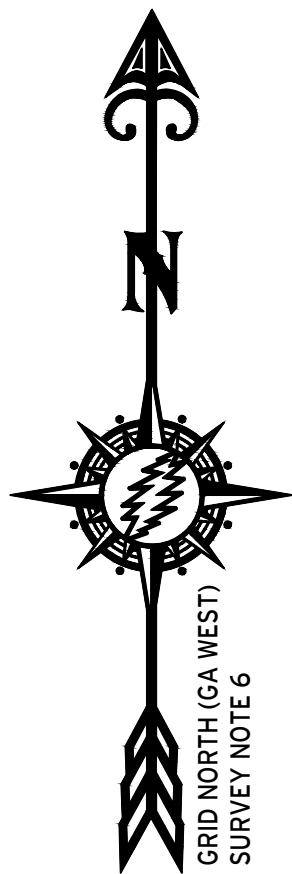




VICINITY MAP



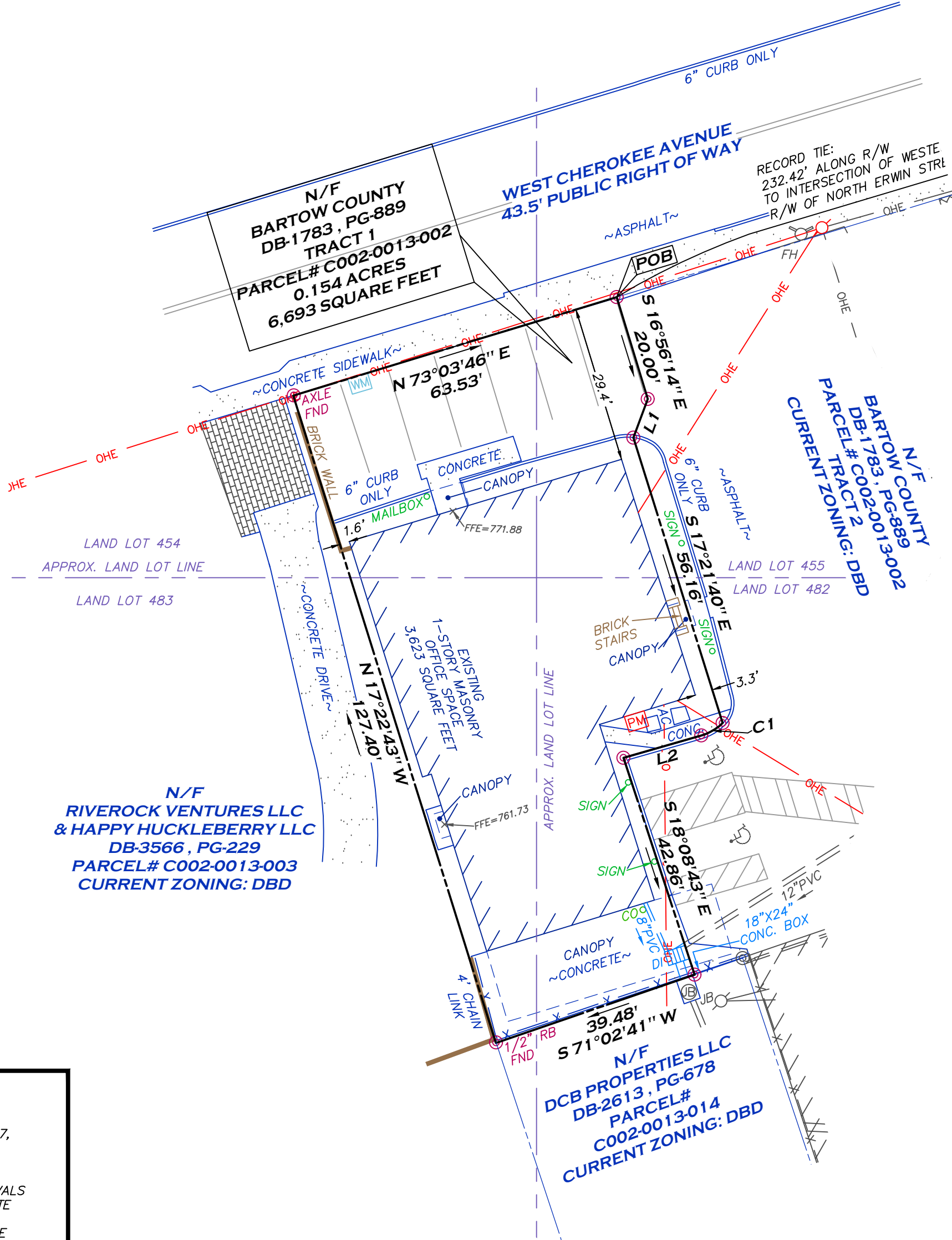
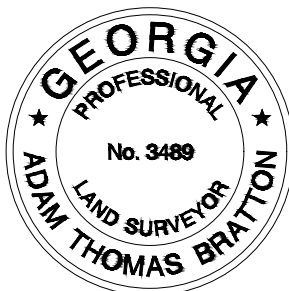
SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

