LOCAL PURPOSE OF THE LAND. Further, this plat is not a warranty of title, and the surveyor does not warrant the accuracy of the survey or the suitability of the land for any purpose. This plat complies with the minimum technical standards for and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

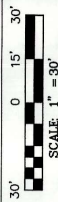
CC Land Surveyors, Inc.
Date 02/20/2023
For the Firm CC Land Surveyors, Inc.

REFERENCE PLATS:

- Boundary Survey For:
Dr. W. L. Lester Estate
Prepared By: Blawie Surveying Co.
Recorded: January 22, 1990
Dated: January 22, 1990
Subdivision Plat: Bright-Meyers
Holly Springs Associates, L.P.
Prepared By: Robert Murphy PLLC
Dated: February 22, 2013
Recorded in Plat Book 108, Page 183

FLOOD:

ACCORDING TO THE FIRM OF CHEROKEE COUNTY,
MAP NUMBER 1305702042E,
CITY OF HOLLY SPRINGS: 130425 ZONE X,
DATED 06/07/2019, SHOWS THIS PROPERTY NOT
TO BE IN A 100 YEAR FLOOD HAZARD AREA.



Retracement Survey For: Susan Ashworth

Land Lot 200
15th District ~ 2nd Section
City of Holly Springs
Cherokee County, Georgia



For The Firm
CC Land Surveyors, Inc.

This survey was prepared in conformity with the Technical Standards for Professional Land Surveyors in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

FIELD DATE: 02/16/2022 SR
CAD DATE: 02/17/2023 VH
SCALE: 1" = 30'
CHECKED: 02/20/2023 CC
2023 (B)
101 Hembridge Drive
Sheet No.: 1 of 1