

ACCESS TO WHIDBY FARM ROAD VIA WOODS ROAD

NF COMMUNTY BANK OF PICKENS COUNTY
DB 17:189 PG 223
PB 87 PG 181
(TRACT 1)
ZONED AG

DEPELIOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO GREATER THAN ONE (1) AFGE REQUIRES CONCENSAGE UNDER HE APPLICABLE BUPGES AGE WILL BE AND A GEORGIA LA LINE MODE SENSONAL DES CONCENSES DE ALL NUTEL DE A GEORGIA LUCIONES DE GOU REPUESSONAL PREPARINO 3 PHASE EFOSION CONTROL DE AUS FOR ALL NUTELNED DESTURBANCE ASSOCIATED WITH VOUR PROLECT, AND DETAINING APPROVAL PROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.

A UNITED STATES ARMY COAPS OF ENGINEERS PRECONSTRUCTION VOTHICATION AND EROSION PERMIT IS RECUIRED FOR ANY FUTURE PIPED STREAM CHOSSINGS IN STATES WATERS.

20.176 ACRES

TAX PARCEL 03N03 002E

N/F COMMUNITY BANK OF

PICKENS COUNTY

DB 12189 PG 223

PB 80 PG 18

ZONED AG

REBAR

TAX PARCEL 03/03/002A

N/F COMMUNITY BANK OF PICKENS COUNTY
DB 12/18/9 PG 233

ZONED AG

Vicinity Map

REBAR

ANY HABITABLE STRUCTURE SHALL BE A MINIMUM OF 3.0 ABOVE THE 100 YEAR FEMA BFE, OR 1.0 ABOVE THE CHEROKEE COUNTY FUTURE CONDITIONS BFE, WHICHEVER IS HIGHER. A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

ACCESSORY STRUCTURES WITHIN THE FLOODPLAIN MUST MEET ALL CRITERIA SET FORTH IN THE CURRENT CHEROKEE COUNTY FLOODPLAIN ORDINANCE.

A FINISHED CONSTRUCTION FEMA ELEVATION CENTIFICATE WILL BE REQUIRED FOR ANY STRUCTURE LOCATED WITHIN FIFTY HORIZONTAL FEET OF FLOODPLAIN.

COUNTY STREAM BANK BUFFER STATE STREAM
BANK BUFFER

(LL575) LL506 (LL507) (LL574)

APPROXIMATE LLL

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,054 FEET AND AN ANGULAR ERROR OF 92° FER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.

4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE. EQUIPMENT USED: LEICA TPS12P R400 2° FOR ANGULAR AND LINEAR MEASUREMENTS

GEORGIA PLAT ACT OCGA 15-6-67. 5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE

TAX PARCEL 03N03 001

N/F COMMUNTY BANK OF PICKENS COUNTY
DB 10787 PG 13

PB 80 PG 18

ZONED AG

ZONED AG

N 88'32'37

ETOWAH RIVER

BY GRAPHICALLY SCALING, A PORTION OF THIS PROPERTY IS SCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD SURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13057

SURVEYOR CERTIFICATIONS





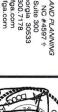


















Date

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GEORGIA.



L18

L16

L17

BUILDING SETBACK LINE
DEED BOOK, PAGE
IRON PAN FOLID
IRON PAN SET (SE' REBAR)
AND LOT LINE
AND LOT LINE
PROPERTY LORSHERLY
OPEN LOT LORSHERLY
OPEN LOT PAGE
PONT PAGE

LEGEND

APPROXIMATE LOCATION OF FEMA FLOODPLAIN APPROXIMATE LOCATION OF CHEROKEE COUNTY FUTURE CONDITIONS FLOODPLAIN TELEPHONE PEDESTAL WATER METER

SCALE 1 INCH = 200 FEET

Sheet No

ONYX INVESTMENTS, LLC

Date: 08/31/2017 FIELD DATE: 08/2017 DWG FILE: Outpar DRAWN BY: FA

Checked By: DRS Job #: 4074.004

Located in:
Land Lots 506, 507, 574, and 575
3rd District - 2nd Section
Cherokee County, Georgia

of