

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Bethany Watson
City Engineer

Agenda Item Title:

Discussion and Possible Action on Street Acceptance for City Maintenance for streets in Summer Walk Townes

Summary:

The streets in Summer Walk Townes have met the requirements of the UDC and are now ready to be accepted by the City for maintenance.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

Staff will make a recommendation at the next Council Meeting.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Resolution
Final Plats

City of Canton, Georgia
Cherokee County
Resolution: _____

RESOLUTION

A Resolution accepting the streets or portions of streets within **Summer Walk Townes**, for City Maintenance.

Whereas, it is hereby found and determined that **Summer Walk Townes**, does meet the requirements as set forth in the Unified Development Code (UDC) of City of Canton, Georgia pertaining to the streets and rights-of-way.

Now Therefore, be it resolved by the Mayor and City Council of City of Canton, Georgia that the following streets:

Doverhouse Street (1097')

Walker Road (510')

Craft Way (349')

Fremont Drive (544')

Sailors Way (595')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Summerwalk Townes**, and located in **Land Lot(s) 245 & 246** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **plat book 120, page 1488** on **05/15/2024** are accepted and will be maintained by said City from this date forward.

Adopted this _____ day of _____, 2024

Bill Grant, Mayor

Attest:

Approved as to Form

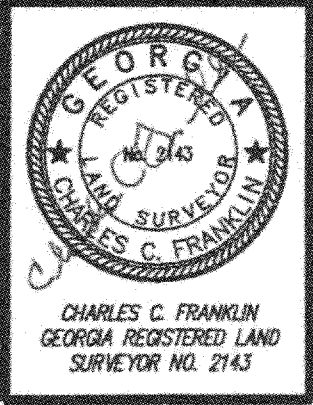
Annie Fortner, City Clerk

Robert M. Dyer, City Attorney

Plat
Recorded 5/15/2024 3:43 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 1488
Participant IDs: 5354338898

AS REQUIRED BY SUBSECTION (4) 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 ANY PARCEL. 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.

Charles C. Franklin 5-03-24
CHARLES C. FRANKLIN, R.L.S. No. 2143 DATE



RESERVED FOR SUPERIOR COURT CLERK:

REVISION #1: 3-13-2023

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 119, PAGE 2884. THE PURPOSE OF THIS REVISION WAS TO REMOVE THE CCWSA NOTES THAT WERE LOCATED ON THE COVER SHEET AND TO CHANGE THE DISTRICT NUMBER ON THE COVERSHEET.

REVISION #2: 5-3-2024

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 120, PAGE 255. THE PURPOSE OF THIS REVISION IS TO ADD THE ASBUILT LOCATION OF THE RISER ROOMS. THE MAIL KIOSK WAS MOVED AND THE STREET SIDE BUILDING LINE WAS REVISED TO 10' FROM BACK OF CURB. ENCHROACHMENT AND ADMINISTRATIVE VARIANCE NOTES ADDED TO COVERSHEET.

FINAL PLAT FOR: SUMMER WALK TOWNES (PHASE TWO)

(F.K.A. FATE CONN.)
PROPERTY IS LOCATED IN LAND LOTS 245 & 246
OF THE 14TH DISTRICT, 2ND SECTION
IN THE CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - PD-MU
ZONING PD-MU (PLANNED DEVELOPMENT - MIXED USE)
TOTAL AREA - 19.78 ACS
TOTAL TOWNHOMES PROPOSED - 122
MIN. HEATED FLOOR SPACE - 1,300 S.F.
TOTAL DETACHED LOTS PROPOSED - 4
MIN. LOT SIZE - 20,000 S.F.
OPEN SPACE REQUIREMENTS FOR ENTIRE MASTER PLAN - 18.68 AC. (16.28%)
OPEN SPACE CURRENTLY PLANTED WITHIN MASTER PLAN TRACTS - 22.78 AC. (18.71%)
OPEN SPACE PLANNED THIS SITE PLAN - 2.56 AC. (38.4%)
ESTIMATED PROPOSED OPEN SPACE FOR ENTIRE MASTER PLAN - 30.35 AC. (26.28%)

BUILDING SETBACK REQUIREMENTS:

FRONT - 16' FROM BACK OF CURB
REAR - 20'
SIDE - 20' SEPARATION
STREET SIDE - 10' FROM BACK OF CURB

FLOOD INFORMATION

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING CHEROKEE COUNTY FEMA FIRM MAP #13057C0162E DATED: JUNE 07, 2018.



ADMINISTRATIVE VARIANCE NOTES

- ALL EASEMENT ENCHROACHMENTS SHOWN HEREIN ARE PERMITTED PURSUANT TO INSTRUMENT RECORDED AT DB 14921, PG. 2570.
- ALL BUILDING SETBACK ENCHROACHMENTS AND BUFFER REDUCTIONS SHOWN HEREIN ARE PERMITTED PURSUANT TO ADMINISTRATIVE VARIANCES: AVAR2307-002, AVAR2307-004, AVAR2307-005, AVAR2307-006, AVAR2307-007, & AVAR2311-002.

APPLICANT/DEVELOPER

DRR GROUP GEORGIA, LLC
160 WHITNEY DRIVE
FAYETTEVILLE, GA 30214

24 HR. CONTACT:

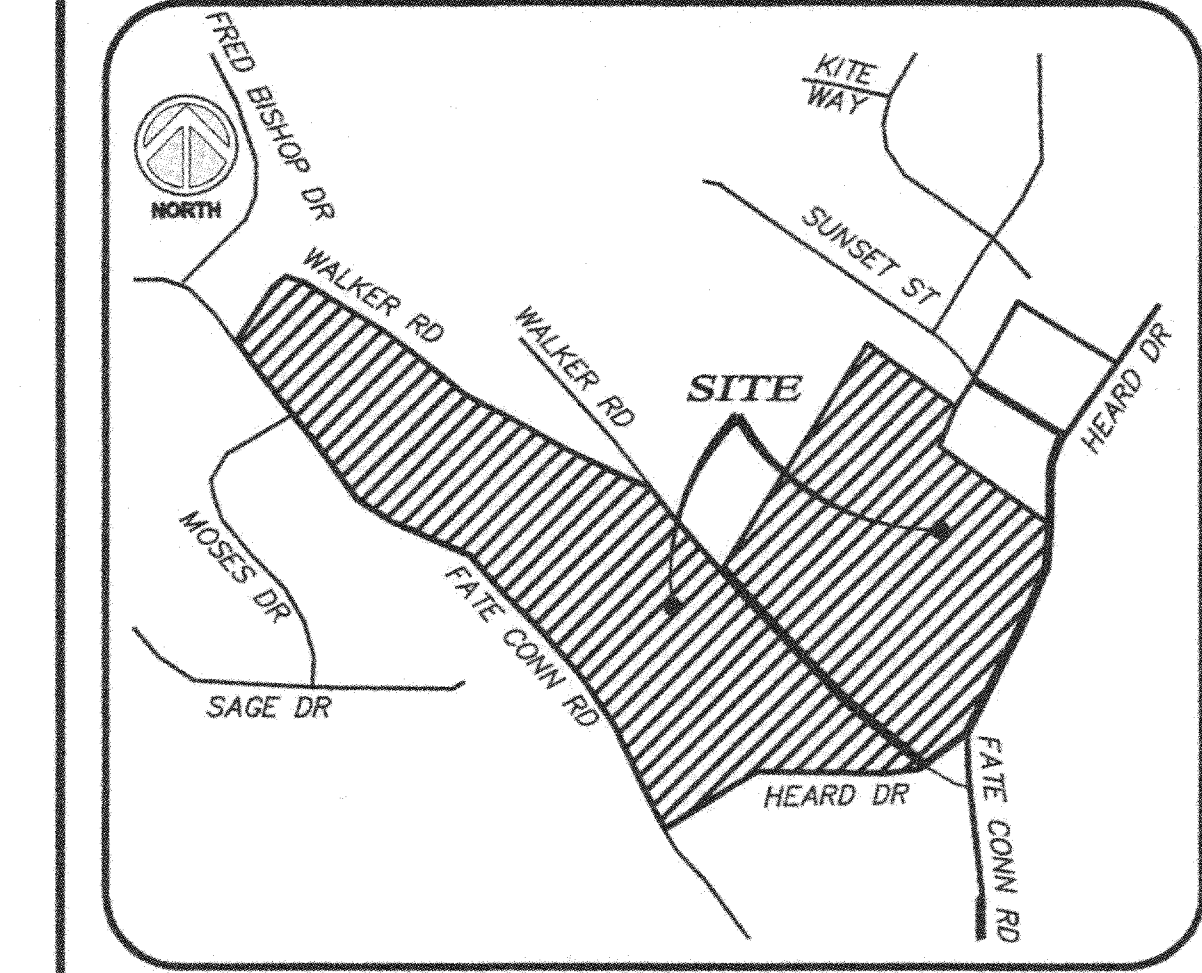
JACK GERAIGHTY
404-859-7887
JGERAIGHTY@PINEGROVE.COM

OWNER OF RECORD:

SUMMERWALK OWNER, LLC
309 EAST PACES FERRY ROAD NE, SUITE 400
ATLANTA, GA 30305
PER DB. 14067 PG. 469

PARCEL ID:

PIN: 14N21 049
PIN: 14N21 51A
PIN: 14N21 051
PIN: 14N21 056
PIN: 14N21 055
PIN: 14N21 059A



LOCATION MAP N.T.S.

SURVEY INFORMATION

TRAVERSE CLOSURE - 1:15.422
TOTAL ANGULAR ERROR - 6 SEC/STA
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TRIMBLE SS ROBOTIC
PLAT CLOSURE - 1:15.2208
DATE OF FIELD WORK - JANUARY 31, 2020
#4 REBARS TO SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CITY OF CANTON PLANNING DEPARTMENT:

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

Steve Green 5/13/24
ZONING DIRECTOR DATE

SURVEYOR'S ACKNOWLEDGMENT:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN 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 UNITED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

Charles C. Franklin 5-03-24
CHARLES C. FRANKLIN, R.L.S. No. 2143 DATE

OWNER'S ACKNOWLEDGMENT:

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 ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS (OTHER THAN THOSE SHOWN AS PRIVATE), WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN ARE CORRECTLY SHOWN AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNITED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

William Stark 2024-May-07 | 12:03 PM PDT
SUMMERWALK OWNER, LLC DATE

CERTIFICATE OF APPROVAL OF
WATER AND SEWERAGE SYSTEM

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING

SEE PLAT BOOK 120, PAGE 255 FOR ORIGINAL SIGNATURES

CHEROKEE COUNTY WATER & SEWAGE AUTHORITY DATE

CITY OF CANTON ENGINEER:

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

[Signature] 5/15/24
CITY ENGINEER DATE

CITY OF CANTON FIRE MARSHAL'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND CITY OF CANTON FIRE PREVENTION ORDINANCE.

FLOOD INFORMATION

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING CHEROKEE COUNTY FEMA FIRM MAP #13057C0162E DATED: JUNE 07, 2018.

FILL LOTS

28-33, 35-40,
66-69, & 105-105.

