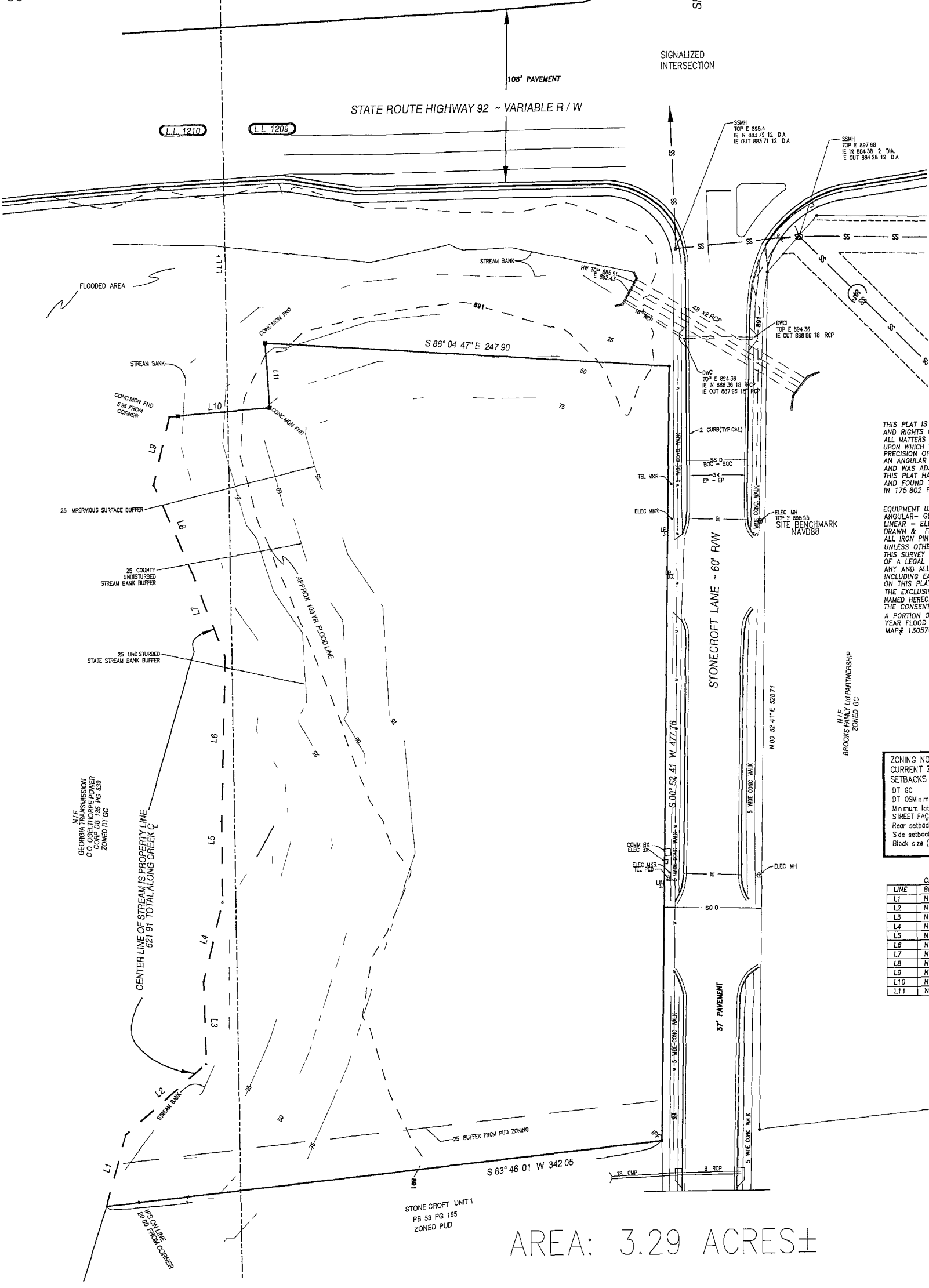




- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - TP OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - N/F PRESENT OR FORMER OWNER
 - N T S NOT TO SCALE
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - L L LAND LOT
 - S/D SUBDIVISION
 - P O B POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE
 - DRAINAGE EASEMENT
 - DE SANITARY SEWER EASEMENT
 - X- FENCE
 - BL BUILDING LINE
 - SANITARY SEWER MANHOLE
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - HANDICAPPED PARKING SPACE
 - FLOW DIRECTION
 - SPOT ELEVATION
 - WELL
 - FFE FINISHED FLOOR ELEVATION
 - BFE BASEMENT FLOOR ELEVATION
 - CONCRETE P/W MONUMENT
 - CATCH BASIN
 - HEADWALL
 - LIGHT POLE
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - CLEAN OUT
 - FIRE HYDRANT



THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE ALL MATTERS OF TITLE EXCEPTED THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28 498 FEET AND AN ANGULAR ERROR OF 08" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175 802 FEET

EQUIPMENT USED FOR FIELD MEASUREMENTS
 ANGULAR - GEOMAX ZOOM 80
 LINEAR - ELECTRONIC DISTANCE METER
 DRAWN & FIELDWORK BY D SHIRLEY
 ALL IRON PINS FOUND AND SET ARE 1/2 REBAR
 UNLESS OTHERWISE NOTED
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA/FIRM MAP# 13057C0334 D DATED 9/29/2006

ZONING NOTES per ARTICLE VII LAND DEV CODE
 CURRENT ZONING DT-GC GENERAL COMMERCIAL per MAP SETBACKS BELOW ARE FROM CODE OF ORDINANCE 7 726
 DT GC
 DT OS (minimum lot area (square feet) 600
 Minimum lot width (feet) NA 20
 STREET FAÇADE FRONTAGE* 60'
 Rear setback (minimum feet) No alley - 20
 Side setback (minimum feet) 0
 Block size (maximum feet) per meter/block face 1800/600

CREEK BOUNDARY TABLE

LINE	BEARING	DISTANCE
L1	N 15 22 50 E	45.45
L2	N 48 27 52 E	65.95
L3	N 01 18 18 W	50.60
L4	N 13 27 42 E	50.25
L5	N 00 12 03 W	50.50
L6	N 01 29 28 E	100.60
L7	N 20 36 03 W	56.80
L8	N 23 11 43 W	58.30
L9	N 13 04 24 E	43.47
L10	N 85 18 39 E	61.48
L11	N 03 39 36 W	39.68

AREA: 3.29 ACRES ±

SCALE 1" = 30'
 GRAPHIC SCALE
 0 30 60 90

PREPARED BY
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The 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

DAVID W SHIRLEY
 REGISTERED LAND SURVEYOR
 1970

IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15 6 67 (d)

JUL 06 2015

MAP OF BOUNDARY SURVEY FOR
EPIC DEVELOPMENT
 LAND LOTS 1209 & 1210 DISTRICT 15, SECTION 2
 CHEROKEE COUNTY GEORGIA
 DATE OF FIELDWORK 5/5/2015 MAP DATE 5/6/2015