Plat
Recorded 4/28/2025 2:17 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2580

CHARLES C. FRANKLIN
GEORGIA REGISTERED LAND SURVEYOR NO. 2143

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, STAMP, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF THE PROPERTY. I FURTHER ATTEST THAT I HAVE EXAMINED THIS PLAT AND 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.

Charles C. Franklin	2-27-25
CHARLES C. FRANKLIN GA. RLS #2143	DATE

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

Constance Krause Krause CONSTANCE KREAUSE KRAUSE		4/25/24
SIGNATURE	PRINTED NAME	DATE
Alexandra Krause ALEXANDRA KRAUSE		4/25/24
SIGNATURE	PRINTED NAME	DATE

CERTIFICATE OF CHEROKEE COUNTY HEALTH DEPARTMENT

THIS FINAL PLAT HAS BEEN APPROVED BY THE CHEROKEE COUNTY HEALTH DEPARTMENT AS BEING CONSISTENT WITH APPLICABLE STATE AND LOCAL ENVIRONMENTAL HEALTH REQUIREMENTS.

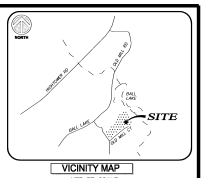
CHEROKEE COUNTY HEALTH DEPARTMENT	5/3/2025 DATE

ENVIORMENTAL HEALTH NOTES:

1.) THERE WILL NOT BE ANY DEVELOPMENT OF THE LOTS FOR HOME CONSTRUCTION PRIOR TO REVIEW AND SIGNING OF THE FINAL PLAT AND SUBSEQUENT ISSUANCE OF SEPTIC PERMITS FOR INDIVIDUAL LOTS AND PER THE GEORGIA MANUAL FOR ON-SITE SEWAGE SYSTEMS.

1.) "NO PERSON SHALL COMMENCE OR PROCEED WITH building or other structure where an on-site sewage management system will be utilized nor install or an on-site sewage management system or component thereof without first obtaining from the County Health Department a construction permit for the installation of an on-site sewage management system."

2.) THE CHEROKEE COUNTY ENVIORMENTAL HEALTH DEPARTMENT REQUIRES THAT ENGINEERED SITE PLANS MUST BE SUBMITTED FOR SEPTIC PERMITTING AT THE TIME OF DEVELOPMENT FOR INDIVIDUAL PROPERTIES.



VICINITY MAP
NOT TO SCALE

RESERVED FOR SUPERIOR COURT CLERK

APPROVED FOR RECORDING
CHEROKEE COUNTY
PLANNING AND ZONING
Planner
03/10/2025

DEAR DEVELOPER / OWNER:
THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE HAS REVIEWED YOUR REQUEST TO SUB-DIVIDE THE PROPERTY SHOWN ON THIS PLAT AND PROVIDES THE FOLLOWING COMMENTS AND INFORMATION FOR YOU TO CONSIDER. WHEN YOU REVIEW THE COMMENTS BELOW PLEASE KEEP IN MIND THE INSURANCE SERVICES OFFICE (ISO) ORGANIZATION (ISO) RATING OF OUR FIRE DEPARTMENT IN CHEROKEE COUNTY, ISO RECENTLY RATED CHEROKEE COUNTY FIRE & EMERGENCY SERVICES AS A 2/2Y SPLIT FIRE DEPARTMENT. THE RATING SCALE IS FROM 1 AS BEING THE BEST AND TO AS BEING NO FIRE PROTECTION PROVIDED. THE SPLIT 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 AND INCREASE 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:
IN ORDER TO INSURE THE LOWEST INSURANCE PREMIUM RATED AND AN ADEQUATE WATER SUPPLY FOR FIRE FIGHTING 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 ADDITIONAL WATER LINES AND ALL FIRE HYDRANTS INSTALLED. ADDITIONALLY, WE ARE ASKING THAT WATER LINES AND FIRE HYDRANTS ARE INSPECTED AND INSTALLED PLEASE CONTACT OUR OFFICE, OR WE CAN, AND WILL, SEND INSPECTORS AND MAPS OVER THE PROPERTY AS NEEDED IF THE WATER AUTHORITY REJECTS YOUR REQUEST. 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.

