

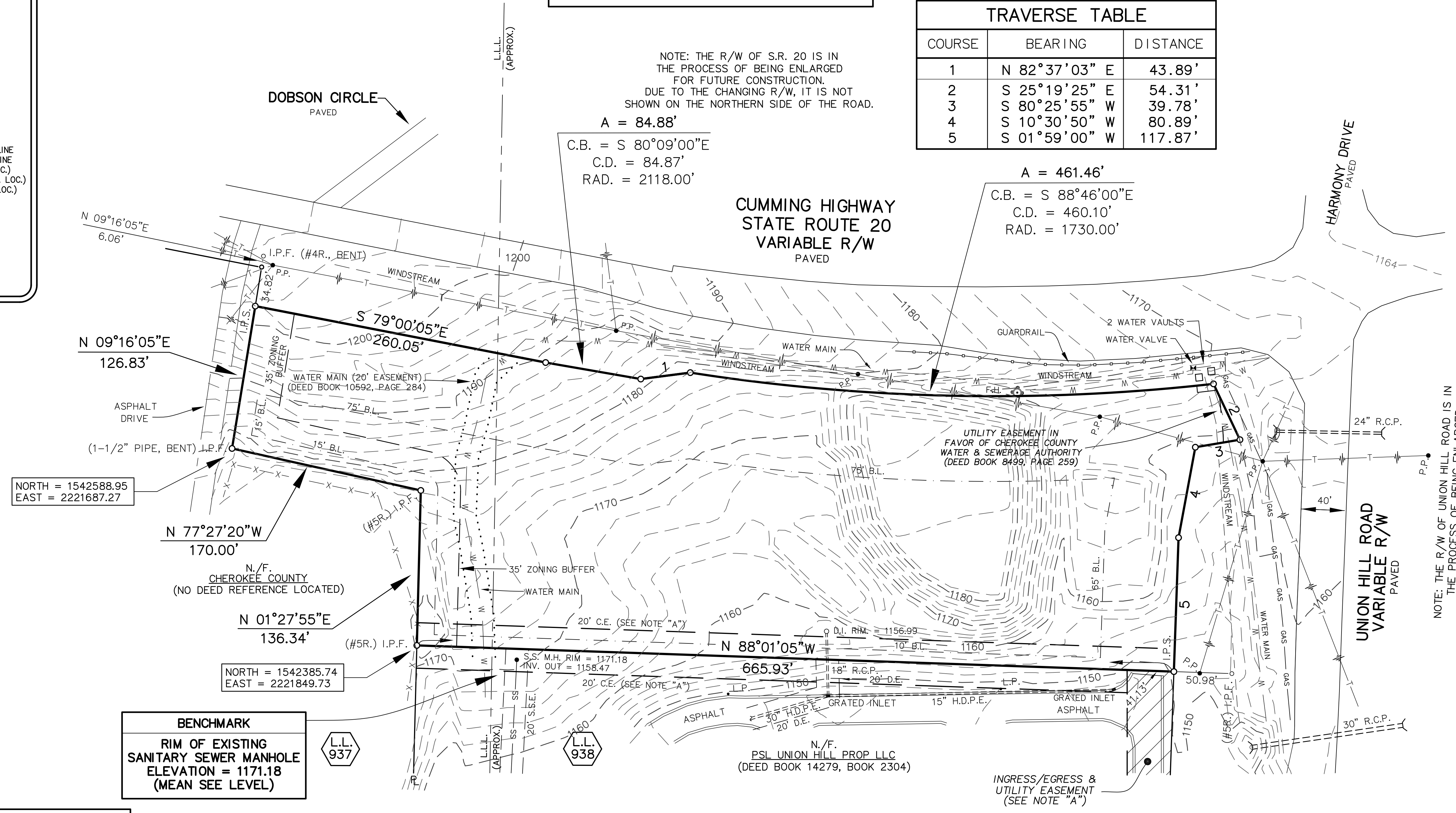
- LEGEND:**
- 1) I.P.S. - IRON PIN SET (#5R.)
 - 2) I.P.F. - IRON PIN FOUND
 - 3) R. - REINFORCING BAR
 - 4) A - ARC
 - 5) RAD. - RADIUS
 - 6) (R) - RADIAL
 - 7) (NR) - NOT RADIAL
 - 8) M.H. - MANHOLE
 - 9) D.I. - DROP INLET (PEDESTAL TYPE)
 - 10) B.L. - BUILDING LINE
 - 11) R/W - RIGHT OF WAY
 - 12) J.B. - JUNCTION BOX
 - 13) F.H. - FIRE HYDRANT
 - 14) L.L.L. - LAND LOT LINE
 - 15) C.B. - CHORD BEARING
 - 16) C.D. - CHORD DISTANCE
 - 17) N./F. - NOW OR FORMERLY
 - 18) S.S. - SANITARY SEWER
 - 19) S.S.E. - SANITARY SEWER EASEMENT
 - 20) P.P. - POWER & (OR) PHONE POLE
 - 21) D.E. - DRAINAGE EASEMENT
 - 22) C. - CENTERLINE
 - 23) P. - PROPERTY LINE
 - 24) - - - - - OVERHEAD POWER LINE
 - 25) - - - - - OVERHEAD PHONE LINE
 - 26) - - - - - FENCE (APPROX. LOC.)
 - 27) - - - - - C. STREAM (APPROX. LOC.)
 - 28) - - - - - C. DITCH (APPROX. LOC.)
 - 29) [129] - INDICATES STREET NUMBER
 - 30) + - STREET AND STOP SIGN
 - 31) S.W.B. - STATE WATERS BUFFER
 - 32) S.B.B. - STREAM BANK BUFFER
 - 33) H.D.P.E. - HIGH-DENSITY POLYETHYLENE
 - 34) R.C.P. - REINFORCED CONCRETE PIPE
 - 35) C.M.P. - CORRUGATED METAL PIPE
 - 36) M.M.F. - MARBLE MONUMENT FOUND
 - 37) C.E. - CONSTRUCTION EASEMENT
 - 38)

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"
 COMMUNITY NO. 130424, PAGE 260E,
 DATED 6-07-19,
 SHOWS THIS PROPERTY NOT TO BE IN A
 AREA WITH SPECIAL FLOOD HAZARDS.