GEORGIA 811
UTILITIES PROTECTION CENTER, INC.
Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

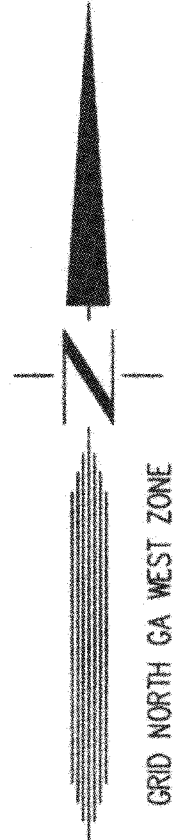
DRAWN BY: DJA
CHECKED BY: DCF
DATE: 8-3-22
SCALE: 1" = 60'
PROJECT No.:
616016-FP
SHEET No.
1 OF 4

NO.	DATE	REVISION	BY
1.	3-13-23	SEE REVISION NOTE ABOVE	DJA
2.	5-3-24	SEE REVISION NOTE ABOVE	DJA

centerline
Surveying and Land Planning, Inc.
1801 SHELBOR ROAD, SUITE 1810, KENNESAW, GA 30144
PHONE: (770) 424-5028 FAX: (770) 424-5259

Plat
Recorded 5/15/2024 3:43 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 1489
Participant IDs: 5354338898

RESERVED FOR SUPERIOR COURT CLERK:



SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - PD-MU (PLANNED DEVELOPMENT - MIXED USE)
TOTAL AREA - 18.78 ACS
TOTAL TOWNHOMES PROPOSED - 122
MIN. HEATED FLOOR SPACE - 1,300 S.F.
TOTAL DETACHED LOTS PROPOSED - 4
MIN. LOT SIZE - 20,000 S.F.
OPEN SPACE REQUIREMENTS FOR ENTIRE MASTER PLAN - 18.68 AC. (16.2%)
OPEN SPACE CURRENTLY PLATTED WITHIN MASTER PLAN TRACTS- 22.76 AC. (19.71%)
OPEN SPACE PLANNED THIS SITE PLAN - 7.59 AC. (38.4%)
ESTIMATED PROPOSED OPEN SPACE FOR ENTIRE MASTER PLAN - 30.35 AC. (26.29%)

BUILDING SETBACK REQUIREMENTS:

FRONT - 16' FROM BACK OF CURB
REAR - 20'
SIDE - 20' SEPARATION
STREET SIDE - 10'

FLOOD INFORMATION

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR
FLOOD ZONE ACCORDING CHEROKEE COUNTY FEMA FIRM MAP
#1305700162E DATED: JUNE 01, 2019.

APPLICANT/DEVELOPER

DRB GROUP GEORGIA, LLC
160 WHITNEY DRIVE
FAYETTEVILLE, GA 30214

24 HR. CONTACT:

JACK GERAGHTY
404-859-7887
JGERAGHTY@NEGROVE.COM

OWNER OF RECORD:

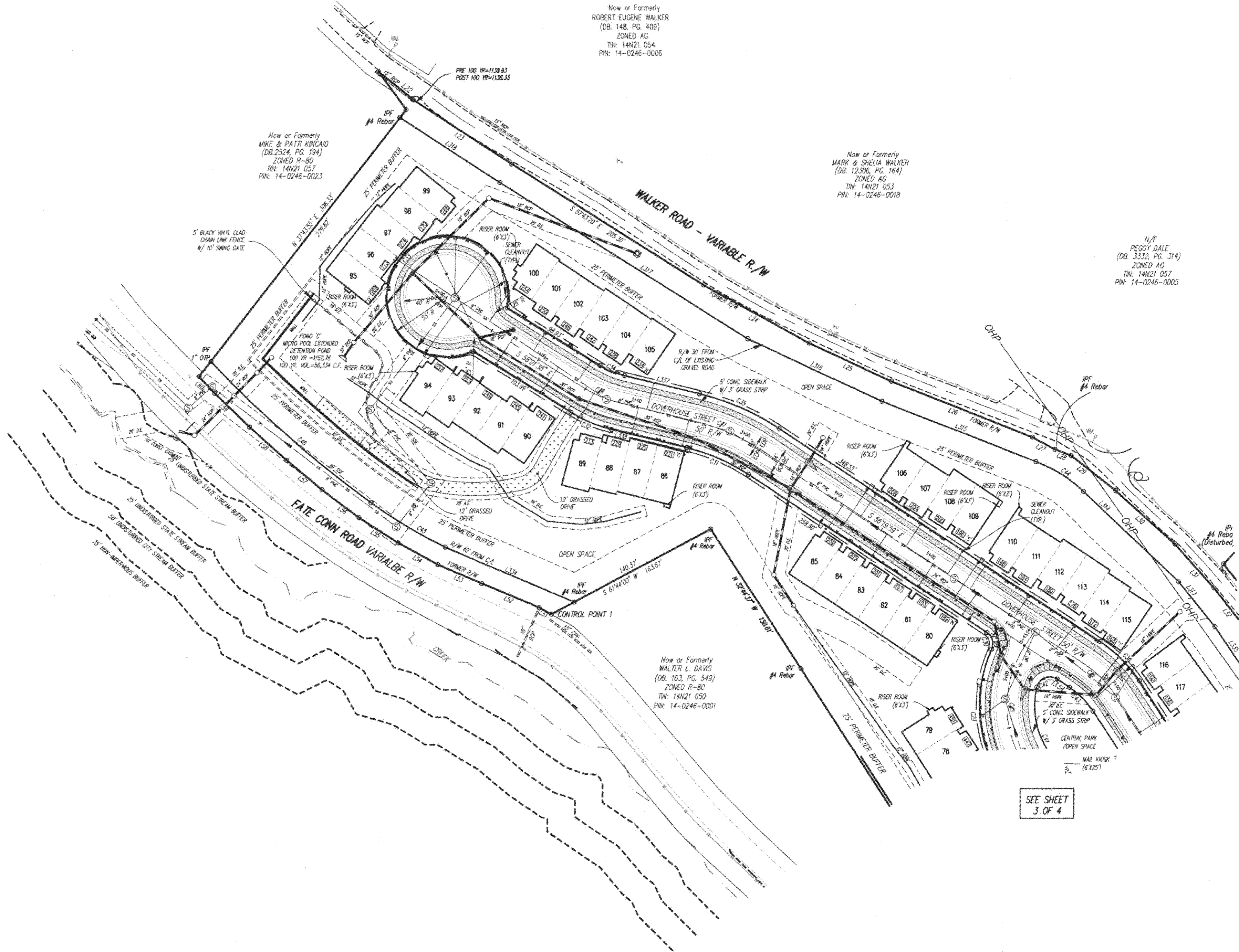
SUMMERWALK OWNER, LLC
308 EAST PACES FERRY ROAD NE, SUITE 400
ATLANTA, GA 30305
PER DB. 14867 PG. 469

PARCEL ID:

PIN: 14N21 049
PIN: 14N21 51A
PIN: 14N21 051
PIN: 14N21 056
PIN: 14N21 055
PIN: 14N21 059A

SYMBOL LEGEND

WATER LINE	CONC. MON.
FIRE HYDRANT	IRON PIN FOUND
WATER VALVE	IRON PIN SET
LIGHT POLE	HOODED INLET
SEWER LINE/MAINHOLE	CATCH BASIN
REINFORCED CONC. PIPE	JUNCTION BOX OR PEDESTAL INLET
CORRUGATED METAL PIPE	HEADWALL
HDPPE	SPECIMEN TREE TO REMAIN (CRZ SHOWN)
EXISTING STORM PIPE	TREE RECOMPENSATED FOR MAY BE REMOVED AT THE DEVELOPER'S/BUILDERS DISCRETION
PROPOSED STORM PIPE	LIGHT POLE
FENCE LINE	
POWER POLE W/ GUY WIRE	
OVERHEAD POWER LINE	
PROPERTY CORNER	



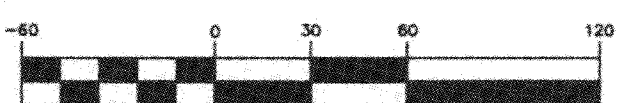
SEE SHEET
3 OF 4

LINE	DISTANCE	DIRECTION
L312	116.53'	S34°59'50"E
L313	52.61'	N38°43'10"W
L314	118.21'	N46°23'20"W
L315	143.28'	S68°46'07"E
L316	133.97'	S64°53'32"E
L317	266.19'	S57°41'25"E
L318	102.74'	S56°58'43"E
L319	20.18'	S43°46'41"E
L320	116.18'	S34°59'50"E
L334	126.65'	S66°47'03"E
L335	48.04'	S33°49'29"E
L336	41.53'	S58°51'41"E
L337	69.68'	N76°28'16"W
L338	69.68'	S76°28'16"E
L339	59.81'	S56°51'41"E
L340	46.90'	N55°48'28"E
L341	59.27'	N67°49'54"E
L342	26.11'	S73°46'36"W
L343	86.45'	N50°21'48"E
L344	86.48'	S44°15'48"E
L345	5.74'	S03°46'00"W
L346	5.76'	N45°44'12"E
L347	86.52'	S44°15'48"E
L348	48.15'	S27°47'58"W
L349	279.73'	N69°05'31"E
L350	83.24'	N27°14'29"W
L351	26.85'	S28°05'59"E

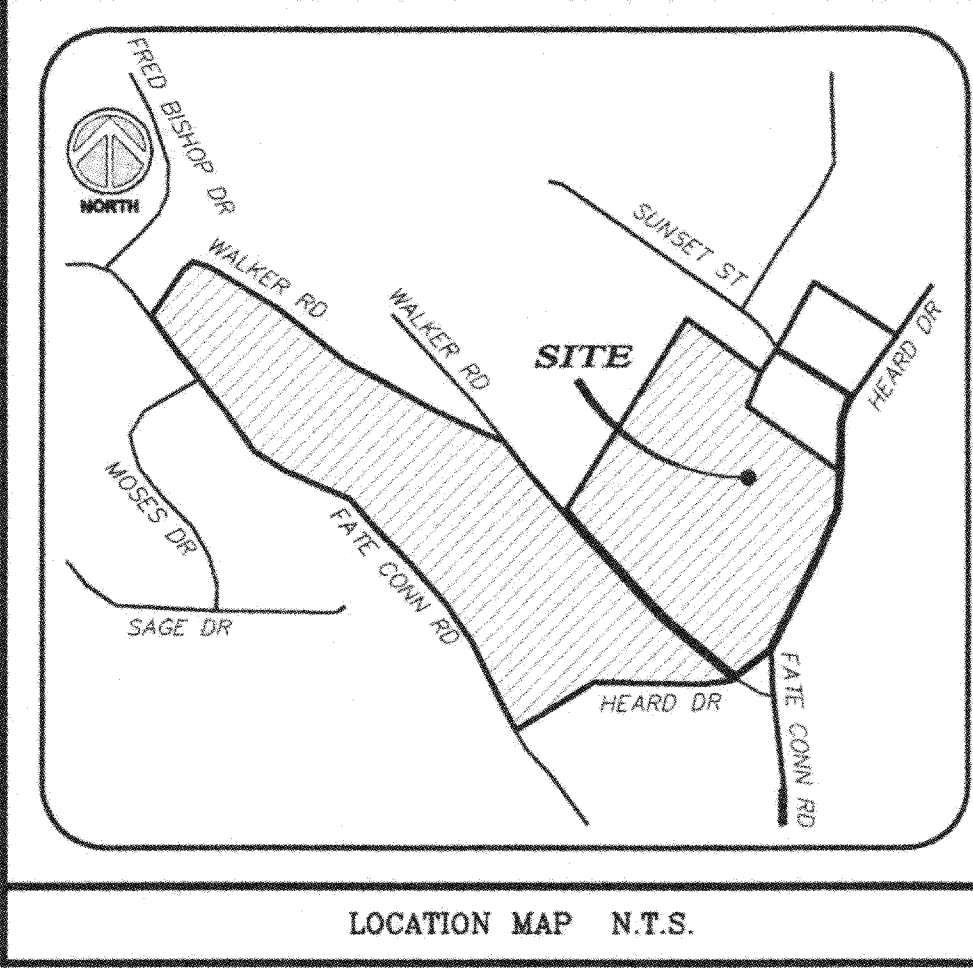
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	75.00'	25.40'	25.27'	N86°34'24"E
C2	225.00'	274.11'	257.47'	N61°42'22"E
C3	55.00'	266.94'	72.10'	S03°39'28"W
C4	12.00'	12.21'	15.78'	N14°17'28"W
C5	12.00'	22.94'	19.60'	N81°34'32"E
C6	225.00'	8.71'	8.71'	N44°45'49"W
C7	125.00'	6.78'	6.77'	N44°45'49"W
C8	525.00'	40.16'	40.15'	N48°03'51"W
C9	12.00'	11.83'	11.36'	S22°00'57"E
C10	55.00'	281.22'	60.75'	S39°44'41"W
C11	12.00'	11.83'	11.36'	N78°29'42"W
C12	475.00'	36.33'	36.32'	N48°03'51"W
C13	12.00'	19.29'	17.62'	N63°34'52"E
C14	125.00'	139.86'	136.17'	N73°32'43"E
C15	125.00'	80.82'	79.42'	N78°05'06"E
C16	25.00'	37.29'	33.92'	S27°42'52"E
C17	25.00'	52.79'	43.51'	S16°42'50"W
C22	25.00'	34.63'	31.92'	N83°22'30"W
C23	12.00'	18.85'	16.97'	S11°51'41"W
C24	12.00'	10.75'	10.40'	S58°48'18"E
C25	55.00'	288.94'	60.88'	N61°51'46"E
C26	12.00'	12.85'	12.24'	N22°28'15"W
C27	12.00'	16.01'	14.85'	N77°21'34"W
C28	125.00'	188.01'	155.64'	S71°04'34"E
C29	125.00'	124.24'	119.19'	S04°05'52"E
C30	12.00'	16.80'	15.54'	N15°58'42"W
C31	125.00'	61.51'	61.19'	N66°24'07"W
C32	125.00'	40.24'	40.07'	S67°14'57"E
C33	55.00'	293.38'	50.26'	S37°45'19"W
C34	75.00'	24.14'	24.04'	S67°14'57"E
C35	225.00'	79.08'	78.66'	N66°24'07"W
C36	125.00'	50.60'	50.06'	N44°44'09"W
C37	12.00'	18.85'	16.97'	S78°08'19"E
C38	25.00'	40.08'	35.92'	S10°58'03"W
C39	12.00'	25.27'	20.85'	N27°11'12"E
C40	75.00'	78.43'	74.80'	S62°31'48"E
C41	75.00'	59.80'	58.23'	S08°43'45"E
C42	12.00'	23.15'	19.73'	S68°21'26"W
C43	75.00'	30.36'	30.15'	N44°44'09"W
C44	131.60'	52.40'	51.08'	N67°24'42"W
C45	410.67'	78.37'	78.25'	S52°11'41"E
C46	1065.78'	121.66'	193.39'	S48°11'18"E
C47	285.00'	50.50'	50.43'	N30°51'27"W
C48	285.00'	41.43'	41.40'	N40°05'54"W
C49	215.18'	97.02'	96.20'	N31°20'08"W
C50	2666.84'	64.06'	64.05'	S69°41'03"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C47	100.00'	78.11'	49.01'	74.99'	S74°48'08"W	43°36'14"
C48	200.00'	241.65'	126.53'	228.86'	N61°42'22"E	69°48'16"
C49	500.00'	39.26'	19.13'	38.24'	N48°03'51"W	04°22'58"
C50	100.00'	158.02'	100.89'	142.12'	S77°51'19"E	80°34'00"
C51	100.00'	115.61'	65.24'	109.28'	S00°32'51"W	66°14'21"
C52	100.00'	40.48'	20.52'	40.21'	N44°44'09"W	23°11'39"
C53	200.00'	70.30'	35.51'	68.93'	N66°24'07"W	20°08'17"
C54	100.00'	32.19'	16.24'	32.05'	S67°14'57"E	18°26'38"
C55	200.00'	7.74'	3.87'	7.74'	N44°45'49"W	02°13'16"

GRAPHIC SCALE



(IN FEET)
1 inch = 60' ft.



FINAL PLAT FOR:

SUMMERWALK TOWNES

LAND LOTS 245 & 246, 14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

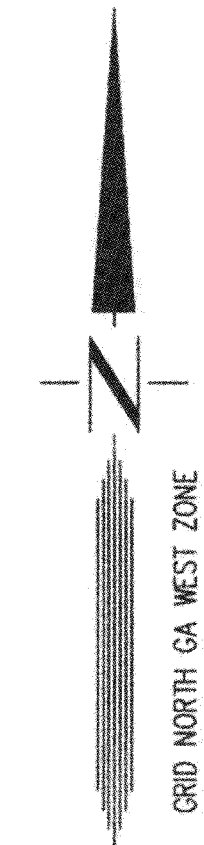
NO.	DATE	REVISION DESCRIPTION	BY
1.	3-13-23	SEE REVISION NOTE ON COVERSHEET	DJA
2.	5-3-24	SEE REVISION NOTE ON COVERSHEET	DJA

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 11-3-22
SCALE: 1" = 60'
PROJECT No.: 714020

SHEET No.

Plat
Recorded 5/15/2024 3:43 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 1490
Participant IDs: 5354338898

RESERVED FOR SUPERIOR COURT CLERK.



SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: PD-MU
ZONING PD-MU (PLANNED DEVELOPMENT - MIXED USE)
TOTAL AREA - 19.78 ACS.
TOTAL TOWNHOMES PROPOSED - 122
MIN. HEATED FLOOR SPACE - 1,300 S.F.
TOTAL DETACHED LOTS PROPOSED - 4
MIN. LOT SIZE - 20,000 S.F.
OPEN SPACE REQUIREMENTS FOR ENTIRE MASTER PLAN - 18.68 AC. (16.2%)
OPEN SPACE CURRENTLY PLATTED WITHIN MASTER PLAN TRACTS- 22.76 AC. (19.1%)
OPEN SPACE PLANNED THIS SITE PLAN - 7.59 AC. (38.4%)
ESTIMATED PROPOSED OPEN SPACE FOR ENTIRE MASTER PLAN - 30.35 AC. (26.29%)

BUILDING SETBACK REQUIREMENTS:

FRONT - 15' FROM BACK OF CURB
REAR - 20'
SIDE - 20' SEPARATION
STREET SIDE - 10'

FLOOD INFORMATION

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR
FLOOD ZONE ACCORDING CHEROKEE COUNTY FEMA FROM MAP
#1305700162E DATED: JUNE 07, 2019.

APPLICANT/DEVELOPER

DRB GROUP GEORGIA, LLC
160 WHITNEY DRIVE
FAYETTEVILLE, GA 30214

24 HR. CONTACT:

JACK GERAGHTY
404-859-7887
JGERAGHTY@INEGROVE.COM

OWNER OF RECORD:

SUMMERWALK OWNER, LLC
308 EAST PACES FERRY ROAD NE, SUITE 400
ATLANTA, GA 30305
PER DB. 14867 PG. 469

PARCEL ID:

PIN: 14N21 049
PIN: 14N21 51A
PIN: 14N21 051
PIN: 14N21 056
PIN: 14N21 055
PIN: 14N21 059A

SYMBOL LEGEND

WATER LINE	CONC. MON.
FIRE HYDRANT	IRON PIN FOUND
WATER VALVE	IRON PIN SET
LIGHT POLE	HOODED INLET
SEWER LINE/MAINHOLE	CATCH BASIN
RCP	JUNCTION BOX OR
REINFORCED CONC. PIPE	PEDESTAL INLET
CMP	HEADWALL
CORRUGATED METAL PIPE	SPECIMEN TREE TO
HDPE	REMAIN (CRZ SHOWN)
EXISTING STORM PIPE	TREE RECOMPENSED FOR
PROPOSED STORM PIPE	MAY BE REMOVED AT THE
FENCE LINE	DEVELOPER'S/BUILDERS
POWER POLE W/ GUY WIRE	DISCRETION
OVERHEAD POWER LINE	LIGHT POLE
PROPERTY CORNER	

LINE	DISTANCE	DIRECTION
L1	89.85'	S17°23'38"W
L2	31.95'	S67°19'34"W
L3	51.57'	S37°13'58"W
L4	36.20'	S79°55'39"W
L5	28.65'	S67°56'34"W
L6	120.10'	N61°48'09"W
L7	120.10'	S61°48'09"E
L8	28.80'	S57°58'34"E
L9	39.19'	S27°17'37"E
L10	45.39'	S02°02'07"W
L11	58.28'	S30°41'41"W
L12	26.60'	S08°40'28"W
L13	90.55'	N46°22'28"W
L14	64.58'	N46°55'47"W
L15	50.96'	N44°03'32"W
L16	49.18'	N38°53'03"W
L17	50.02'	N35°19'36"W
L18	49.03'	N35°05'16"W
L19	44.19'	N34°26'42"W
L20	53.15'	N33°53'56"W
L21	41.49'	N38°43'10"W
L22	40.78'	S50°32'44"E
L23	106.64'	S57°00'38"E
L24	108.68'	S61°03'46"E
L25	82.20'	S84°55'27"E
L26	130.10'	S88°29'02"E
L27	23.14'	S61°50'18"E
L28	15.76'	S69°43'51"E
L29	51.21'	S51°51'19"E
L30	72.31'	S47°40'43"E
L31	53.10'	S41°49'36"E
L32	52.81'	S37°32'58"E
L33	150.81'	S34°21'46"E
L34	53.80'	S37°02'04"E
L35	54.91'	S41°10'15"E
L36	153.64'	S43°02'57"E
L37	77.70'	N88°26'12"E
L38	12.53'	N61°51'57"W
L39	56.59'	N66°51'40"W
L40	43.08'	N68°54'40"W
L41	40.99'	N61°13'21"W
L42	42.14'	N57°01'21"W
L43	41.96'	N63°03'46"W
L44	41.78'	N49°52'20"W
L45	44.84'	N48°03'05"W
L46	44.05'	N47°28'54"W
L47	43.06'	N35°54'09"W

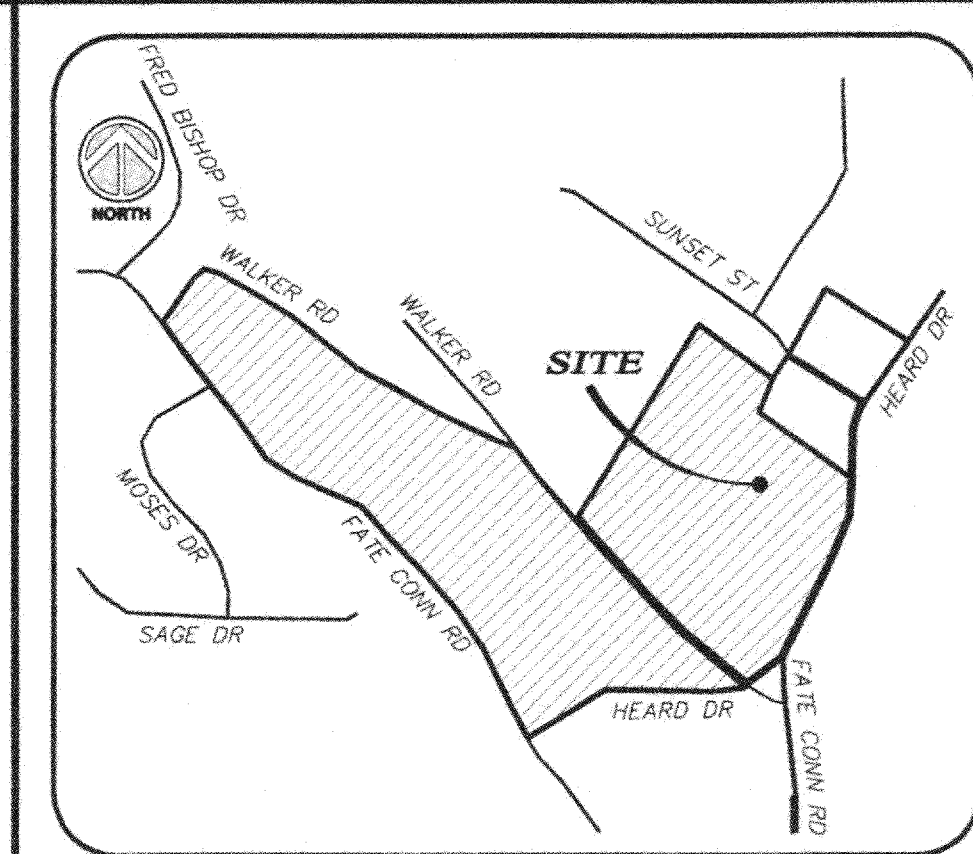
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	75.00'	25.40'	25.27'	N86°54'24"E
C2	225.00'	274.11'	257.42'	N61°42'22"E
C3	55.00'	266.94'	72.10'	S63°18'28"W
C4	12.00'	17.21'	15.78'	N147°22'25"W
C5	12.00'	22.84'	19.60'	N81°14'32"E
C6	225.00'	8.71'	8.71'	N44°44'49"W
C7	175.00'	6.79'	6.77'	N44°44'49"W
C8	525.00'	40.16'	40.15'	N48°03'51"W
C9	12.00'	11.83'	11.36'	S22°00'52"E
C10	55.00'	281.22'	60.75'	S39°44'41"W
C11	12.00'	11.83'	11.36'	N28°29'42"W
C12	475.00'	36.33'	36.32'	N48°03'51"W
C13	12.00'	19.79'	17.62'	N03°14'52"E
C14	175.00'	139.86'	156.17'	N73°42'43"E
C15	125.00'	80.82'	78.47'	N78°08'06"E
C16	25.00'	32.22'	31.92'	S27°42'32"E
C17	25.00'	62.79'	43.93'	S16°42'50"W
C18	25.00'	34.63'	31.92'	N83°27'30"W
C19	12.00'	18.85'	16.97'	S11°51'41"W
C20	12.00'	10.75'	10.40'	S58°48'18"E
C21	55.00'	280.94'	60.98'	N61°51'46"E
C22	12.00'	12.85'	12.24'	N02°28'15"W
C23	12.00'	16.01'	14.80'	N71°21'34"W
C24	125.00'	168.01'	155.64'	S71°04'34"E
C25	125.00'	124.24'	119.19'	S24°05'32"E
C26	12.00'	16.90'	15.54'	N15°58'42"W
C27	12.00'	61.51'	61.19'	N66°24'02"W
C28	125.00'	40.24'	40.07'	S67°14'57"E
C29	55.00'	293.38'	50.26'	S37°45'19"W
C30	75.00'	24.14'	24.04'	S67°14'57"E
C31	225.00'	78.08'	78.68'	N66°24'02"W
C32	125.00'	50.26'	50.26'	N44°44'09"W
C33	12.00'	18.85'	16.97'	S78°08'19"E
C34	25.00'	40.08'	39.92'	S10°56'03"W
C35	12.00'	25.22'	20.85'	N27°17'12"E
C36	75.00'	78.43'	74.90'	S62°11'48"E
C37	75.00'	59.80'	58.23'	S09°43'45"E
C38	12.00'	23.15'	19.73'	S68°21'26"W
C39	75.00'	30.36'	30.15'	N44°44'09"W
C40	131.60'	51.40'	51.08'	N57°34'43"W
C41	410.67'	78.37'	78.25'	S59°11'41"E
C42	1065.79'	193.66'	193.59'	S48°31'12"E
C43	285.00'	50.50'	50.43'	N49°51'22"W
C44	285.00'	41.43'	41.40'	N49°51'22"W
C45	215.19'	97.02'	96.20'	N31°20'08"W
C46	2696.84'	54.06'	54.05'	S69°41'23"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	76.11'	40.01'	74.28'	S74°48'08"W	43°36'34"
C2	200.00'	243.65'	139.53'	228.86'	N61°42'22"E	69°48'06"
C3	500.00'	38.25'	19.17'	38.25'	N48°03'51"W	24°22'58"
C4	100.00'	158.07'	100.99'	142.12'	S27°21'18"E	92°04'00"
C5	100.00'	115.61'	65.24'	109.28'	S02°32'51"W	66°24'21"
C6	100.00'	40.49'	20.52'	40.21'	N44°44'09"W	23°11'39"
C7	200.00'	70.30'	35.51'	69.83'	N66°24'02"W	20°08'17"
C8	100.00'	32.19'	16.24'	32.05'	S67°14'57"E	18°26'38"
C9	200.00'	7.74'	3.87'	7.74'	N44°44'49"W	02°13'16"

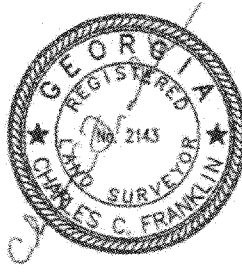
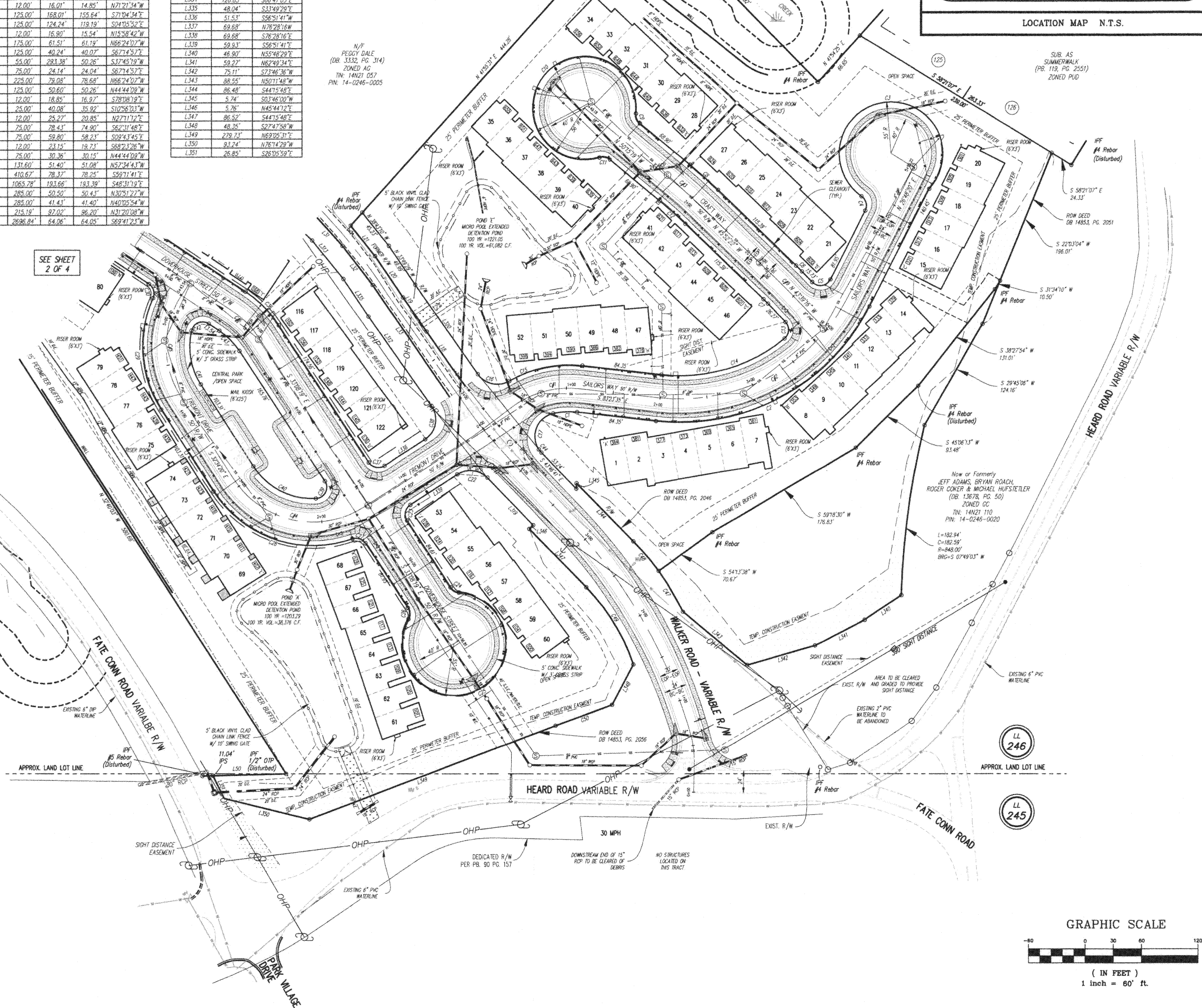
LINE	DISTANCE	DIRECTION
L312	116.53'	S34°52'30"E
L313	52.61'	N38°42'02"W
L314	118.71'	N46°22'20"W
L315	149.88'	S68°48'07"E
L316	133.97'	S64°53'32"E
L317	266.19'	S57°47'25"E
L318	107.74'	S58°58'43"E
L319	70.19'	S47°44'41"E
L320	118.18'	S34°52'30"E
L321	128.85'	S64°47'03"E
L322	48.04'	S33°49'29"E
L323	51.53'	S65°51'41"W
L324	69.68'	N78°28'16"W
L325	59.63'	S78°28'16"E
L326	46.80'	N55°46'29"E
L327	59.27'	N62°49'34"E
L328	75.11'	S73°46'36"W
L329	88.55'	N60°11'48"W
L330	86.48'	S33°15'45"E
L331	5.74'	S03°46'00"W
L332	5.76'	N46°44'12"E
L333	86.32'	S47°14'48"E
L334	48.35'	S27°47'58"W
L335	278.73'	N63°05'31"E
L336	83.24'	N76°14'29"W
L337	26.85'	S26°05'59"E

N/T
PEDESTAL
(DB. 3332, PG. 314)
20'00" AG
TIN: 14N21 057
PIN: 14-0246-0005

SEE SHEET
2 OF 4



LOCATION MAP N.T.S.

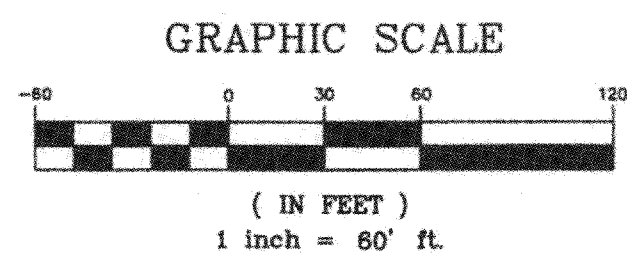


Centerline
Surveying and Land Planning, Inc.
1301 Millon Road, Suite 210, Kennesaw, GA 30144
PHONE: (770) 427-6088 FAX: (770) 427-2395

FINAL PLAT FOR:
SUMMERWALK TOWNES
LAND LOTS 245 & 246, 14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY
1.	3-13-23	SEE REVISION NOTE ON COVERSHEET	DJA
2.	5-3-24	SEE REVISION NOTE ON COVERSHEET	DJA

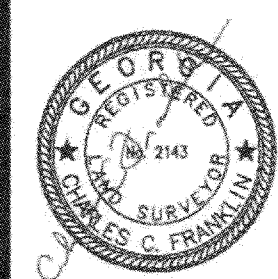
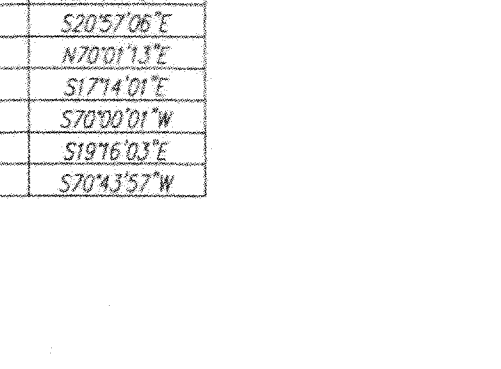
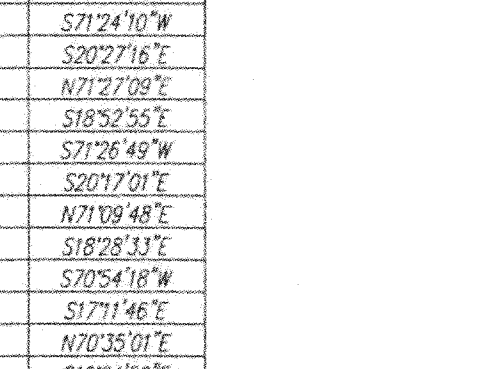
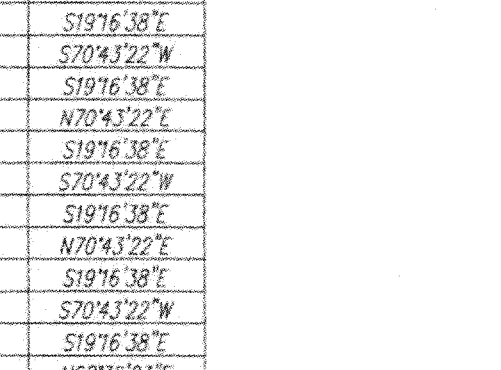
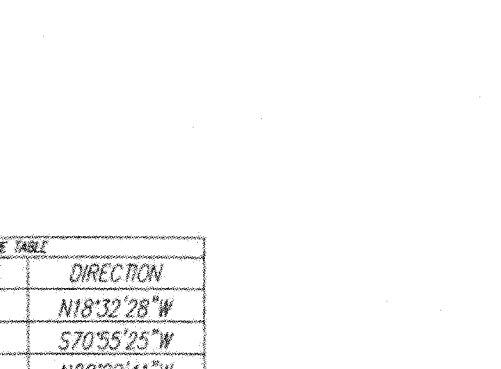
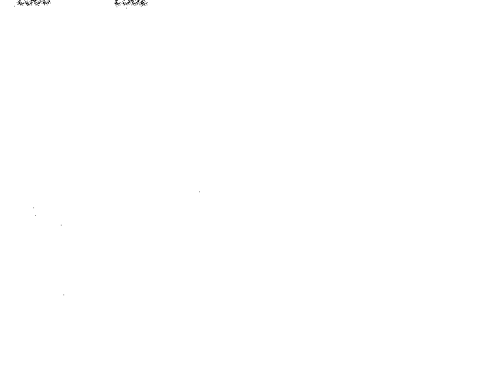
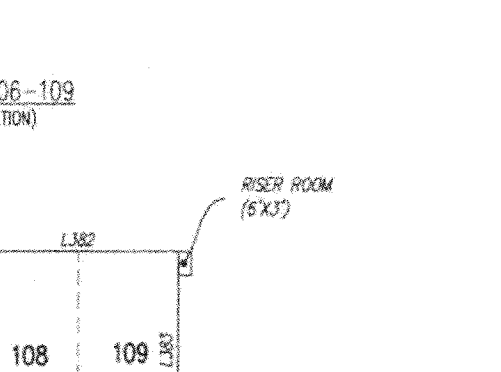
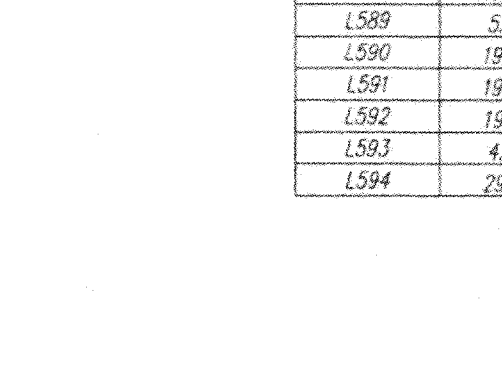
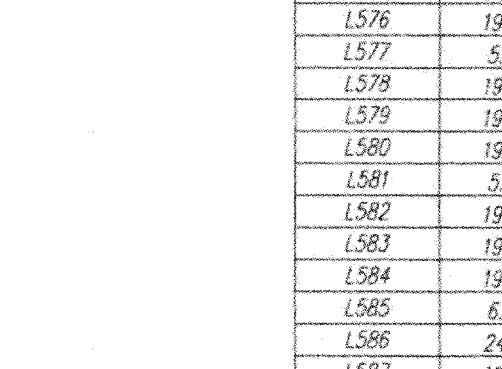
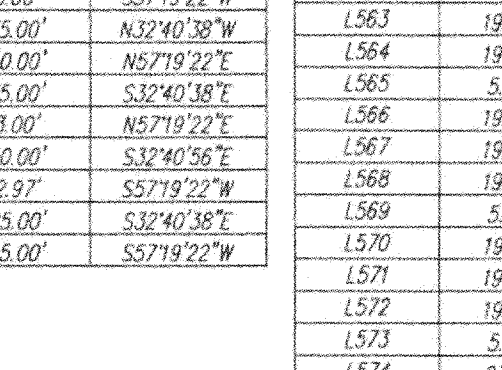
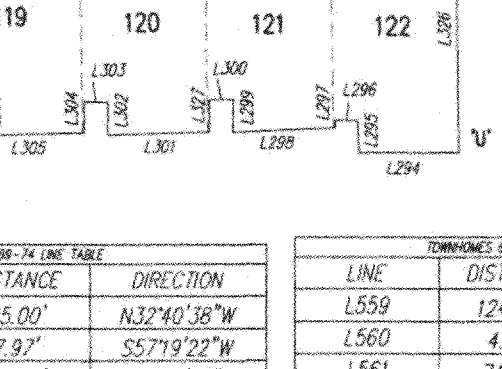
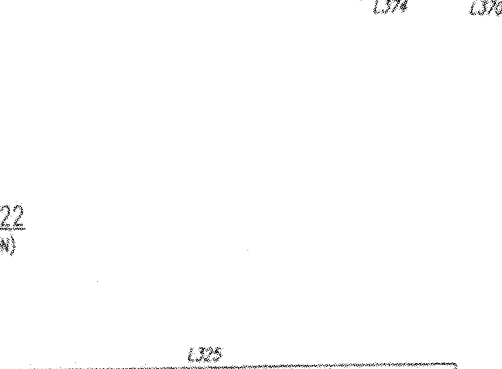
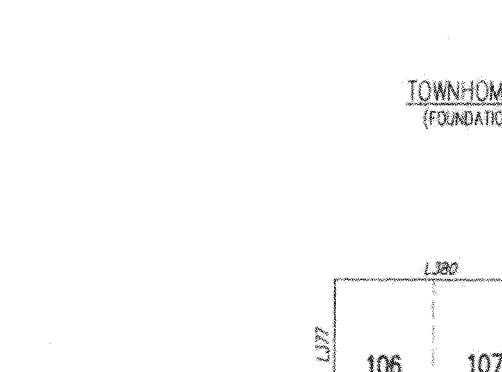
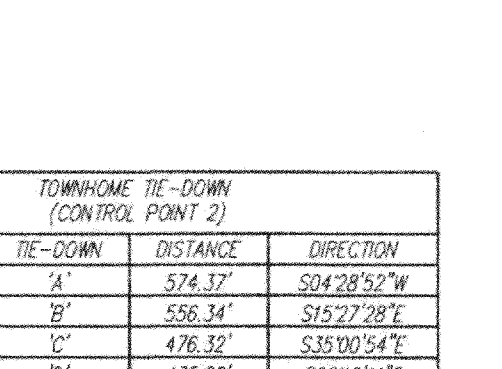
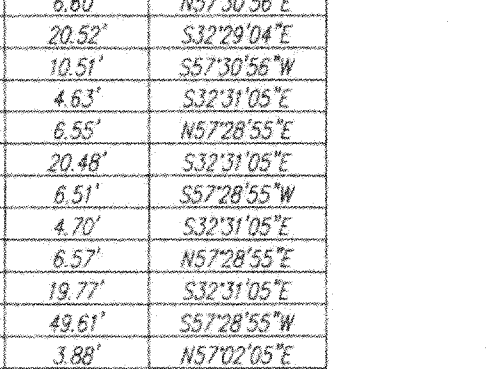
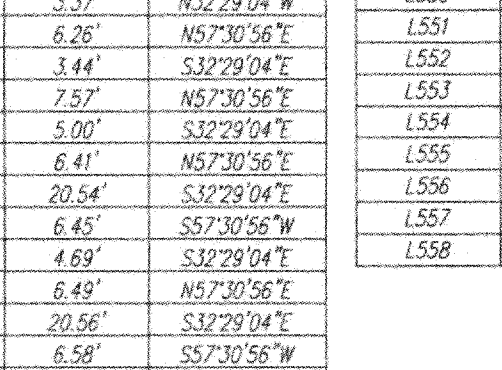
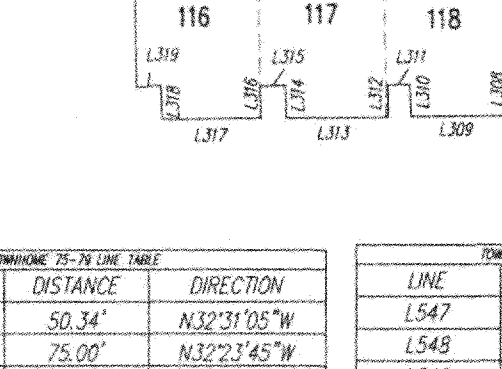
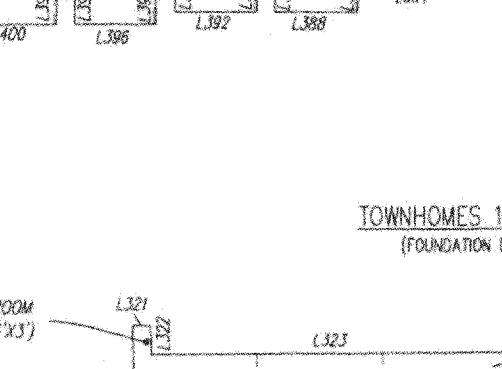
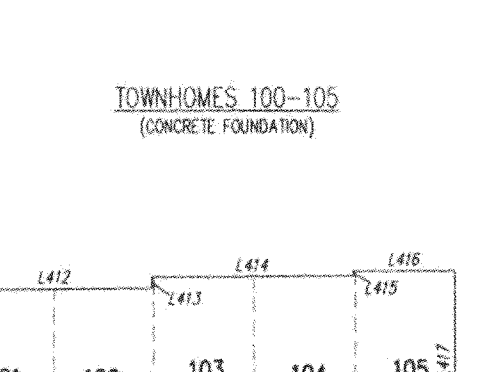
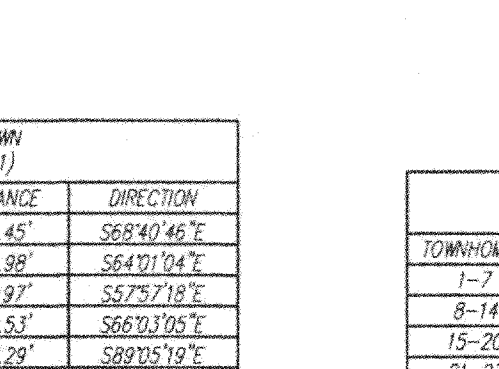
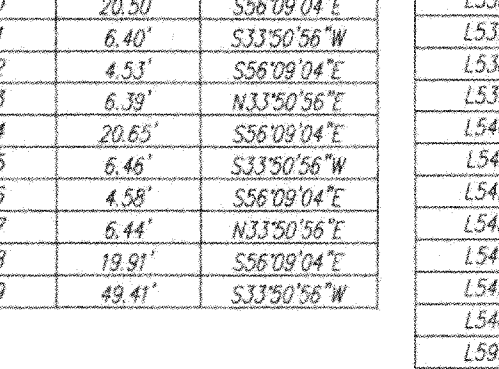
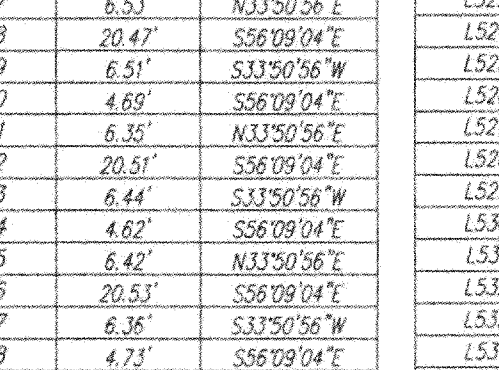
