

FOR REFERENCE ONLY

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THE CLERK OF THE SUPERIOR COURT

Survey Legend:	
	Headwall
	Manhole
	Drop Inlet (DI)
	Sanitary Sewer Manhole (MH)
	Sanitary Sewer Easement
	Drainage Easement
	Access Easement
	Utility Easement
	Right-of-way
	Sanitary Sewer Line
	Storm Line
	Point of Beginning
	Point of Commencement
	Building Setback Line
	PK Nail Found
	PK Nail Set
	1/2" Iron Pin Set w/Cap (COA 613)
	1/2" Iron Pin Found w/Cap
	Retaining Wall
	Existing Fence

**Survey Notes:**

- This Survey was authorized by Toll Brothers, Inc..
- Fieldwork performed on 6/9/2022.
- The total calculated area of this lot is **14,326** square feet or **0.33** acres.
- All matters of title are excepted. This plat is subject to all legal easements and right-of-ways, either public or private.
- Unless otherwise specified, all distances shown are horizontal ground distances in U.S. Survey Feet (39.37 inches = 1 meter).

**Survey Certification:**

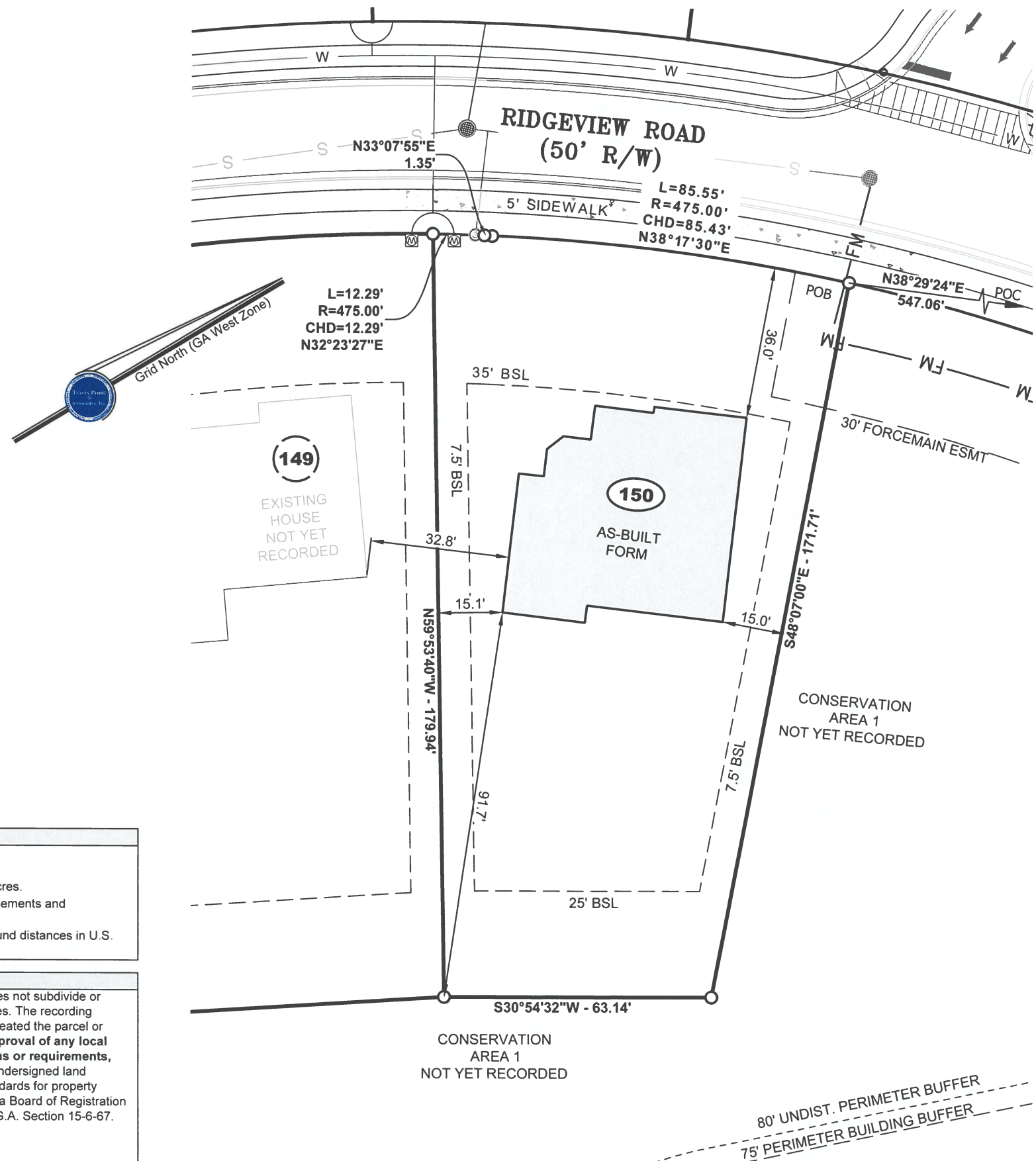
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. **Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land.** 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.

*Travis N. Pruitt, Jr.*

6/20/22

Travis N. Pruitt, Jr. PLS No. 2809

Date



<b>Site Zoning:</b>	R-30 Conservation Overlay
<b>Address:</b>	1011 Ridgeview Road
<b>Building Setbacks:</b>	Front: 35' Rear: 25' (Lots Over 10,000 Sq.Ft.) or 15' (Lots under 10,000 Sq.Ft.) Side (Minor): 7.5' Side (Major): 35' 75' Perimeter Building Line
<b>References:</b>	The Final Plat for Holly Farms has not yet been recorded.
<b>Flood Hazard Note:</b>	By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as ZONE X as defined by the F.E.M.A. Flood Insurance Rate Map of County, Georgia and incorporated areas map number 13057C0270E, effective date 06/07/2019.
<b>Survey Closure Data:</b>	This Plat of Survey has been calculated for closure and is found to be accurate within 1 foot in 41,964 feet. This Plat has been prepared using a Leica TS 12 Robotic Total Station. The Field Data upon which this plat is based has a closure precision of 1 foot in 10,000 feet and an angular error of 2 seconds per angle point, and was adjusted using compass rule. A portion of this Survey was performed using a Champion TKO GPS Receiver with network adjusted real time Kinematics measurements referenced to the eGPS Network. The GPS Survey included redundant measurements with positional accuracy better than 0.7'.
<b>P.O.C.</b>	Southeastern miter of the intersection of the Southwestern R/W of Earney Road (Variable R/W) and Ridgeview Road (50' R/W)

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 4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770) 416-7511 Fax: (770) 416-6759 www.travispruitt.com Contact Person: NORMAN SCHUCK Certificate of Authorization #613	DATE: 6/16/2022
	SCALE: 1" = 30' (11x17)
	CN: Lot G150
	JN: 1-22-0003
	CLIENT: TOLL BROTHERS, INC.
	Sheet No. 1 of 1

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For The Firm  
Travis Pruitt & Associates, Inc.

**AS-BUILT FORM SURVEY**

**HOLLY FARM**

**LOT 150**

LAND LOT 783 • 2nd DISTRICT • 2nd SECTION  
CHEROKEE COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET