

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY HEREON, WHICH IS LOCATED IN WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GEORGIA.
Richard May
SETH HILL
(FOR REINHARDT HILL LEGACY HOLDINGS, LLC)
DATED 12-9-21

All driveways will be required to obtain a driveway permit from the Cherokee County Engineering Department. Property owner will be responsible for making sure all driveways meet Cherokee County standards.

Prior to any building, erosion, or development permits being issued on these properties, a lot grading and erosion control plan, prepared by a Georgia Registered Professional Engineer (P.E.), shall be submitted to the Georgia Department of Transportation (GDOT) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department.

TRAVERSE TABLE			
Course	Bearing	Distance	
1	N 00°11'50" E	62.12'	
2	S 00°23'15" E	120.89'	
3	N 48°14'35" W	76.95'	
4	N 00°00'00" E	150.69'	
5	S 00°00'00" E	150.69'	
6	N 48°14'35" W	84.36'	
7	N 68°25'25" E	144.73'	
8	S 89°33'15" E	136.03'	
9	S 19°46'30" E	182.29'	
10	N 00°05'25" W	134.06'	
11	N 20°05'05" E	56.36'	
12	N 89°55'10" E	53.21'	
13	S 20°05'05" E	46.97'	
14	S 00°05'25" W	93.11'	
15	S 45°02'50" W	70.54'	

TRAVERSE TABLE				
CURVE	RADIUS	ARC	CH. BEARING	CH. DISTANCE
C-1	50.00'	10.51'	N 00°12'15"E	10.49'

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FIELD BOOK 118, PAGE 33, FILE R314Z.

LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) R - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N/F. - NOW OR FORMERLY
- 10) X - FENCE (APPROX. LOC.)
- 11) - - - OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) C.P. - CONC. PAD
- 15) S.W.B. - STATE WATERS BUFFER
- 16) I.S.B. - IMPERVIOUS SURFACE BUFFER
- 17) U.S.B. - UNDISTURBED STATE STREAMBANK BUFFER
- 18) U.C.S.B. - UNDISTURBED COUNTRY STREAMBANK BUFFER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,005 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 59,966 FEET.

EQUIPMENT USED FOR MEASUREMENTS:

IX SERIES ROBOTIC TOTAL STATION

FIELD WORK BY: D.M., S.B., R.G.

DRAWN BY: ANDREA HILLHOUSE

CHECKED BY: DAVID E. MITCHELL

Fire Marshal's Office Plan Review Comments:

According to our County GIS map, it does not appear there is a fire hydrant within 1000 feet of oil ports of the buildable area.

Fire Marshal's Office Recommendation: The Cherokee County Fire Marshal's Office has recommended that a fire hydrant be installed. Should you follow the recommendation of the Cherokee County Fire Marshal's and choose to install a fire hydrant, the location should be reviewed of the Cherokee County Fire Marshal's by offer the utility approves the location of the installation.

Dear Developer/Owner,

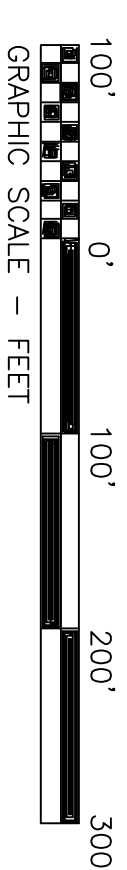
The Cherokee County Fire Marshal's Office has reviewed your request to sub-divide the referenced property. We are providing comment(s) and recommendations for your consideration. We have reviewed the plat and please keep in mind the Insurance Services Organization (ISO) rating of our fire department in Cherokee County, ISO rated Cherokee County Fire & Emergency Services as a 2/2Y class fire department. The rating scale is from 1 as being the best and 10 as being no fire protection provided. The classification of 2Y within our rating is designated for those properties that are not within 1000 feet of a fire hydrant. The rating of a 2Y can and will most likely cause an increased homeowner's insurance premium. There have been cases where the 2Y rating has caused a homeowner's insurance premium to rise to triple their previous amount. Again, this is due to no fire hydrant within 1000 feet of the residence.

Fire Hydrant (If Recommended)

In order to ensure the lowest insurance premium rates and an adequate water supply for firefighting purposes we are recommending you provide a fire hydrant(s) installed in a location so that once homes are built on the property there will be a fire hydrant within 1000 feet of any and all homes within this parcel of land. You will need to contact the water authority which provides the water services for more information and requirements for the installation of any additional water lines and all fire hydrants installed on the property. Once the water authority has approved and installed please contact our office so we can update our records and maps for the property as needed. If the water authority rejects your request or if you choose not to add additional water lines or fire hydrants please advise our office so we can update our records and maps for the property as needed.

Fire Department Vehicle Access (If Recommended)

Fire department access to properties is paramount in our ability to access properties for a more effective firefighting strategy. Fire department access roads should be 20 feet wide, less than a 10% grade and 15 feet on dirt with a public/private access is larger than 75,000 pounds. The public/private access is larger than 150 feet it will need to have an approved turnaround at the end.

