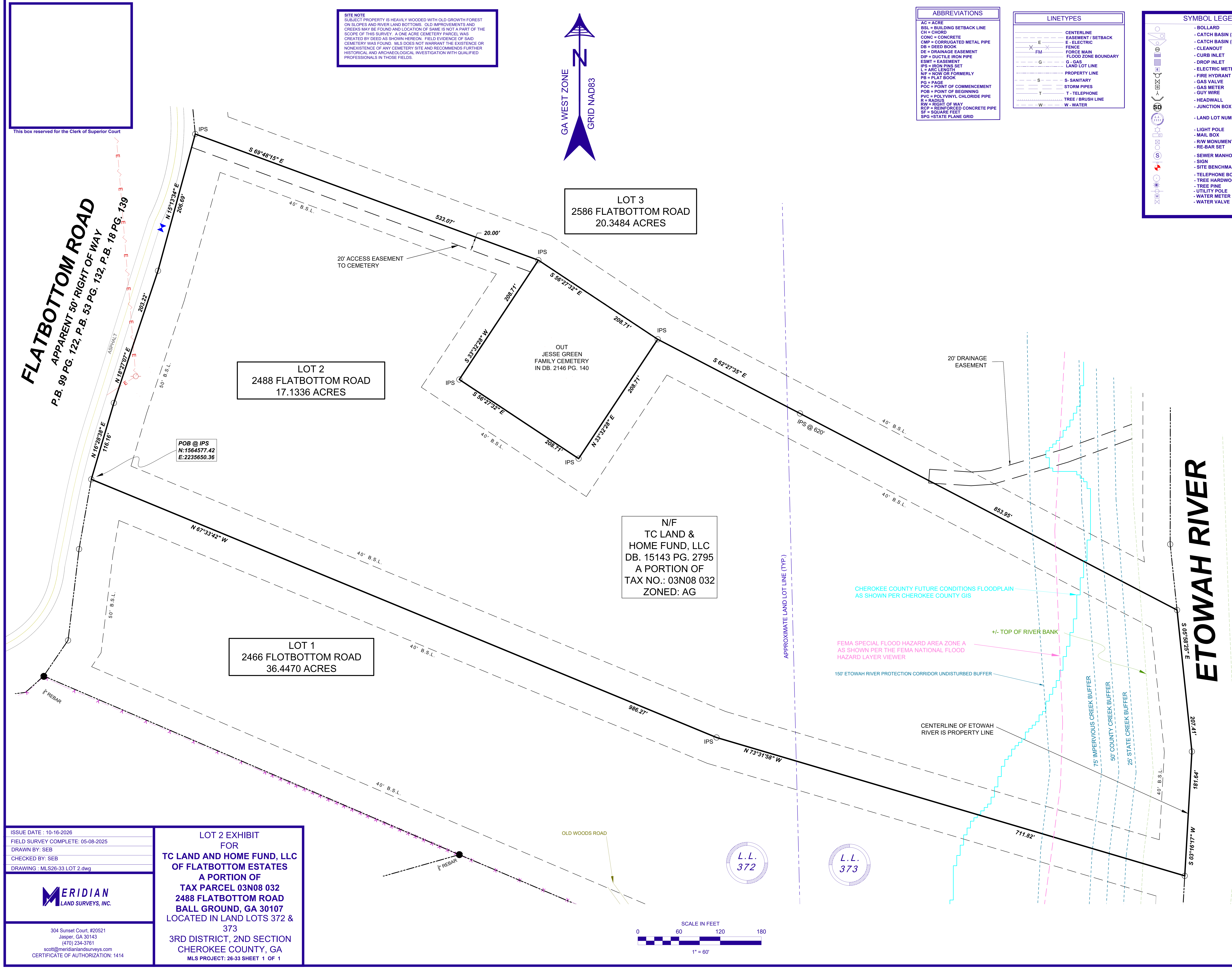
This box reserved for the Clerk of Superior Court

SITE NOTE

SUBJECT PROPERTY IS HEAVILY WOODED WITH OLD GROWTH FOREST ON SLOPES AND RIVER LAND BOTTOMS. OLD IMPROVEMENTS AND CREEKS MAY BE FOUND AND LOCATION OF SAME IS NOT A PART OF THE SCOPE OF THIS SURVEY. A ONE ACRE CEMETERY PARCEL WAS CREATED BY DEED AS SHOWN HEREON. FIELD EVIDENCE OF SAID CEMETERY WAS FOUND. MLS DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY CEMETERY SITE AND RECOMMENDS FURTHER HISTORICAL AND ARCHAEOLOGICAL INVESTIGATION WITH QUALIFIED PROFESSIONALS IN THOSE FIELDS.



