



November 21, 2016

VIA EMAIL

Canton City Council
c/o Ken Patton
Community Development Director
151 Elizabeth St.
Canton, GA 30114

Re: Request to consider transfer of property to the City of Canton

Dear Council Members,

On behalf of Meritage Homes of Georgia, I am writing to request that the City Council consider accepting ownership of property in the Longleaf section of the Laurel Canyon community. This property is for the extension of the cart path in the community and it adjoins property designated for cart path that has already been dedicated to the City of Canton. The property we are offering to the City is illustrated on the proposed plat included with this letter and it is further described in the accompanying legal description.

We ask that the City accept this property at your next City Council Meeting. Upon the City's acceptance of the tract, we will facilitate the legal transfer of ownership as soon as possible. If you have any questions or concerns, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wes Kimbrell".

Wes Kimbrell
Forward Planning Manager

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 64,972. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 108,163

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SETS 30R3.

ALL L.P.'S ARE 1/4" REBAR.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

VERTICAL DATUM IS NAVD 83.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

LAUREL CANYON POD 5, PHASE 3 IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, PANEL NUMBER 13057C0140D, REVISED SEPTEMBER 29, 2006

NOTES

1. NUMBER OF LOTS IS 11
TOTAL AREA 108.00 ACRES
R/W: 0.732 ACRES
AVERAGE LOT SIZE = 12,440 SQFT
DENSITY, LOTS PER ACRE = 2.817 LOTS/ACRE
MINIMUM LOT WIDTH IS 65 FEET. ALL LOTS MEET THE MINIMUM REQUIREMENT.
2. SETBACKS:
FRONT - 15'
REAR - 10'
SIDE - 5'
(10 FOOT MINIMUM BETWEEN ROOF LINES)
3. ZONING IS PUD (PER ZONING CASE #29702-01 AND MP0005-06)
4. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON ANY LAND DISTURBING ACTIVITIES WITHIN THE PROPERTY OWNED BY THE CITY OF CANTON. THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN THE NECESSARY REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
5. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WHICH MAY BE CONSIDERED NECESSARY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN THE NECESSARY REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
6. THE SIGHT DISTANCE MEETS OR EXCEEDS CITY OF CANTON DEVELOPMENT REGULATIONS.
7. DRAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF CANTON FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY.
8. ALL UNDERGROUND WATER LINE LOCATION IS PER APPROVED ENGINEERING PLAN.

LIFE SAFETY ACCESS NOTE:

PUBLIC EMERGENCY ROAD EASEMENT IS FOR LIFE SAFETY ACCESS IN THE EVENT THERE IS AN INCIDENT WITHIN THE LAUREL CANYON DEVELOPMENT THAT WOULD RESTRICT ACCESS TO STATE ROUTE 140 THROUGH THE CANYON AND ALONG LAUREL CANYON PARKWAY. SOLE LAUREL CANYON OVERLOOK ALONG WITH THOSE RESIDENTS WHO LIVE BETWEEN CRABAPPLE ROAD AND STATE ROUTE 140 (PUCKETT CREEK AREA) WHEN SHOAL CREEK ROAD IS IMPASSABLE.

OWNER:
CITY OF CANTON
SARAHY SENIOR : CITY OF CANTON
PARKWAY, SUITE 150
TAMPA, FL 33637

UTILITY:
GAS : ATLANTA GAS LIGHT
ELECTRIC : GEORGIA POWER

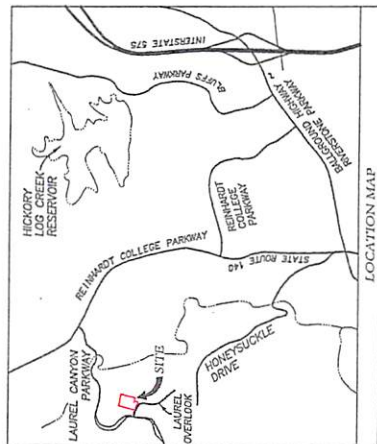
24 HR. EROSION CONTACT:
BRYAN POWERS
PHONE 404.378.2147

SURVEYOR:
GUNNIN LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE
SUITE 104
CANTON, GEORGIA 30115
PHONE: 678.680.7502

ENGINEER:
GREYBEN ENGINEERING
2108 MACY DRIVE
SUITE 100
PHONE: 770.574.6001

FINAL PLAT OF LAUREL CANYON LONGLEAF POD 5 PHASE 3

LOCATED IN LAND LOTS 118, 119, 134 & 135
14th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
MARCH 22, 2016



REVISION #1

THIS PLAT SUPERSEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 116, PAGES 191-192, ON APRIL 13, 2016 OF CHEROKEE COUNTY. THE PURPOSE OF THIS REVISION IS TO:
1) REVISION LOCATED CART PATH BETWEEN LOTS 130 AND 131
2) REVISION LOT AREA TO REFLECT LOT NUMBER
3) REVISION LOTS 130 AND 131

OWNERS REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #1 DATE 11-17-16.

OWNERSUBDIVIDER DATE

PLANNING & ZONING ADMINISTRATOR

DATE

CITY ENGINEER

DATE

PLANNING & ZONING ADMINISTRATOR

DATE

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT THE CITY, COUNTY, AND STATE TAXES OR OTHER ASSESSMENTS NOW DUE ON THE LAND SHOWN ARE PAID IN FULL. THE CITY, COUNTY, AND STATE TAXES OR OTHER ASSESSMENTS DUE ON THE LAND SHOWN ARE PAID IN FULL. THE CITY, COUNTY, AND STATE TAXES OR OTHER ASSESSMENTS DUE ON THE LAND SHOWN ARE PAID IN FULL. THE CITY, COUNTY, AND STATE TAXES OR OTHER ASSESSMENTS DUE ON THE LAND SHOWN ARE PAID IN FULL.

ORIGINAL SIGNATURES RECORDED IN PB 116, PG. 191

OWNERSUBDIVIDER DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION. THE MEASUREMENTS AND CALCULATIONS HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

ORIGINAL SIGNATURES RECORDED IN PB 116, PG. 191

JOSEPH T. BAKER, CARLS NO. 2674 DATE

CITY OF CANTON ENGINEER CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON REGULATIONS.

ORIGINAL SIGNATURES RECORDED IN PB 116, PG. 191

CITY ENGINEER DATE

CITY OF PLANNING DEPARTMENT

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF CANTON ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

ORIGINAL SIGNATURES RECORDED IN PB 116, PG. 191

ZONING ADMINISTRATOR DATE

STATEMENT OF LIMITATIONS:

THE UNDERSIGNED ASSUMES NO LIABILITY OR LIABILITY FOR ANY STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS PLAT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

ORIGINAL SIGNATURES RECORDED IN PB 116, PG. 191

JOSEPH T. BAKER, CARLS NO. 2674 DATE



NOTE:

THE ORIGINAL BOUNDARY SURVEY WAS DONE UNDER THE SUPERVISION OF JOSEPH T. BAKER, CARLS NO. 2674, A REGISTERED LAND SURVEYOR F8383, ALBERT GAMMINS, JR., CORDON, CERTIFY SOLELY TO THE REVISION DATED 11-17-16

DATE	REVISION
11-17-16	REV. #1 SEE NOTE ON SHEET 1

FINAL PLAT OF
LAUREL CANYON
LONGLEAF
POD 5 PHASE 3
LOCATED IN LAND LOTS 118, 119, 134 & 135
14th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
MARCH 22, 2016

Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.680.7502
Fax: 678.680.4731
www.gunninlandsurveying.com
Land Surveyor Firm License No. LSF001033



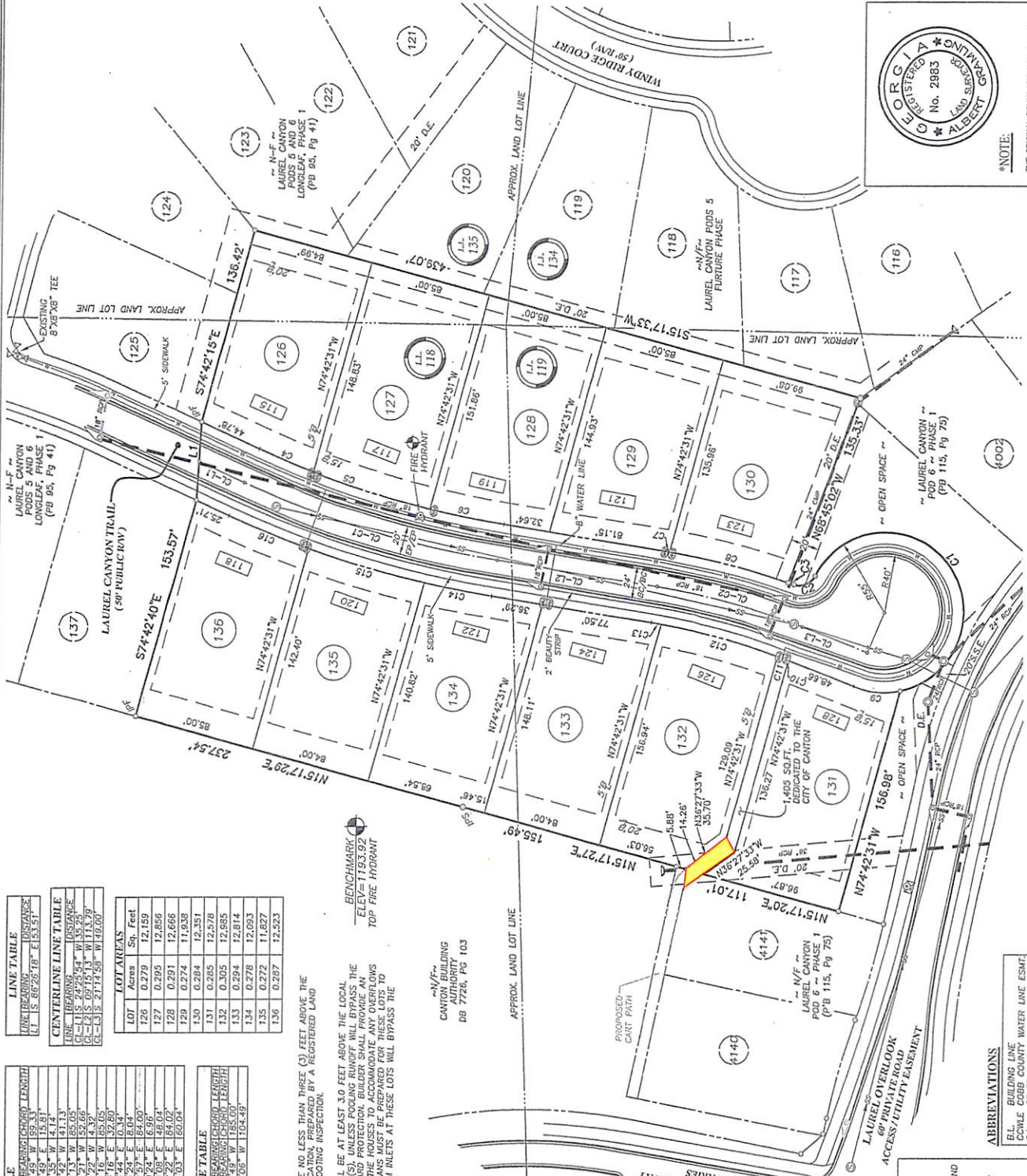
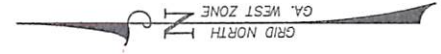
SHEET	OF
1	2

CURVE TABLE			
CURVE NO.	LENGTH	CHORD BEARING	CHORD LENGTH
C1	221.64	S 67°28'18" E	153.51
C2	12.00	S 57°28'45" W	59.33
C3	17.26	S 21°44'49" E	15.81
C4	41.14	S 19°14'35" W	4.14
C5	85.11	S 17°00'13" W	85.05
C6	52.67	S 11°29'21" W	52.66
C7	4.37	S 09°29'22" W	4.37
C8	33.30	S 05°16'16" E	32.80
C9	0.34	N 21°33'44" E	0.34
C10	8.04	N 20°43'24" E	8.04
C11	8.04	N 08°40'24" E	8.04
C12	5.96	N 08°40'24" E	5.96
C13	46.09	N 11°09'08" E	46.04
C14	46.09	N 16°22'22" E	84.02
C15	60.05	N 22°04'03" E	60.04
C16	60.05	S 15°15'06" W	1104.49