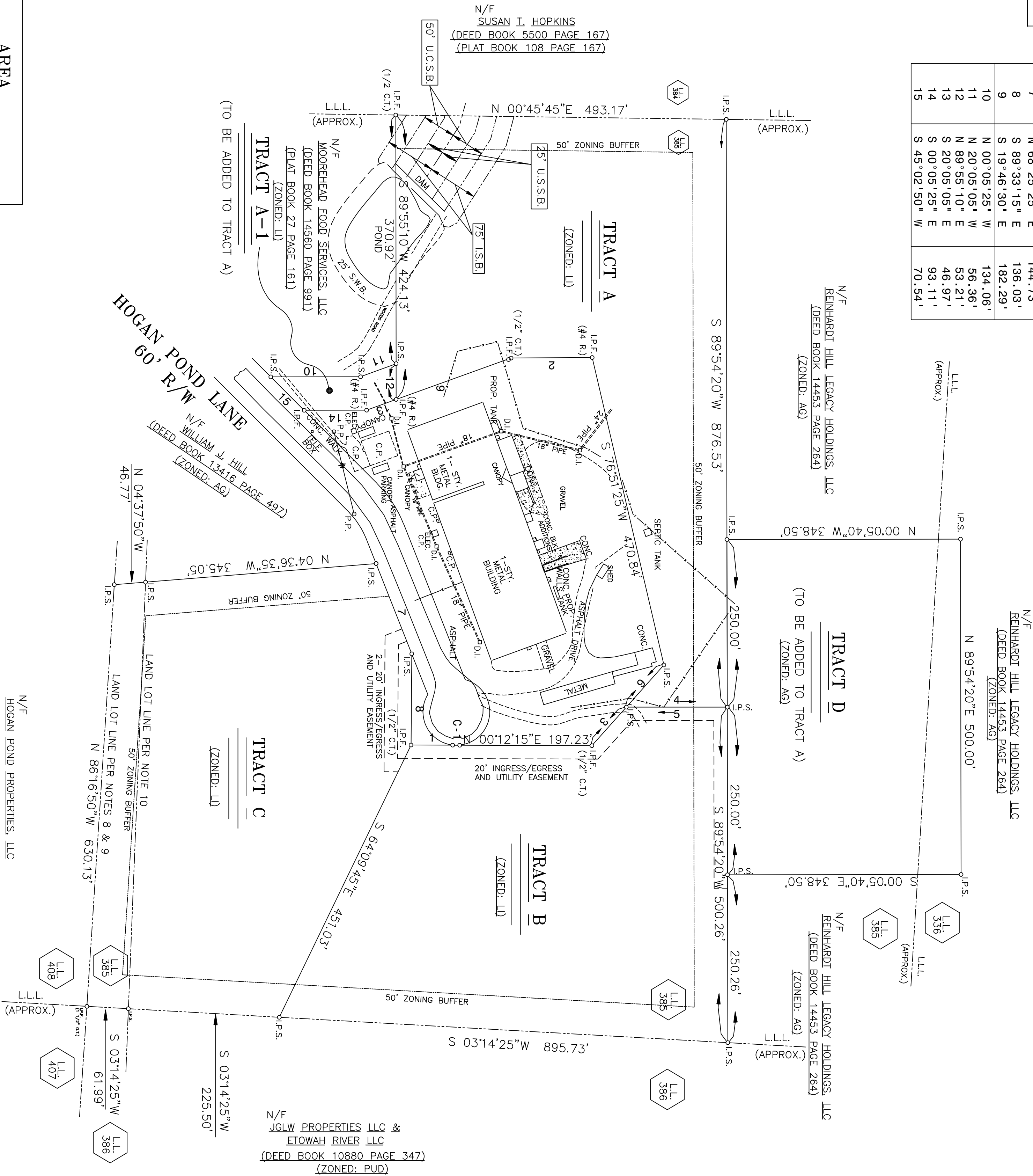


GRAPHIC SCALE - FEET

TRAVERSE TABLE

Course	Bearing	Distance
1	N 00°11'50" E	62.12'
2	S 00°23'15" E	120.89'
3	N 48°14'35" W	76.95'
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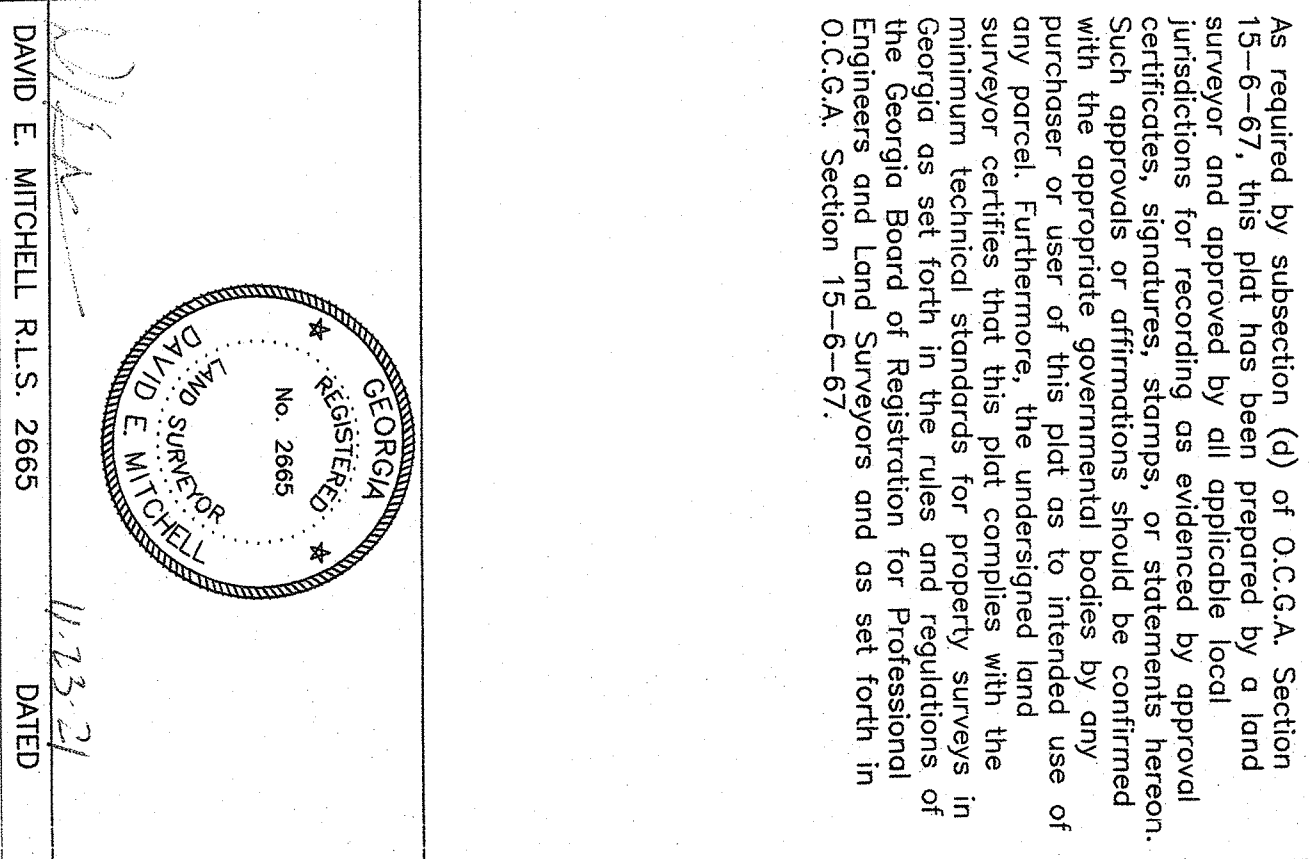
- NOTES:
- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
 - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
 - 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED STATE STREAM BANK BUFFER, ALL STREAMS SHALL HAVE 50' UNDISTURBED COUNTRY STREAM BANK BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
 - 4) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATES WATERS.
 - 5) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.
 - 6) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL, PREPARING PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.
 - 7) REFERENCE: PLAT OF A SURVEY FOR: WACHOVIA BANK OF GA NA AND HILL PROPERTIES JOINT VENTURE, BY: WIKLE LAND SURVEYING, P.C., DATED: APRIL 11, 1996.