ADAM T. BRATTON

GEORGIA PLS# 3489

DATE OF PLAT OR MAP: MARCH 07, 2025



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°23'50" W	7.76'
L2	S 74°00'31" W	15.21'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	9.26'	4.68'	4.63'	N 59°31'04" E

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 14, 2025.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 56,841' WITH AN ANGULAR ERROR OF 3.5 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 53,122'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13015C0266H, WITH A DATE OF IDENTIFICATION OF OCTOBER 5, 2018, FOR COMMUNITY NUMBER 130209, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) 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 .03 FEET HORIZONTAL AND .05 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. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 1783, PAGE 889, BARTOW COUNTY RECORDS.
- 9) ALL PROPERTY CORNERS ARE 5/8-INCH CAPPED REBAR SET, UNLESS OTHERWISE NOTED.
- 10) TRACT 1 PROPERTY LINES SHOWN PER SUBDIVISION PLAT OF 108 WEST CHEROKEE AVENUE PREPARED FOR BARTOW COUNTY, PREPARED BY PROFESSIONAL LAND SURVEYORS, LLC, DATED 05/01/2025. PLAT UNDER MUNICIPAL REVIEW AT TIME OF SURVEY.

ZONING / DEVELOPMENT STANDARDS

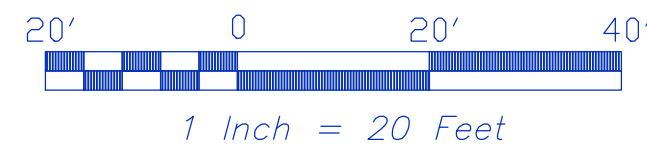
ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "DBD" (DOWNTOWN BUSINESS DISTRICT). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET
MAXIMUM HEIGHT: 45 FEET OR 3 STORIES, WHICHEVER IS HIGHER

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
W	RECORD CALLS
OHE	WATER LINE
G	OVERHEAD UTILITY LINE
SS	GAS LINE
UT	SANITARY SEWER LINE
X	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
X	STORM DRAIN PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
S	SANITARY SEWER MANHOLE
PVC	POLYVINYL CHLORIDE PIPE
FD	FLOW DIRECTION
DI	DROP INLET
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
PM	POWER METER
Q	LIGHT POLE
Q	UTILITY POLE
O	SIGN

GRAPHIC SCALE



PROFESSIONAL
LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
BARTOW COUNTY

BOUNDARY SURVEY OF:
TRACT -1
108 WEST CHEROKEE AVENUE
CARTERSVILLE, GA 30120
PARCEL# C002-0013-002

COUNTY: BARTOW

STATE: GEORGIA
LAND LOT: 454, 455, 482, 483
DISTRICT: 4
SECTION: 3

REVISIONS

DATE: DESCRIPTION

PROFESSIONAL
LAND SURVEYORS



DATE: MAY 6, 2025

JOB #: 255240

SCALE: 1"=20'

DRAWN BY: J.P.B.

RESERVED FOR OFFICAL USE ONLY

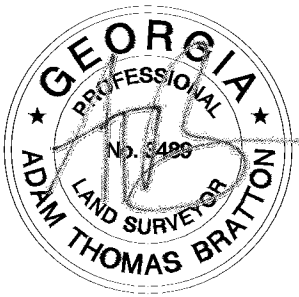
BK: 2025 PG: 214-214
Filed and Recorded
06-17-2025 11:26 AM
DOC# P2025-000181
Josh Biddy
JOSH BIDDY
CLERK OF SUPERIOR COURT
BARTOW COUNTY

