

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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# CITY OF HOLLY SPRINGS ZONING GC:

Commercial:	
District:	General Commercial
Designation:	GC
Minimum Lot Area:	3/4 AC
(None in Town Center District)	
Units per acre Max. FAR:	N/A
Minimum Floor Area:	N/A

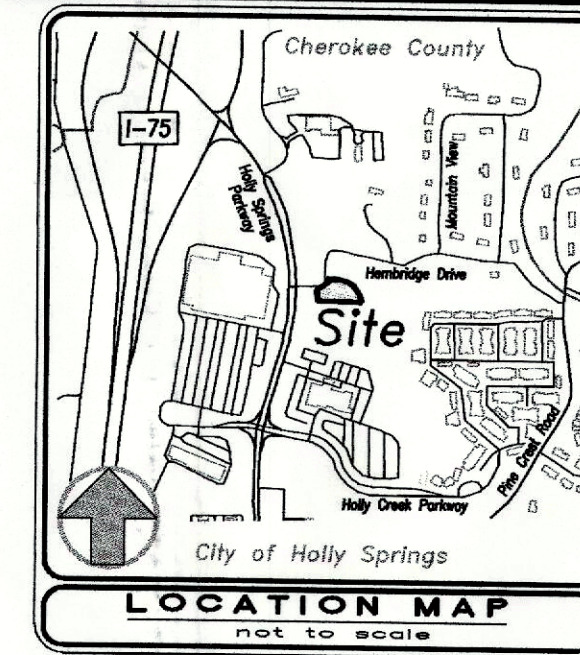
Min Lot Width:	100'
Minimum Yard Setbacks	
Front Setback (Arterial):	60'
Front Setback (Collector):	50'
Front Setback (Local):	50'
Side Setback (Major):	--
Side Setback (Minor):	10'
Rear Setback:	15'

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

## LEGEND:

- LL 000 LAND LOT NUMBER
- POB POINT OF BEGINNING
- TIN TAX IDENTIFICATION NUMBER
- PIN PARCEL IDENTIFICATION NUMBER
- 1/2" REBAR SET WITH "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
- SANITARY SEWER MANHOLE
- CABLE TV BOX