STORM WATER NOTES:
PRIOR TO ANY BUILDING, EROSION, OR DEVELOPMENT PERMITS BEING ISSUED ON THESE PROPERTIES, A LOT GRADING AND EROSION CONTROL PLAN, PREPARED BY A GEORGIA SOIL AND WATER CONSERVATION COMMISSION (GSWCC) LEVEL II CERTIFIED DESIGN PROFESSIONAL, SHALL BE SUBMITTED AND APPROVED BY CHEROKEE COUNTY ENGINEERING DEPARTMENT. CONTACT 678-493-6077 FOR ADDITIONAL INFORMATION.

DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THEN ONCE (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 A PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.

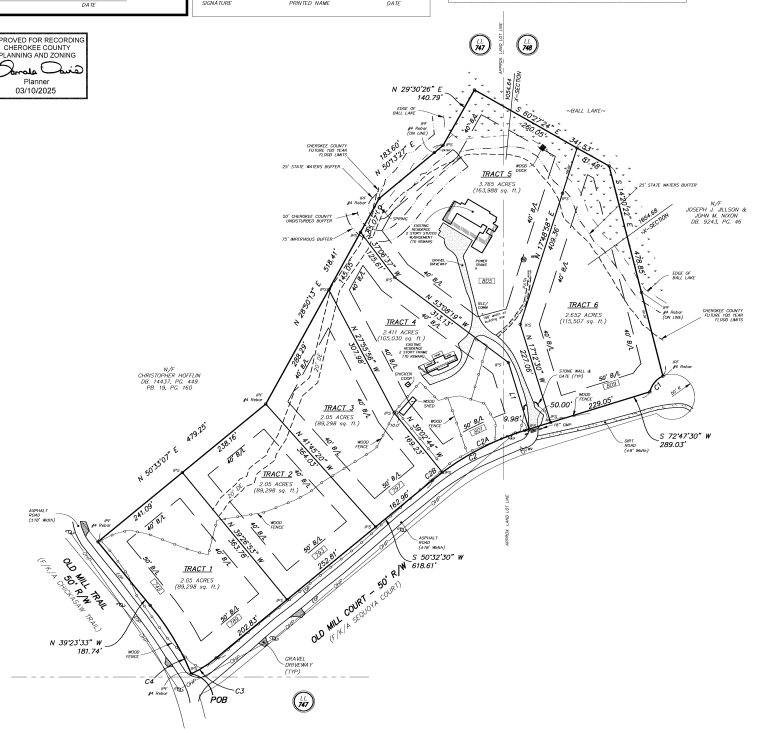
A UNITED STATES ARMY CORPS OF ENGINEERS RECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSING IN STATES WATERS.

A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

ANY HABITABLE STRUCTURE SHALL BE A MINIMUM OF 3.0 FEET ABOVE THE 100 YEAR FEMA BFE, OR 1.0 FEET ABOVE THE CHEROKEE COUNTY FUTURE CONDITIONS BFE, WHICHEVER IS HIGHER.

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

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



FIRE DEPARTMENT VEHICLE ACCESS:
FIRE DEPARTMENT ACCESS TO PROPERTIES IS PARAMOUNT IN OUR ABILITY TO ACCESS PROPERTIES FOR A MORE EFFECTIVE FIRE FIGHTING STRATEGY. FIRE DEPARTMENT ACCESS ROADS SHOULD BE 20 FEET WIDE, LESS THAN A 10% GRADE AND BE OF AN ALL-WEATHER / ALL-SEASON SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS. IF THE PUBLIC / PRIVATE ACCESS DRIVE IS LONGER THAN 150 FEET IT WILL NEED TO HAVE AN APPROVED TURNAROUND AT THE END.

