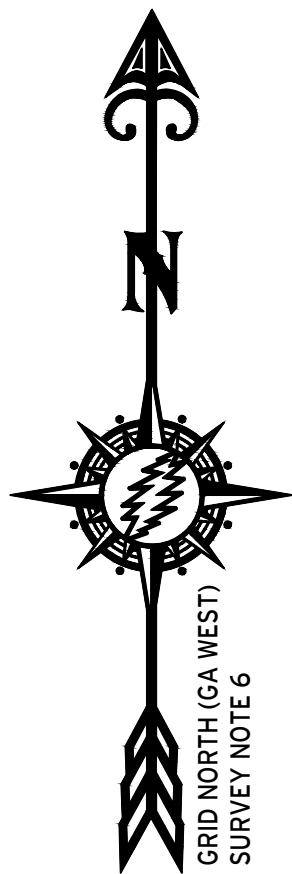




VICINITY MAP



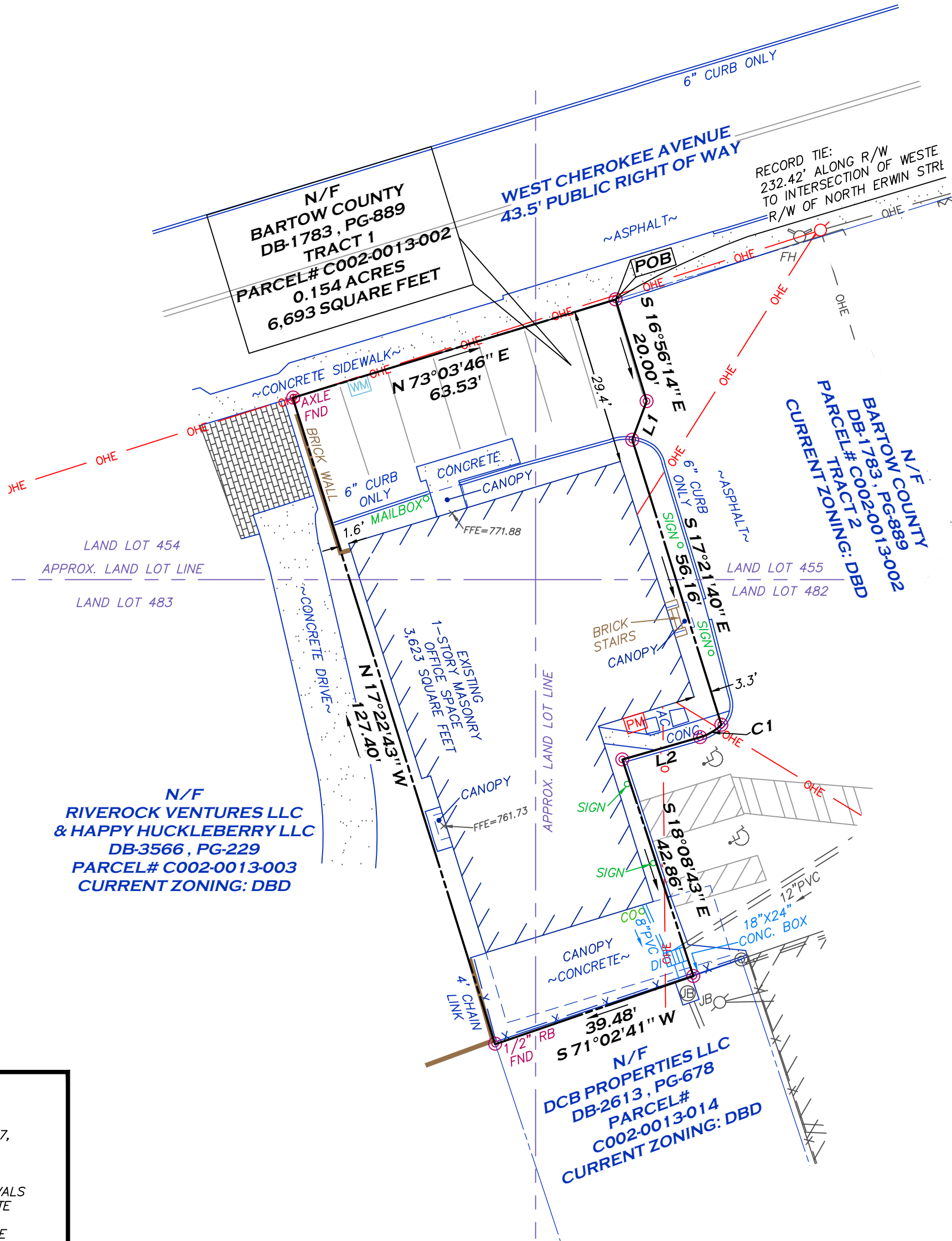
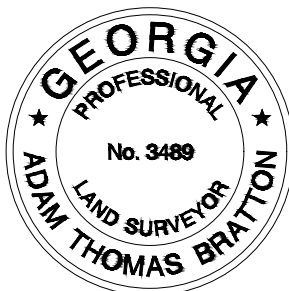
SURVEYOR'S CERTIFICATION

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.

ADT

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

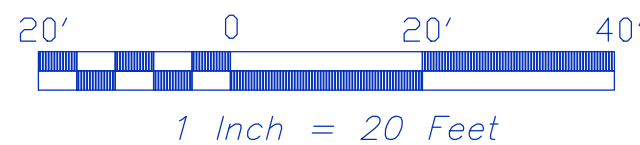
ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "DBD" (DOWNTOWN BUSINESS DISTRICT). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

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.