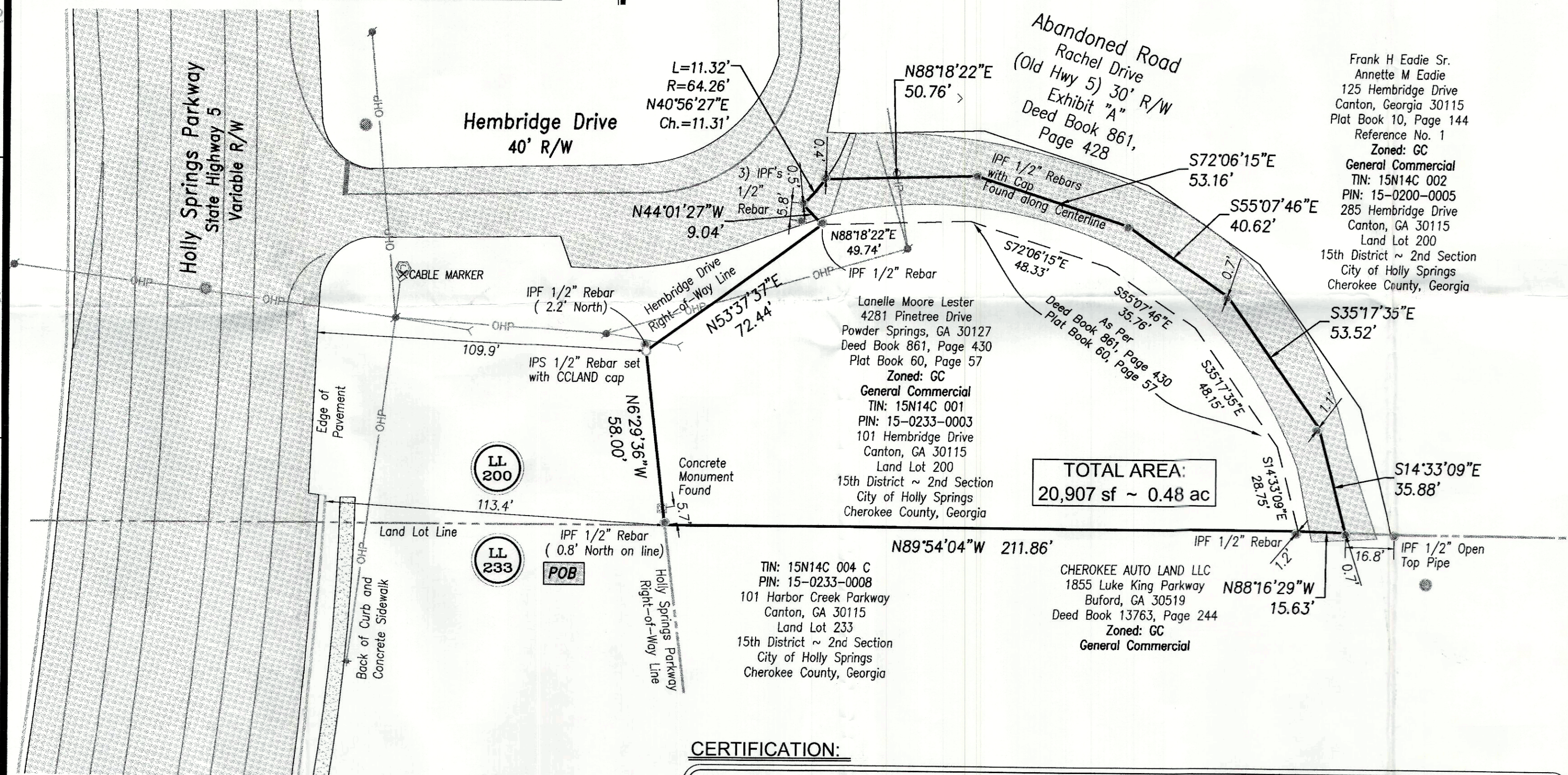


CERTIFICATE OF AUTHORIZATION No. 438

P.O. BOX 801143  
Acworth, Georgia 30101  
770-975-3933

help@ccland.com

CC LAND SURVEYORS

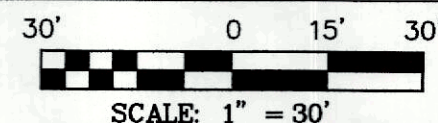


## REFERENCE PLATS:

- Boundary Survey For:  
Dr. W. L. Lester Estate  
Prepared By: Etowah Surveying Co.  
Dated: January 22, 1990  
Recorded in Plat Book 60, Page 57
- 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 13057C0242E,  
CITY OF HOLLY SPRINGS: 130425 ZONE X,  
DATED 06/07/2019. SHOWS THIS PROPERTY NOT  
TO BE IN A 100 YEAR FLOOD HAZARD AREA.



## CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed.  
The field data upon which this survey has a closure precision of one foot in 14,487 feet, and an angular error of 0.2" per angle point, and was not  
adjusted using the least squares method. Angular and linear measurements were made using a Trimble S6 Robotic Total Station.  
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 of the documents, maps, plats, or other instruments which  
created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION,  
AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF  
THE LAND. 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.

Cathy B. Costarides  
Georgia Professional Land Surveyor No. 2568  
For the Firm CC Land Surveyors, Inc. Date 02/20/2023



For The Firm  
CC Land Surveyors, Inc.

This survey was prepared in  
conformity with The Technical  
Standards for Property Surveys  
in Georgia as set forth in  
Chapter 180-7 of the Rules  
of the Georgia Board of  
Registration for Professional  
Engineers and Land 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