SURVEYOR'S CERTIFICATION AS REQUIRED
BY CITY OF CARTERSVILLE GAS SYSTEM

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

SPACE FOR GOVERNMENTAL BODY APPROVAL

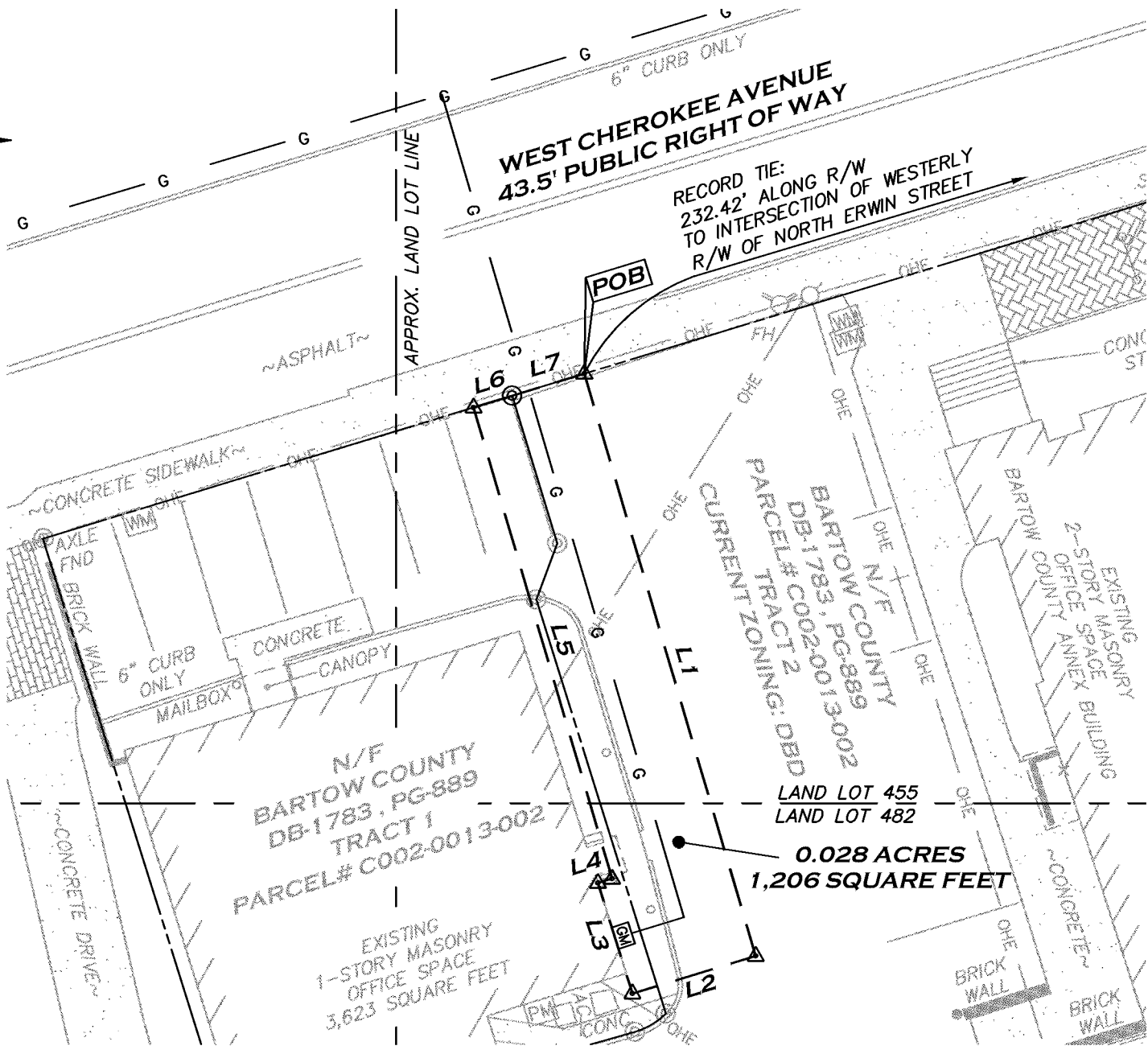
NOTE: THIS PLAT DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY.



SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE SOCIETY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



CITY OF CARTERSVILLE UTILITY EASEMENT

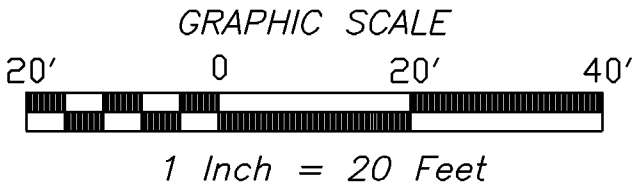


SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JUNE 5, 2025.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 56,841' WITH AN ANGULAR ERROR OF 3.5 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 53,349'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13015C0266H, WITH A DATE OF IDENTIFICATION OF OCTOBER 5, 2018, FOR COMMUNITY NUMBER 130209, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) 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 .03 FEET HORIZONTAL AND .05 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. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 1783 , PAGE 889, BARTOW COUNTY RECORDS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°23'32" E	78.57
L2	S 73°01'28" W	16.67
L3	N 17°21'40" W	15.00
L4	N 73°01'28" E	1.92
L5	N 16°23'32" W	63.58
L6	N 73°03'46" E	5.24
L7	N 73°03'46" E	9.76



PROFESSIONAL
LAND SURVEYORS

317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
GEORGIA C.O.A.: LSF001380

SHEET: 1 OF 1

CITY OF CARTERSVILLE UTILITY EASEMENT EXHIBIT OF:
112 & 114 WEST CHEROKEE AVENUE
CARTERSVILLE, GA 30120
PREPARED FOR:
CITY OF CARTERSVILLE GAS DEPARTMENT

DATE: 06/17/2025		SCALE: 1"=20'	
STATE: GEORGIA		COUNTY: BARTOW	
LAND LOT: 455 & 482		DISTRICT: 4	SECTION: 3
JOB #: 255240		DRAWN BY: D. HALL	