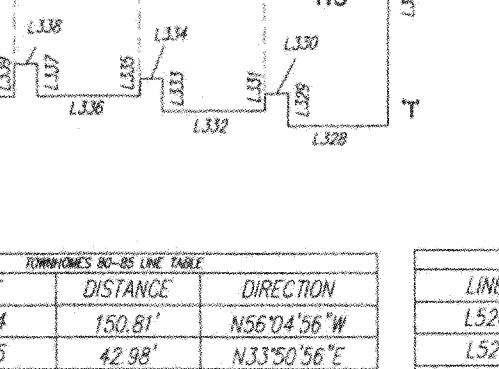
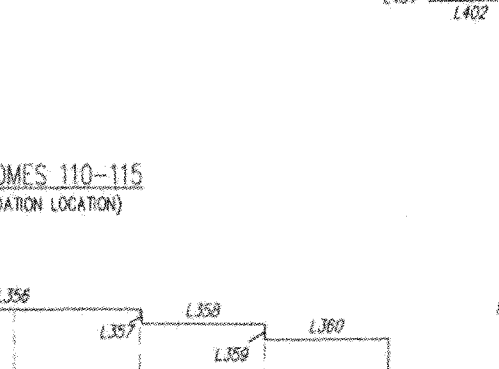
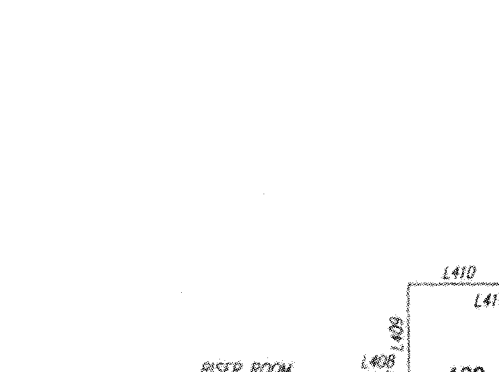
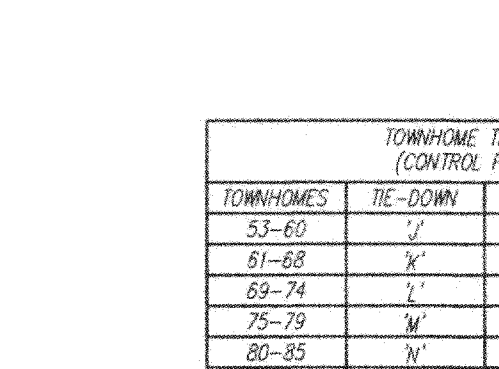
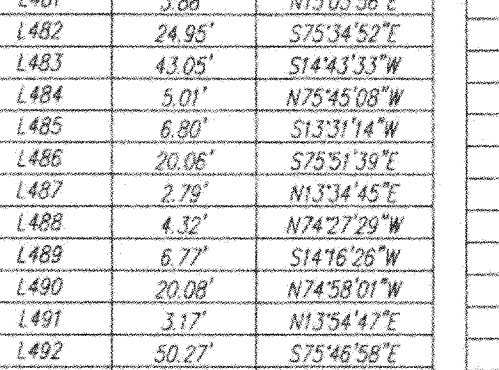
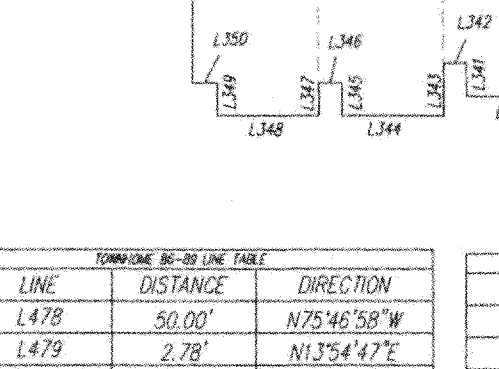
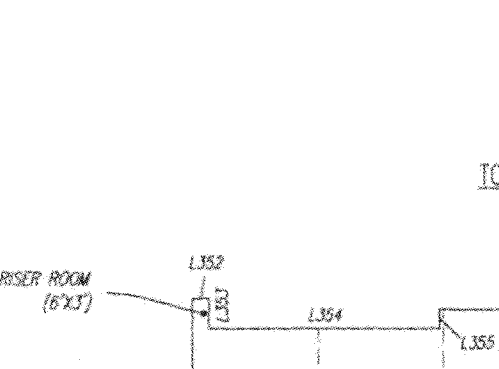
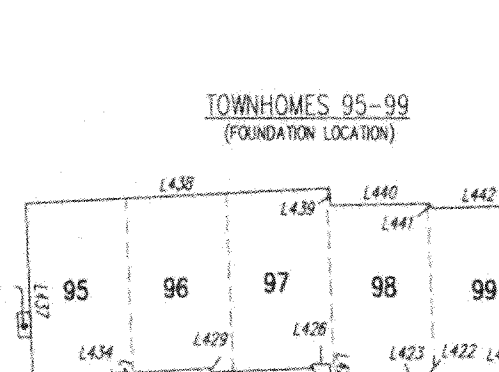
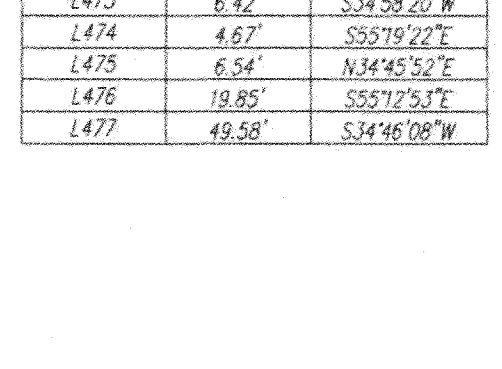
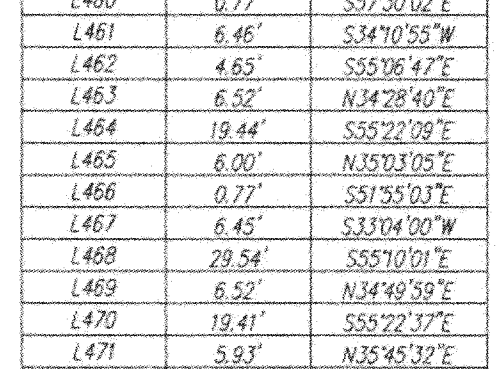
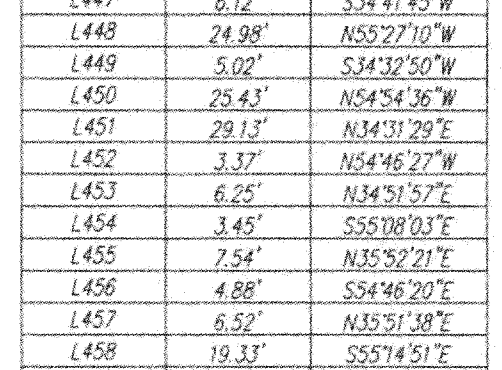
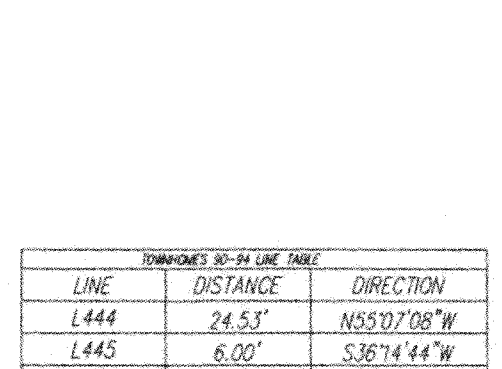
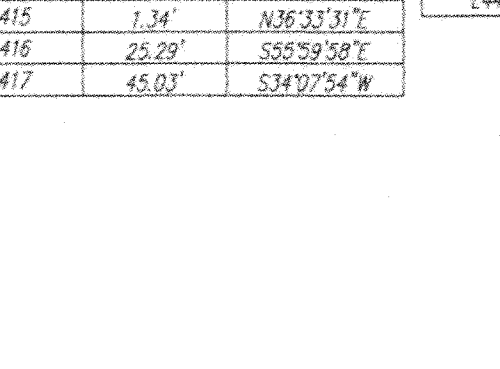
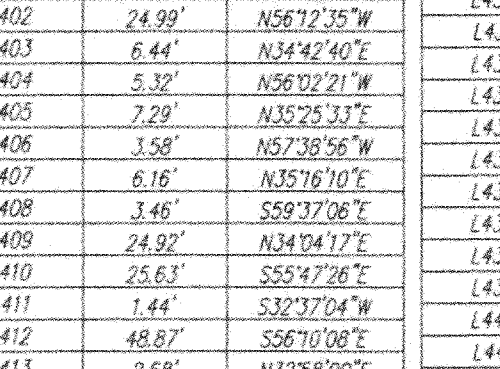
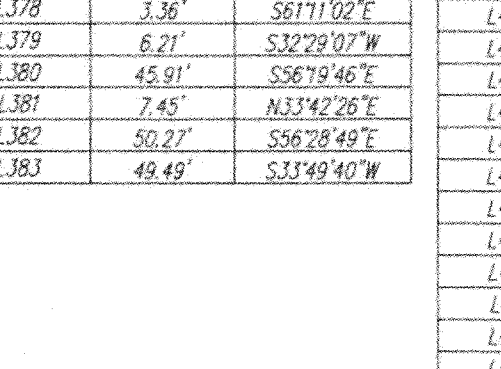
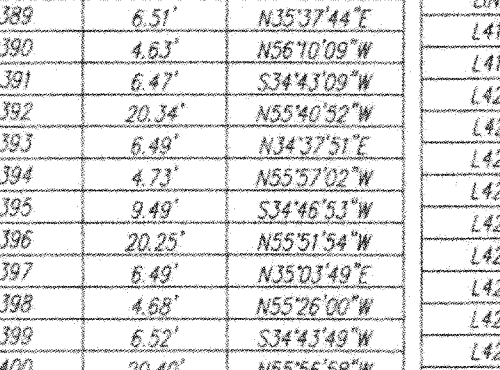
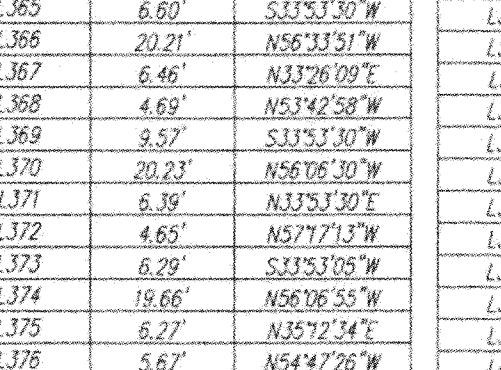
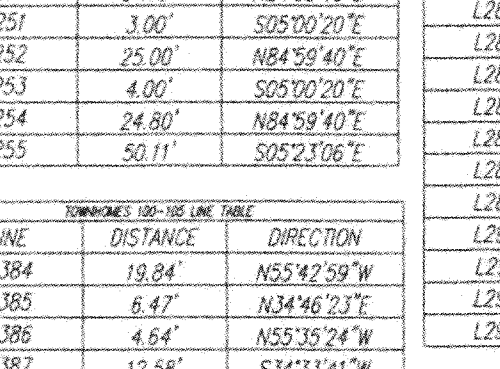
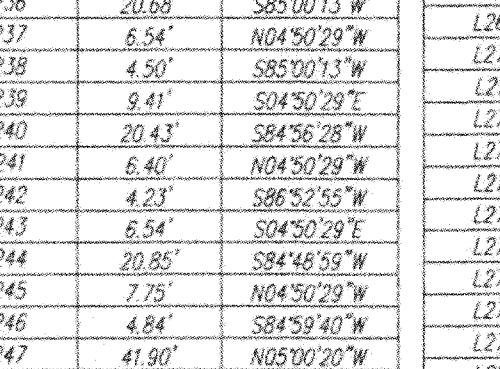
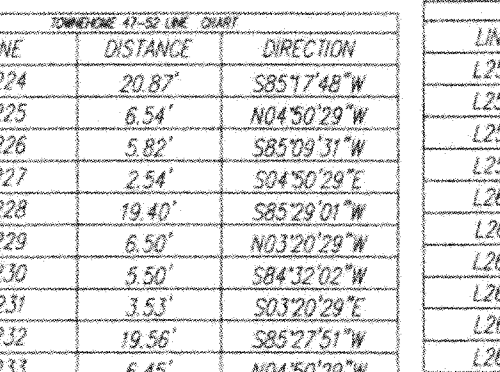
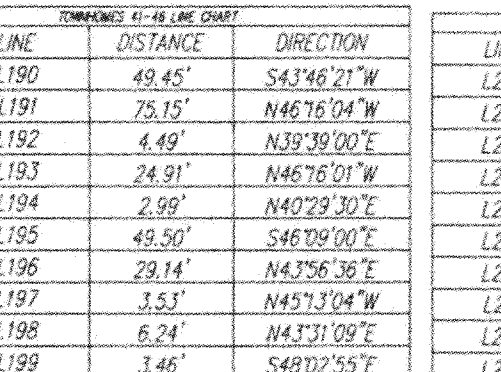
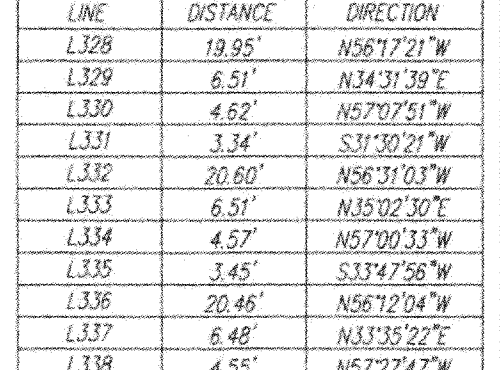
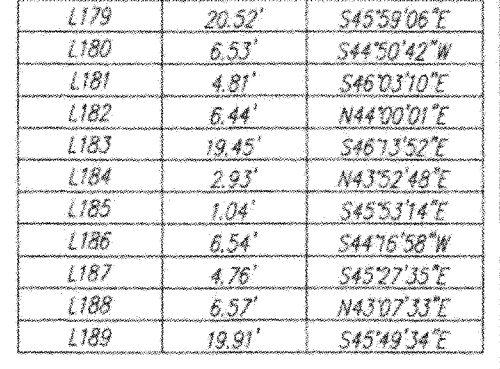