DRIVEWAY NOTE:
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.

DRAINAGE EASEMENT NOTES:
1.) IT IS THE POLICY OF CHEROKEE COUNTY THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND OPERATION UNLESS THE EASEMENT IS ACCEPTABLE FOR PUBLIC USE AS A PARK OR OTHER PUBLIC PURPOSE OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION IN ANY DRAINAGE EASEMENT WITHIN CHEROKEE COUNTY, UNLESS SAID EASEMENT LIES WITHIN CHEROKEE COUNTY RIGHT-OF-WAY AND / OR SAID WORK IS NECESSARY TO PROTECT COUNTY RIGHT-OF-WAY PER POLICY ADOPTED JANUARY 14, 1997.

2. PROPERTY OWNERS WILL BE REQUIRED TO KEEP ALL STORM DRAINAGE EASEMENTS LOCATED OFF OF COUNTY RIGHT-OF-WAY FREE OF OBSTRUCTION AT ALL TIMES SO AS TO ENSURE THE MAXIMUM DESIGNED DRAINAGE FLOW. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.

TRAVERSE CLOSURE – 1:20,553
TOTAL ANGULAR ERROR – 10 SECONDS
ADJUSTMENT – COMPASS RULE ADJUSTMENT
EQUIPMENT – TRIMBLE 5S ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:453,140
ALL MATTERS OF TITLE EXCEPTED
DATE OF FIELD WORK: 6-28-2024

TOTAL AREA
±14.378 ACRES
(±626,421 SQ. FT.)

PRESENT ZONING:
AG

BUILDING SETBACKS:
FRONT – 50'
REAR – 40'
SIDE – 40'

PROPERTY ADDRESS:
805 OLD MILL COURT
BALL GROUND, GEORGIA 30107

CURRENT OWNER OF RECORD:
CONSTANCE KAYE ARVIDSON-KRAUSE
A/K/A CONSTANCE KAYE ARVIDSON &
ALEXANDRA OLIVIA KRAUSE

REFERENCE DEED:
DB. 14775, PG. 1076

PIN #:
03-0747-0003

TIN #:
03N22 066A

SYMBOL LEGEND
PROPERTY CORNER
STORM PIPE
WATER VALVE
WATER METER
POWER POLE / GUY WIRE
OVER HEAD POWER POLE
IRF IRON PIN FOUND
IPS IRON PIN SET #4 Rebar (W/Cap)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	46.80'	45.11'	S39°38'27"W
C2	997.85'	448.47'	445.05'	S61°46'30"E
C2A	597.96'	204.66'	203.66'	S62°53'12"E
C2B	597.96'	221.55'	221.02'	S51°51'42"W
C3	292.94'	65.14'	64.97'	S51°38'18"W
C4	598.60'	176.64'	176.06'	N36°06'24"W

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	154.01'	S17°12'30"E

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100' ft.

NOTES:

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE LOCATION OF ANY UNDERGROUND UTILITIES OR UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

FLOOD PLAIN NOTES:

PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 13057C0191E FOR CHEROKEE COUNTY, GEORGIA, DATED JUNE 07, 2019.

THE 100 YEAR FUTURE CONDITIONS FLOODPLAIN AS SHOWN WAS TAKEN FROM THE CHEROKEE COUNTY GIS MAP AND IS APPROXIMATE. CROSS SECTIONS FOR THE 100 YEAR CHEROKEE COUNTY FUTURE FLOOD CONDITIONS ARE SHOWN.

MINOR SUBDIVISION PLAT OF:
LION'S GATE AT BALL LAKE
LOCATED IN LAND LOTS 747 & 748
OF THE 3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1"=100' DATE: AUGUST 19, 2024

No.	REVISIONS	Date

centerline
Surveying and Land Planning, Inc.
1301 STILES ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0025 FAX: (770) 424-3399

PROJECT No. 624005B LSF#001298 Sheet No. 1 of 1