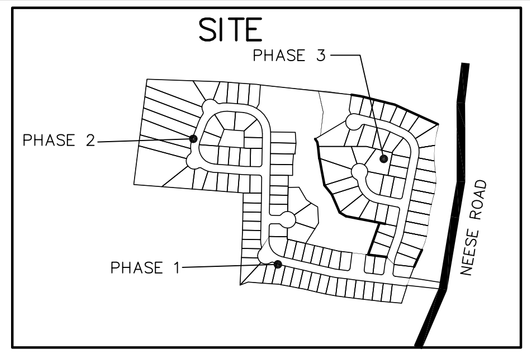
EXISTING SITE RESOURCE MAP

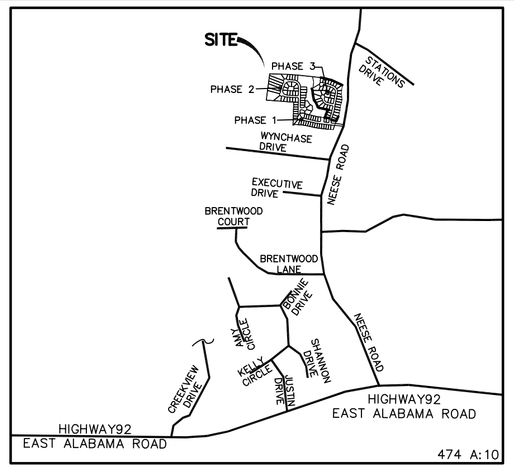
PHASE 1, 2 & 3

LAND LOT 1061, 1062, 1063, 1098, 1099 & 1100
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
CITY OF WOODSTOCK
EXISTING ZONING: R-2
TIN: 15N18 125

LEGEND:

IPS	IRON PIN SET	(B)	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	—Z—	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	DWCB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	POWER POLE	CPP	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
—SS—	SANITARY SEWER	SSE	SANITARY SEWER EASEMENT
FC	FENCE CORNER	FH	FIRE HYDRANT
—X—X—	FENCE	DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PROP	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	CO	SANITARY SEWER CLEANOUT
NTS	NOT TO SCALE	POB	POINT OF BEGINNING
		SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT





SITE MAP N.T.S

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET, AN ANGULAR ERROR OF ___ SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. IT IS NOT TRANSFERABLE TO OTHER PERSONS OR ENTITIES. NO PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC. AND NO PART THEREOF MAY BE USED , COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2011 FRONTLINE SURVEYING AND MAPPING, INC.
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www.frontlinesurveying.com

DATE 11/26/12
SCALE 1" = 100'

REVISION	BY:	DATE:

PARTIAL TOPOGRAPHICAL SURVEY OF:
OAKHURST S/D

LAND LOT 1061, 1062, 1063, 1098, 1099 & 1100 15th DISTRICT 2nd SECTION CHEROKEE COUNTY, GEORGIA
LOT BLOCK UNIT PHASE 1, 2 & 3
SUBDIVISION OAKHURST
PB ____ PG ____ DB ____ PG ____
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID. 13057C0351D EFFECTIVE DATE: 09/29/06

GEORGIA REGISTERED No. 2402 PROFESSIONAL LAND SURVEYOR THOMAS EDWARD PENT, JR.
FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC.

JOB # 46670-1

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

RESTRICTIVE COVENANTS
RECORDED DB 10879, PG 86-135

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HARN (HPGN) GEORGIA STATE PLANES, WEST ZONE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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