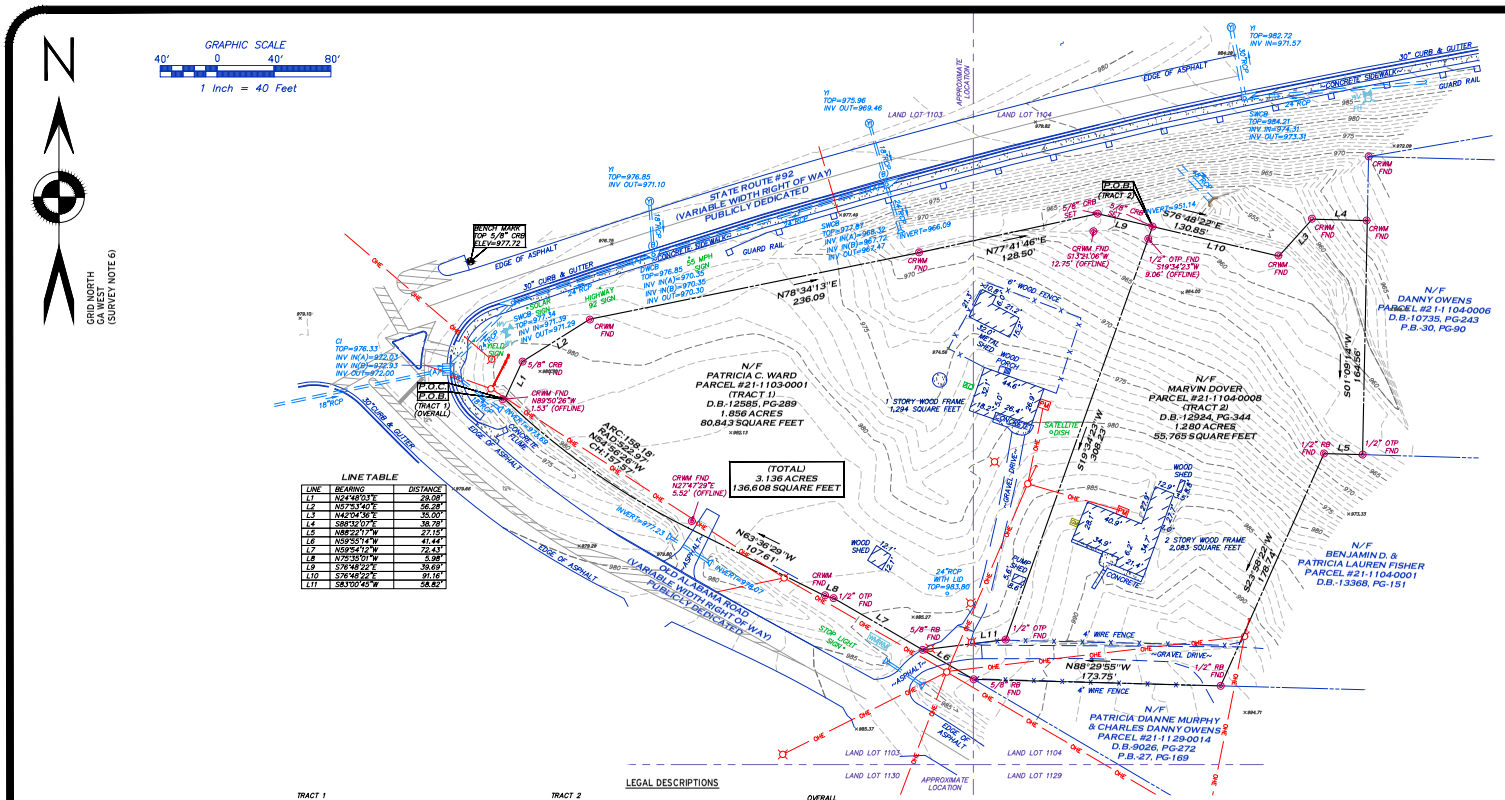


LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°48'03"E	28.08'
L2	N57°53'40"E	56.28'
L3	N42°04'36"E	55.00'
L4	S86°32'07"E	38.78'
L5	N88°22'17"W	27.15'
L6	N59°55'14"W	41.41'
L7	N59°54'12"W	72.43'
L8	N75°35'01"W	5.98'
L9	S76°46'22"E	39.69'
L10	S76°46'22"E	91.16'
L11	S83°00'45"W	58.82'

LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1103 AND 1104, IN THE 21ST DISTRICT, IN THE 2ND SECTION, IN CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE #92 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF OLD ALABAMA ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF STATE ROUTE #92 THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 29.08 FEET TO A 5/8-INCH CAPPED REBAR FOUND; NORTH 57 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 56.28 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 78 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 236.09 FEET TO A TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 77 DEGREES 41 MINUTES 46 SECONDS EAST A DISTANCE OF 128.50 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 76 DEGREES 48 MINUTES 22 SECONDS EAST A DISTANCE OF 39.69 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF STATE ROUTE #92 SOUTH 19 DEGREES 34 MINUTES 23 SECONDS WEST A DISTANCE OF 308.23 FEET TO A 1/2-OPEN TOP PIPE FOUND; THENCE SOUTH 83 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 58.82 FEET TO A 5/8-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF OLD ALABAMA ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 59 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 72.43 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; NORTH 75 DEGREES 35 MINUTES 01 SECONDS WEST A DISTANCE OF 5.98 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 63 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 107.61 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 522.97 FEET, WITH AN ARC DISTANCE OF 158.18 FEET, WITH A CHORD BEARING NORTH 54 DEGREES 56 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 157.57 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND, SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.856 ACRES (80,843 SQUARE FEET).

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1103 AND 1104, IN THE 21ST DISTRICT, IN THE 2ND SECTION, IN CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE #92 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF OLD ALABAMA ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF STATE ROUTE #92 THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 29.08 FEET TO A 5/8-INCH CAPPED REBAR FOUND; NORTH 57 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 56.28 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 78 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 236.09 FEET TO A TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 77 DEGREES 41 MINUTES 46 SECONDS EAST A DISTANCE OF 128.50 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 76 DEGREES 48 MINUTES 22 SECONDS EAST A DISTANCE OF 39.69 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF STATE ROUTE #92 THE FOLLOWING COURSES AND DISTANCES: SOUTH 76 DEGREES 48 MINUTES 22 SECONDS EAST A DISTANCE OF 91.16 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 42 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 35.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 38.78 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF STATE ROUTE #92 SOUTH 01 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 164.56 FEET TO A 1/2-OPEN TOP PIPE FOUND; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS WEST A DISTANCE OF 27.15 FEET TO A 1/2-REBAR FOUND; THENCE SOUTH 23 DEGREES 58 MINUTES 22 SECONDS WEST A DISTANCE OF 178.74 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS WEST A DISTANCE OF 173.75 FEET TO A 5/8-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF OLD ALABAMA ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 59 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 41.44 FEET TO A 5/8-INCH REBAR FOUND; NORTH 59 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 72.43 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; NORTH 75 DEGREES 35 MINUTES 01 SECONDS WEST A DISTANCE OF 5.98 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 63 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 107.61 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 522.97 FEET, WITH AN ARC DISTANCE OF 158.18 FEET, WITH A CHORD BEARING NORTH 54 DEGREES 56 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 157.57 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND, SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.280 ACRES (55,765 SQUARE FEET).

OVERALL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1103 AND 1104, IN THE 21ST DISTRICT, IN THE 2ND SECTION, IN CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE #92 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

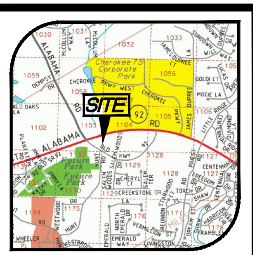
THENCE LEAVING SAID RIGHT OF WAY OF OLD ALABAMA ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF STATE ROUTE #92 THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 29.08 FEET TO A 5/8-INCH CAPPED REBAR FOUND; NORTH 57 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 56.28 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 78 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 236.09 FEET TO A TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 77 DEGREES 41 MINUTES 46 SECONDS EAST A DISTANCE OF 128.50 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 76 DEGREES 48 MINUTES 22 SECONDS EAST A DISTANCE OF 130.85 FEET TO A TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 42 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 35.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 38.78 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF STATE ROUTE #92 SOUTH 01 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 164.56 FEET TO A 1/2-OPEN TOP PIPE FOUND; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS WEST A DISTANCE OF 27.15 FEET TO A 1/2-REBAR FOUND; THENCE SOUTH 23 DEGREES 58 MINUTES 22 SECONDS WEST A DISTANCE OF 178.74 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS WEST A DISTANCE OF 173.75 FEET TO A 5/8-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF OLD ALABAMA ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF OLD ALABAMA ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 59 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 41.44 FEET TO A 5/8-INCH REBAR FOUND; NORTH 59 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 72.43 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; NORTH 75 DEGREES 35 MINUTES 01 SECONDS WEST A DISTANCE OF 5.98 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 63 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 107.61 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 522.97 FEET, WITH AN ARC DISTANCE OF 158.18 FEET, WITH A CHORD BEARING NORTH 54 DEGREES 56 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 157.57 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND, SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 3.136 ACRES (136,608 SQUARE FEET).

SURVEYOR'S CERTIFICATION

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 HEREON. 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.

MITCHELL LOWERY GEORGIA RLS# 3109



VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED NOVEMBER 15, 2021.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 38,419' WITH AN ANGULAR ERROR OF 3.24 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 147,525'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13057C0310E, WITH A DATE OF IDENTIFICATION OF JUNE 07, 2018, FOR COMMUNITY NUMBER 130424, IN CHEROKEE COUNTY UNINCORPORATED AREAS, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .02 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 12585, PAGE 289 AND IN DEED BOOK 12924, PAGE 344, CHEROKEE COUNTY RECORDS.

10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14) SUBJECT PROPERTY HAS DIRECT ACCESS TO ALABAMA ROAD AND STATE ROUTE #92, BEING A PUBLICLY DEDICATED RIGHT OF WAY.

15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
OHE	OVERHEAD UTILITY LINE
X X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
RB	REBAR
CRB	CAPPED REBAR
CRIMP	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
	LIGHT POLE
	SIGN

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
3037 STATE ROUTE 892
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA COA-LSF-001102

PREPARED FOR:
KARIM ALY

BOUNDARY / TOPOGRAPHIC SURVEY OF:
3037 STATE ROUTE 892
ACWORTH, GEORGIA 30102

STATE: GEORGIA | COUNTY: CHEROKEE
LAND LOTS: 1103 & 1104 | DISTRICT: 21ST | SECTION: 2ND

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: NOVEMBER 18, 2021
JOB #: 213354
SCALE: 1"=40'
DRAWN BY: H. FISHER