- NOTES:**
- 1) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS MAY NOT BE SHOWN.
 - 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
 - 3) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
 - 4) SOME IMPROVEMENTS MAY NOT BE SHOWN.
 - 5) SOME FENCE LINES MAY NOT SHOWN.

TRAVERSE TABLE		
COURSE	BEARING	DISTANCE
1	N 82°37'03" E	43.89'
2	S 25°19'25" E	54.31'
3	S 80°25'55" W	39.78'
4	S 10°30'50" W	80.89'
5	S 01°59'00" W	117.87'

NOTE: THE R/W OF S.R. 20 IS IN THE PROCESS OF BEING ENLARGED FOR FUTURE CONSTRUCTION. DUE TO THE CHANGING R/W, IT IS NOT SHOWN ON THE NORTHERN SIDE OF THE ROAD.



NORTH = 1542588.95
 EAST = 2221687.27

N 77°27'20"W
 170.00'

N 01°27'55"E
 136.34'

NORTH = 1542385.74
 EAST = 2221849.73

BENCHMARK
 RIM OF EXISTING
 SANITARY SEWER MANHOLE
 ELEVATION = 1171.18
 (MEAN SEE LEVEL)

A = 84.88'
 C.B. = S 80°09'00"E
 C.D. = 84.87'
 RAD. = 2118.00'

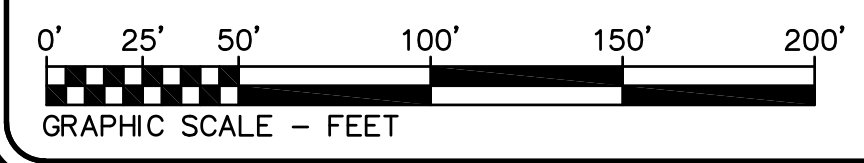
A = 461.46'
 C.B. = S 88°46'00"E
 C.D. = 460.10'
 RAD. = 1730.00'

CUMMING HIGHWAY STATE ROUTE 20 VARIABLE R/W

UNION HILL ROAD VARIABLE R/W

- REFERENCES:**
- 1) FINAL PLAT FOR: FOREST CREEK SUBDIVISION, UNIT 3, PHASE 2, BY: GASKINS SURVEYING, INC., DATED: 06-19-06, SHEETS 1, 2, 3 & 4 OF 4, RECORDED IN PLAT BOOK 92, PAGES 38, 39, 40 & 41.
 - 2) BOUNDARY SURVEY FOR: FIRST CITIZENS BANK & TRUST, BY: LMX, INC., DATED: JANUARY 5, 2011, LAST REVISED: MARCH 21, 2011, JOB NO. 11-4156-02D.
 - 3) ALTA/NSPS LAND TITLE SURVEY FOR: PSL UNION HILL PROP, LLC, BY: LMX, INC., DATED: MARCH 19, 2018, LAST REVISED: AUGUST 22, 2018, JOB NO. 16-4361-16D.
 - 4) DEED BOOK 10398 PAGE 85
 - 5) DEED BOOK 10398, PAGE 94
 - 6) DEED BOOK 14416, PAGE 134
 - 7) DEED BOOK 14457, PAGE 2790
 - 8) BOUNDARY SURVEY FOR: SR20 @ UNION HILL, LLC, BY: LMX, INC., DATED: FEBRUARY 15, 2018, DRAWING NO. 18-4361-01D, RECORDED IN PLAT BOOK 118, PAGE 1447.

NOTE "A":
 CONSTRUCTION, UTILITY AND INGRESS/EGRESS EASEMENTS SHOWN ARE FOR THE BENEFIT OF THE SUBJECT PROPERTY AS WELL AS THE PROPERTY BORDERING TO THE SOUTH. THE AGREEMENT ALSO COVERS SANITARY SEWER AND STORM DRAIN EASEMENTS PASSING THROUGH THE SOUTHERN ADJOINER; PER DEED BOOK 14279, PAGES 2305 & 2308.



TOPOGRAPHIC NOTE:
 THE TOPOGRAPHICAL INFORMATION SHOWN IS ON 2 VERTICAL FEET (V.F.) CONTOURS AND IS BASED ON A FIELD-RUN SURVEY. DATUM IS MEAN SEA LEVEL.

AREA = 4.28 ACRES

LANDMARX INC.

1100 HOWELL BRIDGE ROAD/P.O. BOX 129
 BALL GROUND, GEORGIA 30107
 (770) 735-1100

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83,354 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 136,222 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
 TOPCON GPT-3005 OR GEOMAX ZOOM 90

"ALL MATTERS OF TITLE ARE EXCEPTED"

TOPOGRAPHICAL SURVEY	
-FOR-	
SR 20 @ UNION HILL, LLC	
LAND LOT(S) - 937 & 938 ; DISTRICT - 3	
SECTION - 2	CHEROKEE COUNTY, GEORGIA
PREPARED: JUNE 05, 2020	SCALE: 1" = 50 FT.
GA. LSF 000080	DWG FILE: JUNE 2020 TOPO.dwg
LAST REVISED ON:	
DRAWING NO. 20-4361-12D	