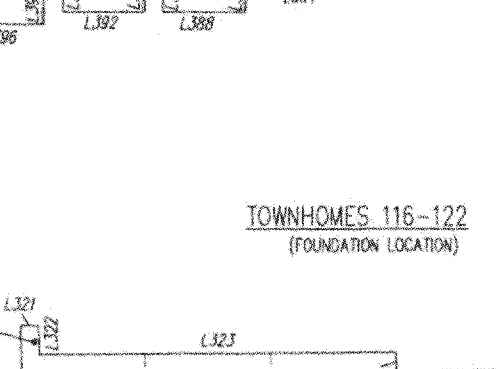
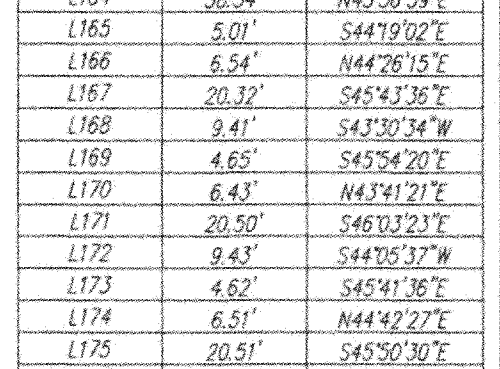
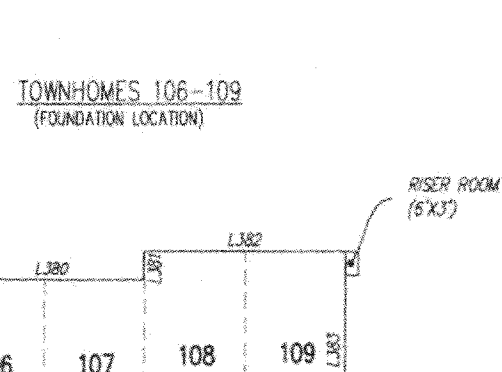
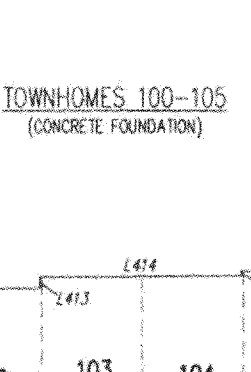
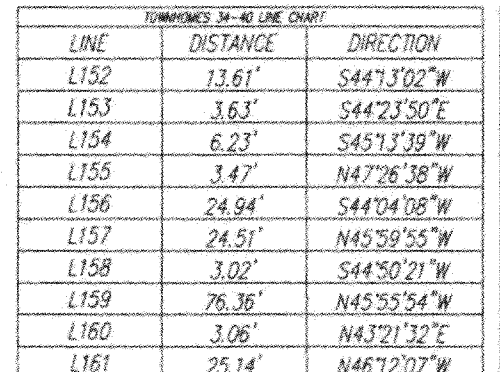
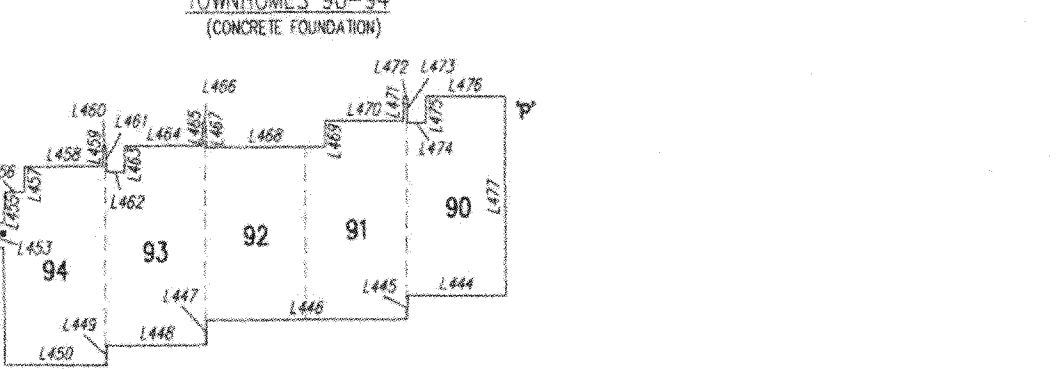
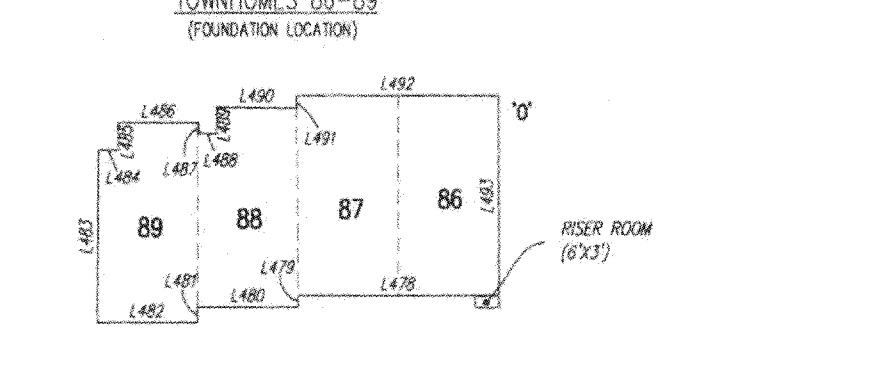
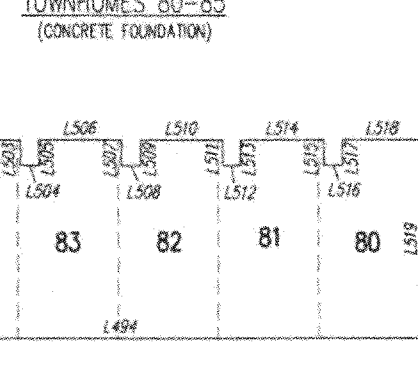
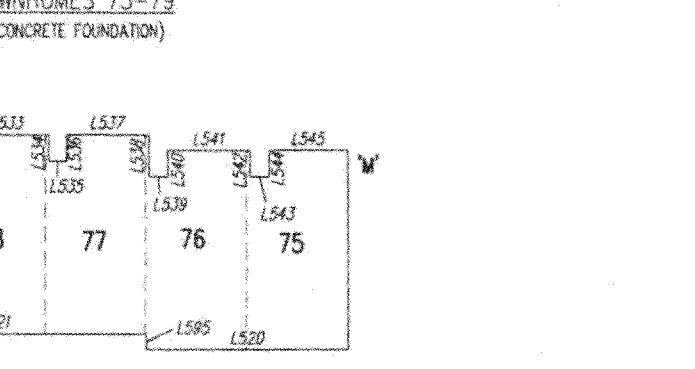
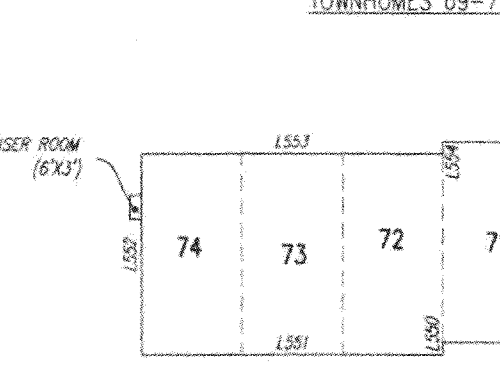
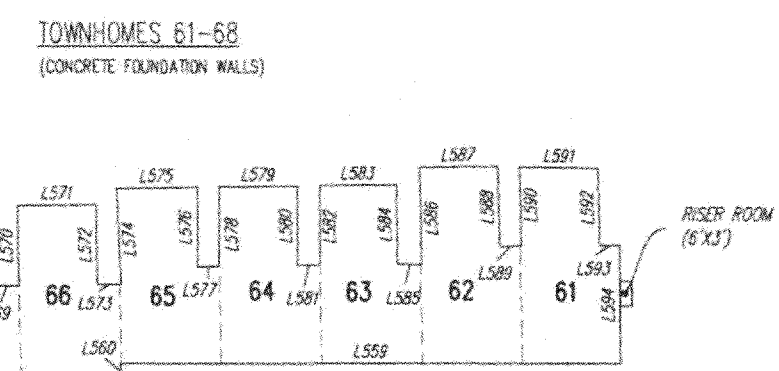
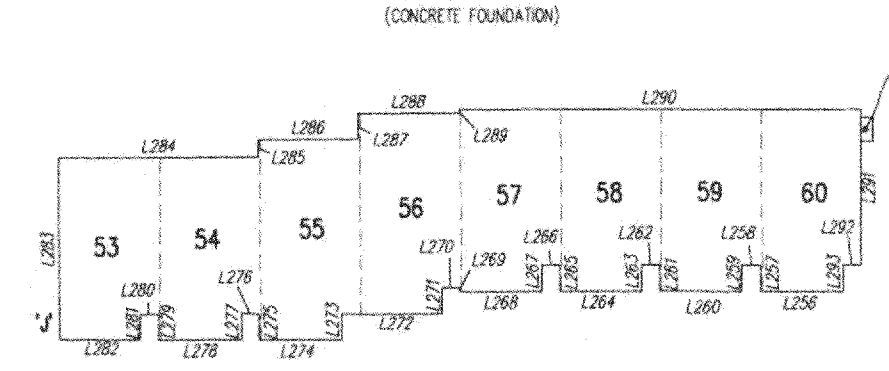
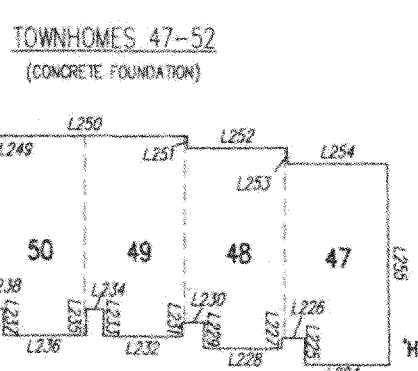
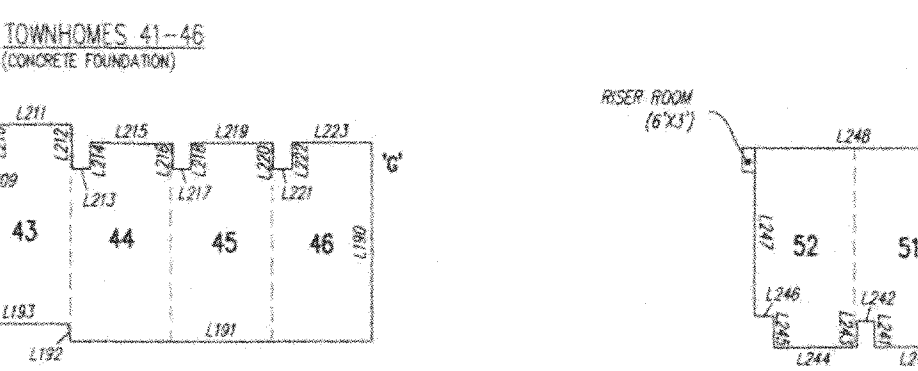
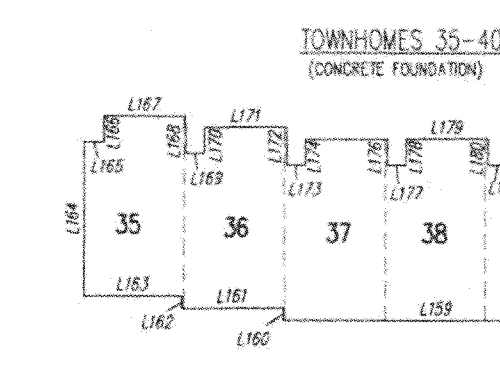
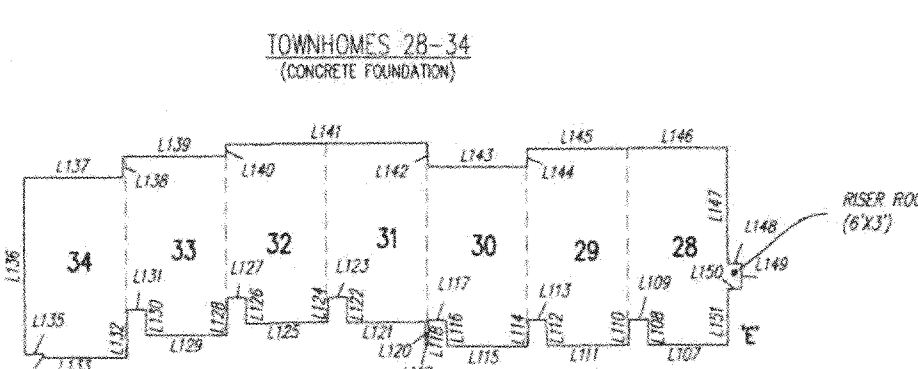
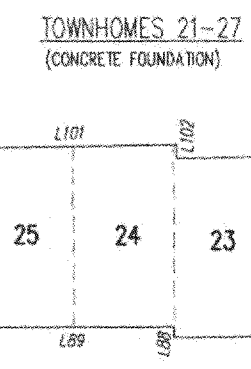
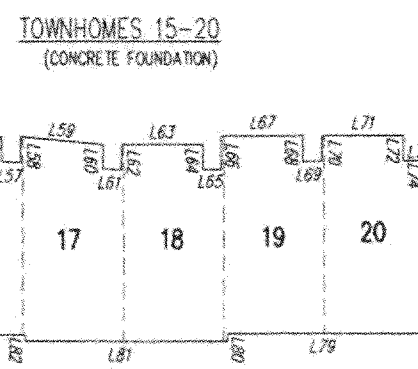
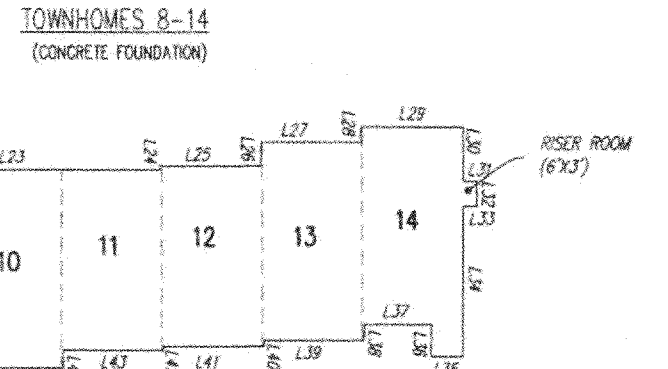
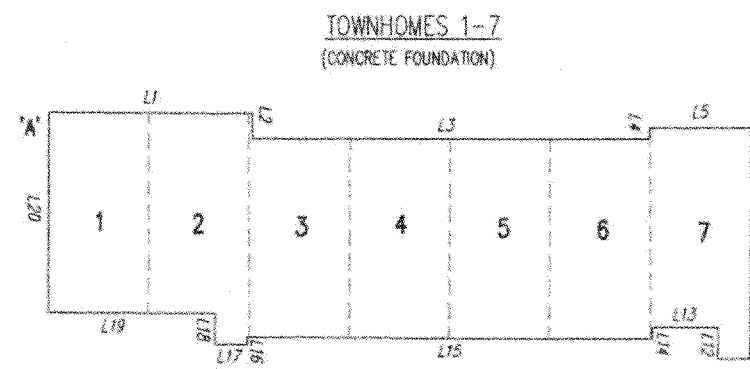
DRAWN BY: DJA
CHECKED BY: CGF
DATE: 11-3-22
SCALE: 1" = 60'
PROJECT No.: 714020