ABBREVIATIONS

AC = ACRE
BSL = BUILDING SETBACK LINE
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ESMT = EASEMENT
IPS = IRON PINS SET
L = ARC LENGTH
N/F = NOW OR FORMERLY
PB = PLAT BOOK
PG = PAGE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RW = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE
SF = SQUARE FEET
SPG =STATE PLANE GRID

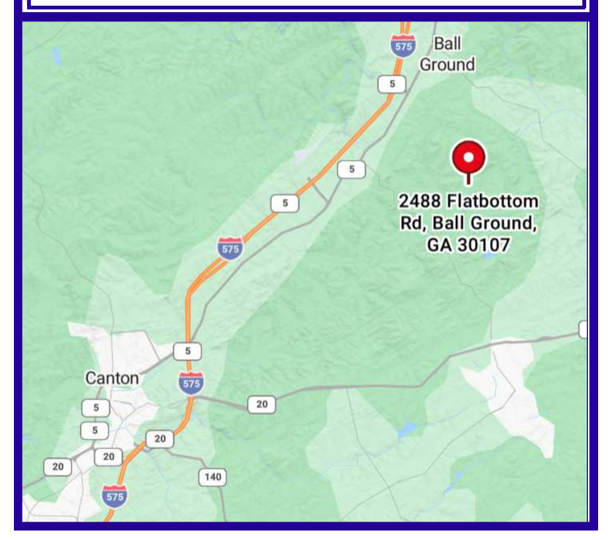
LINETYPES

CENTERLINE
EASEMENT / SETBACK
E - ELECTRIC
FENCE
FORCE MAIN
FLOOD ZONE BOUNDARY
G - GAS
LAND LOT LINE
PROPERTY LINE
S- SANITARY
STORM PIPES
T - TELEPHONE
TREE / BRUSH LINE
W - WATER

SYMBOL LEGEND

- BOLLARD
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CLEANOUT
- CURB INLET
- DROP INLET
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GUY WIRE
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- MAIL BOX
- R/W MONUMENT FOUND
- RE-BAR SET
- SEWER MANHOLE
- SIGN
- SITE BENCHMARK
- TELEPHONE BOX
- TREE HARDWOOD
- TREE PINE
- UTILITY POLE
- WATER METER
- WATER VALVE

VICINITY MAP



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SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT

-Type of equipment: CARLSON DUAL BAND GPS BRX7 BASE/ROVER RECEIVER ON THE eGPS NETWORK USING RTK METHODOLOGY.

DATUM

-Horizontal: NAD 83 (2011) State Plane Grid (Georgia West Zone)
-Vertical: Mean Sea Level (NAVD 88 - Geoid 12A) as established by GPS observations.
-Distances shown on the plat are horizontal ground distances using US survey feet.

DUE TO VARIANCES IN GNSS EQUIPMENT, METHODOLOGY, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND CONDITIONS IMPACTING GNSS SIGNALS, GNSS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION SHOWN ON THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

CLOSURE STATEMENT

-The field data on which this survey is based was gathered by a dual band GPS receiver. RTK GPS was the data collection method utilized for this survey
-Relative positional precision examinations have yielded results of 0.12 ft. horizontal accuracy at 95% confidence level.
-This drawing has been calculated for closure and is found to be accurate within 1' in 584,391'.

REFERENCE INFORMATION

DEED TO TC LAND & HOME FUND, LLC
RECORDED AT DB. 15143 PG. 2795
CHEROKEE COUNTY, GEORGIA LAND RECORDS
ALL OTHER PLATS, SURVEYS AND DEEDS SHOWN HEREON.

CERTIFICATION

This survey is invalid without original signature or if any alterations have been made by other than the surveyor. In addition, this survey was prepared for the exclusive use for the client named hereon and represents a specific scope of services. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TITLE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED.

STATUE OF REPOSE

THE STATUE OF REPOSE PER GEORGIA LAW AS DEFINED IN O.C.G.A. § 9-3-30.2 IS THE DATE OF FIELD SURVEY AS SHOWN HERON.

RIPARIAN RIGHTS

Property may be subject to rights of upper and lower riparian owners in and to the waters of the creeks and branches crossing subject property and the natural flow thereof without diminution or pollution.

UTILITIES

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE NOT SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

FLOOD ZONE

AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13057C0190E, HAVING AN EFFECTIVE DATE OF JUNE 7, 2019, A PORTION OF SUBJECT PROPERTY APPEARS TO BE DEPICTED WITHIN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN HEREON. MLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY FLOOD HAZARD AREAS, WETLANDS, OR HAZARDOUS WASTE IN THE SURVEY AREA. CREEK BUFFERS MAY EXIST NOT OTHERWISE SHOWN HEREON. ALL CREEK BUFFERS SHOULD BE VERIFIED WITH THE APPLICABLE GOVERNING AUTHORITIES.

ZONING

AG (AGRICULTURAL DISTRICT)
SET BACKS: 50' FRONT/ 40' SIDE AND REAR
MINIMUM LOT SIZE IS 2 ACRES
MINIMUM LOT WIDTH AT FRONT BUILDING LINE IS 150'
MLS MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL DETERINATION

SURVEYOR'S CERTIFICATE

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, OR 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

PRELIMINARY

______________________________**10/16/2026**____

SCOTT E. BURSON, PLS 3037 **DATE**

ISSUE DATE : 10-16-2026
FIELD SURVEY COMPLETE: 05-08-2025
DRAWN BY: SEB
CHECKED BY: SEB
DRAWING : MLS26-33 LOT 2.dwg

MERIDIAN
LAND SURVEYS, INC.

304 Sunset Court, #20521
Jasper, GA 30143
(470) 234-3761
scott@meridianlandsurveys.com
CERTIFICATE OF AUTHORIZATION: 1414

LOT 2 EXHIBIT
FOR
TC LAND AND HOME FUND, LLC
OF FLATBOTTOM ESTATES
A PORTION OF
TAX PARCEL 03N08 032
2488 FLATBOTTOM ROAD
BALL GROUND, GA 30107
LOCATED IN LAND LOTS 372 & 373
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GA
MLS PROJECT: 26-33 SHEET 1 OF 1