CENTRIKLINE CURVE TABLE			
CURVE NO.	LENGTH	CHORD BEARING	CHORD LENGTH
C1	185.54	S 67°28'18" E	153.51
C2	104.68	S 57°28'45" W	59.33
C3	104.68	S 21°44'49" E	15.81
C4	104.68	S 19°14'35" W	4.14
C5	104.68	S 17°00'13" W	85.05
C6	104.68	S 11°29'21" W	52.66
C7	104.68	S 09°29'22" W	4.37
C8	104.68	S 05°16'16" E	32.80
C9	104.68	N 21°33'44" E	0.34
C10	104.68	N 20°43'24" E	8.04
C11	104.68	N 08°40'24" E	8.04
C12	104.68	N 08°40'24" E	5.96
C13	104.68	N 11°09'08" E	46.04
C14	104.68	N 16°22'22" E	84.02
C15	104.68	N 22°04'03" E	60.04
C16	104.68	S 15°15'06" W	1104.49

* LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE FLOOD PLAIN. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOOTING INSPECTION.

★ THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3.0 FEET ABOVE THE LOCAL 100 YR HEADWATER POOL ELEVATION. THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 1.0 FOOT OF FREEBOARD PROTECTION. BUILDERS SHALL PROVIDE AN ADEQUATE SWALE BETWEEN/BEHIND THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE LAUREL CANYON TRAIL. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW OVERFLOWS FROM INLETS AT THESE LOTS WILL BYPASS THE BUILDINGS.



ABBREVIATIONS

BL	BUILDING LINE
CC	CEBER COUNTY WATER LINE ESM.
CM	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FOUND
DE	DRAINAGE EASEMENT
FEN	FENCE LOT LINE
O.H.	OVERHEAD ELEC. LINE
SD	STORM DRAIN
SO	RIGHT OF WAY
SCW	SEWER
SSE	SANITARY SEWER EASEMENT

SYMBOL LEGEND

●	1/2" REBAR END
○	1/2" REBAR SET
●	BENCHMARK
○	CABLE BOX
○	CONCRETE MONUMENT FOUND
○	DROP INLET
○	ELECTRIC METER
○	IRRIGATION CONTROL VALVE
○	LIGHT POLE
○	JUNCTION BOX
○	POCKET CLEANOUT
○	SANITARY SEWER MANHOLE
○	STORM JUNCTION BOX
○	TRANSFORMER BOX
○	TRAFIC SIGNAL BOX
○	TRAFIC SIGNAL POLE
○	TELEPHONE BOX
○	WATER METER
○	WATER VALVE
○	WEIR INLET



***NOTE:**
THE ORIGINAL BOUNDARY SURVEY WAS DONE UNDER THE SUPERVISION OF JOSEPH T. BAKER, GEORGIA REGISTERED LAND SURVEYOR #2574. ALBERT GRAMLING, JR., GEORGIA REGISTERED LAND SURVEYOR #2581, CERTIFY SOLELY TO THE REVISION DATED 11-17-16

FINAL PLAT OF
LAUREL CANYON
POD 5 PHASE 3

LOCATED IN LAND LOTS 118, 119, 134 & 135
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Land Surveyor Firm License No. LS0001033

DATE: 11-17-16
REVISION: REV. #1 SEE NOTE ON SHEET 1

SHEET 2 OF 2

Property Line Description Laurel Canyon Pod 5 phase 3 – City of Canton Dedicated golf cart path

All that tract or parcel of land lying and being in Land Lot 119 of the 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

Commencing at the southeast corner of lot 132 (plat book 116, page 119-120) on the westerly right-of-way of Laurel Canyon Trail (50' R\W), said point being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING,

thence along said right of way with a curve turning to the right with an arc length of 8.04 feet, with a radius of 475.00 feet, with a chord bearing of South 20 Degrees 43 Minutes 24 Seconds West, with a chord length of 8.04 feet to a 1/2" rebar found;

Thence leaving said right of way North 74 Degrees 42 Minutes 31 Seconds West a distance of 136.27 feet to a 1/2" rebar set;

Thence North 36 Degrees 27 Minutes 33 Seconds West a distance of 25.58 feet to a 1/2" rebar set;

Thence North 15 Degrees 17 Minutes 20 Seconds East a distance of 14.26 feet to a 1/2" rebar set;

Thence South 36 Degrees 27 Minutes 33 Seconds East a distance of 35.70 feet to a 1/2" rebar set;

Thence South 74 Degrees 42 Minutes 31 Seconds East a distance of 129.09 feet to a 1/2" rebar found on the western right of way of Laurel Canyon Trail (50' R\W), said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 1405 square feet.