Plat
Recorded 5/15/2024 3:43 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 1491
Participant IDs: 5354338898

RESERVED FOR SUPERIOR COURT CLERK

TOWNHOMES 1-7 (CONCRETE FOUNDATION)		
LINE	DISTANCE	DIRECTION
L1	50.71'	N80°00'40"E
L2	6.14'	S10°04'13"E
L3	98.97'	N79°52'30"E
L4	2.69'	N08°47'13"W
L5	25.46'	N79°47'23"E
L6	13.88'	S09°51'41"W
L7	3.41'	N02°06'48"E
L8	6.22'	S10°01'59"E
L9	3.33'	S80°05'16"W
L10	37.51'	S09°35'28"E
L11	7.90'	S79°49'32"W
L12	8.01'	N09°58'01"W
L13	16.50'	S79°41'29"W
L14	2.90'	S09°24'04"E
L15	100.03'	S80°03'04"W
L16	1.81'	S09°59'37"E
L17	7.95'	S80°11'51"W
L18	7.95'	N09°18'56"W
L19	41.71'	S79°56'30"W
L20	49.73'	N10°04'12"E
L21	25.46'	N47°01'44"E
L22	3.93'	S42°33'33"E
L23	74.16'	N47°00'59"E
L24	0.95'	N42°03'51"W
L25	25.01'	N46°59'20"E
L26	6.01'	N42°58'20"W
L27	25.02'	N47°04'41"E
L28	3.96'	N42°25'54"W
L29	25.42'	N47°02'08"E
L30	13.70'	S42°47'56"E
L31	3.43'	N48°05'14"E
L32	6.16'	S43°17'46"E
L33	1.45'	S45°57'51"W
L34	37.44'	S42°55'25"E
L35	7.94'	S46°56'31"W
L36	7.98'	N42°22'14"W
L37	16.68'	S46°58'31"W
L38	4.02'	S41°24'30"E
L39	24.92'	S47°00'00"W
L40	1.51'	S41°44'30"E
L41	24.92'	S47°02'24"W
L42	0.98'	S41°32'59"E
L43	24.92'	S47°04'13"W
L44	4.50'	S42°50'46"E
L45	50.89'	S47°00'58"W
L46	4.04'	S42°02'31"E
L47	7.89'	S47°28'41"W
L48	8.00'	N42°54'44"W
L49	16.58'	S47°09'49"W
L50	49.41'	N42°59'39"W
L51	19.81'	N02°03'32"E
L52	6.42'	S63°29'11"E
L53	4.61'	N22°20'58"E
L54	6.52'	N62°29'25"W
L55	20.27'	N26°58'42"E
L56	6.36'	S63°10'41"E
L57	4.63'	N27°41'55"E
L58	6.41'	N62°44'44"W
L59	20.49'	N43°15'32"E
L60	6.39'	S62°10'00"E
L61	4.61'	N27°40'00"E
L62	6.45'	N61°50'57"W
L63	20.26'	N26°51'26"E
L64	6.43'	S63°31'50"E
L65	4.63'	N26°44'31"E
L66	6.42'	N63°17'53"W
L67	20.36'	N26°17'00"E
L68	6.54'	S62°44'19"E
L69	4.86'	N02°01'09"E
L70	6.46'	N62°17'35"W
L71	20.19'	N26°54'00"E
L72	6.39'	N62°41'28"W
L73	5.15'	N27°40'41"E
L74	7.51'	S62°20'41"E
L75	3.51'	N26°06'45"E
L76	6.18'	S63°01'44"E
L77	3.41'	S62°40'03"W
L78	29.24'	S63°09'28"E
L79	49.89'	S26°52'42"W
L80	2.02'	S63°02'28"E
L81	50.64'	S26°52'32"W
L82	1.71'	N63°02'28"W
L83	50.33'	S26°57'49"W
L84	49.40'	N63°07'25"W
L85	25.46'	N45°28'32"E
L86	6.99'	N48°48'30"E
L87	49.89'	N46°03'53"W
L88	2.72'	N48°18'34"E
L89	49.12'	N45°14'51"W
L90	3.19'	S44°47'02"W
L91	24.86'	N45°47'48"W
L92	3.04'	S46°33'30"W
L93	25.63'	N46°01'33"W
L94	48.39'	N44°15'44"E
L95	6.30'	S45°52'43"E
L96	1.41'	S42°22'21"W
L97	18.31'	S45°46'25"E
L98	2.97'	N42°49'02"E
L99	24.97'	S46°06'01"E
L100	3.02'	N47°19'22"E
L101	51.04'	S46°18'44"E
L102	3.32'	N44°47'33"E
L103	50.04'	S46°20'10"E
L104	6.23'	S47°15'53"W
L105	24.11'	N46°43'15"E
L106	44.90'	S43°59'12"W



centerline
Surveying and Land Planning, Inc.
1901 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

FINAL PLAT FOR:
SUMMERWALK TOWNES
LAND LOTS 245 & 246, 14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY
1.	3-13-23	SEE REVISION NOTE ON COVERSHEET	DJA
2.	5-3-24	SEE REVISION NOTE ON COVERSHEET	DJA

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 11-3-22
SCALE: 1" = 60'
PROJECT NO.: 714020