 - 8) REFERENCE: PLAT BOOK 34 PAGE 134.
 - 9) REFERENCE: PLAT BOOK 27 PAGE 161.
 - 10) REFERENCE: PLAT OF A SURVEY FOR: HILL PROPERTIES, BY: RICHARD MAY & ASSOCIATES, DATED: FEBRUARY 13, 1991.



AREA

TRACT A = 5.91 ACRES
TRACT A-1 = 0.19 ACRE
TRACT B = 5.04 ACRES
TRACT C = 6.00 ACRES
TRACT D = 4.00 ACRES

TOTAL AREA = 21.14 ACRES



IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. T30570195E, DATED 06-07-2019, THIS PROPERTY APPEARS TO BE IN A ZONE DETERMINING THIS OPINION, AND FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

REINHARDT HILL LEGACY HOLDINGS, LLC

LOCATED IN LAND LOT(S):

336 & 385
DISTRICT - 3, SECTION - 2
CHEROKEE COUNTY, GEORGIA

FIELD WORK: DEC. 15, 2020

PLAT PREPARED: DEC. 21, 2020

SCALE: 1" = 100'

BY: WIKLE LAND SURVEYING, P.C.

P.O. BOX 1230

17710 479-8354

lrs@wiklesurveying.com

ON NOV. 23, 2021, TO

ADD TRACT C, D & A-1.

THIS PLAT WAS REVISED

ON NOV. 23, 2021, TO

ADD TRACT C, D & A-1.