

**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 on Street Acceptance for City Maintenance for streets in Great Sky Pod 6B Phase 3

Summary:

The streets in Great Sky Pod 6B Phase 3 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 recommends approval of Street Acceptance for City Maintenance for Great Sky Pod 6B Phase 3

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 **Great Sky Pod 6B Phase III**, for City Maintenance.

Whereas, it is hereby found and determined that **Great Sky Pod 6B Phase III**, 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:

Greenbriar Way (924')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Great Sky Pod 6B Phase III**, and located in **Land Lot(s) 173** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 119, Page 1398** on **07/30/2021** are accepted and will be maintained by said City from this date forward.

Adopted this _____ day of _____, 2025

Bill Grant, Mayor

Attest:

Approved as to Form

Annie Fortner, City Clerk

Robert M. Dyer, City Attorney

Plat
Recorded 7/30/2021 3:52 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1398
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	FIRE HYDRANT
	WATER VALVE
	W.M. - WATER METER
	WATER LINE
	SANITARY SEWER MANHOLE
	WATER LINE

o C.O. SEWER CLEAN OUT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND

	RBS- REINFORCING BAR SET
	RBF- REINFORCING BAR FOUND
	CTF- CRIMP TOP PIPE FOUND
	OTF- OPEN TOP PIPE FOUND
	RWM- RIGHT-OF-WAY MONUMENT

NOTE:
#4 REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE 1502 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 13057C0161E DATED JUNE 7, 2019 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/190,460. MATTERS OF TITLE ARE EXCEPTED.

TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
GREENBRIER WAY	924'

C/L CURVE DATA

NO.	DATA
①	$\Delta = 85^{\circ}31'17''$ $R = 250.00'$ $L = 373.16'$ $T = 231.18'$

NOTES:

- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- CULTURAL FEATURES, INCLUDING CEMETERIES AND HISTORIC FEATURES, ARE NOT EVIDENT ON THIS PROPERTY.
- FIELD SURVEY WORK WAS COMPLETED ON OCTOBER 27, 2020. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
- NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY SITES WERE FOUND ON THIS SITE.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- IF NO MINUTES OR SECONDS ARE SHOWN, IT IS TO BE UNDERSTOOD THAT THERE ARE 00 MINUTES AND 00 SECONDS.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- THE SIGHT DISTANCE MEETS OR EXCEEDS CITY OF CANTON DEVELOPMENT REGULATIONS.
- 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.
- ALL UNDERGROUND WATER LINE LOCATION IS PER APPROVED ENGINEERING PLAN.
- STREAMS, WETLANDS AND VEGETATED STREAM BUFFERS AS DEPICTED ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS, THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES-ENVIRONMENTAL PROTECTION DIVISION AND THE CITY OF CANTON. ANY PROPOSED IMPACTS TO THESE AREAS WILL REQUIRE PRIOR COORDINATION AND/OR PERMITTING.
- ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE CURRENT DEVELOPMENT REGULATIONS OF THE CITY OF CANTON AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- FOR LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 4515 PAGE 62 CHEROKEE COUNTY RECORDS.
- NO PART OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS PER THE MOST CURRENT FEMA FLOOD MAPING.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- THE OPEN AREAS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

~ SITE DATA ~

TOTAL POD B AREA = 30.05 ACRES
TOTAL POD B PHASE 1 AREA = 13.39 ACRES
TOTAL POD B PHASE 2 AREA = 7.65 ACRES
TOTAL POD B FUTURE AREA = 9.01 ACRES
TOTAL POD B LOTS = 79
TOTAL POD B PHASE 3 LOTS = 28
GROSS DENSITY= 28 UNITS/9.01 ACRES = 3.11 UNITS PER ACRE
NET DENSITY= 28 UNITS/6.45 AC.= 4.34 UNITS PER ACRE
TOTAL PHASE 3 LOT AREA = 6.43 ACRES
OPEN SPACE PHASE 3 AREA = 1.26 ACRES (13.98% OF TOTAL AREA)
TOTAL ROAD PHASE 3 R/W AREA = 1.32 ACRES
ZONING = PD-MU
LAND USE= SINGLE FAMILY DETACHED
MINIMUM LOT SIZE =9,000 S.F.
MINIMUM LOT WIDTH = 70' (AT FRONT SETBACK)
BUILDING SEPARATION = 10'
FRONT SETBACK = 20'
REAR SETBACK = 20'
SIDE SETBACK = 5'
SIDE SETBACK = 5'

C/L CURVE DATA

NO.	DATA
①	$\Delta = 05^{\circ}13'07''$ $R = 250.00'$ $L = 22.77'$ $T = 11.39'$
②	$\Delta = 07^{\circ}46'36''$ $R = 1000.00'$ $L = 135.73'$ $T = 67.97'$
③	$\Delta = 10^{\circ}06'46''$ $R = 750.00'$ $L = 132.38'$ $T = 66.36'$
④	$\Delta = 18^{\circ}00'47''$ $R = 175.00'$ $L = 55.02'$ $T = 27.74'$

GRANT OF EASEMENT

THE GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) IS HEREBY GRANTED AND SAID GRANT OF RIGHTS SHALL BE LIBERALLY CONSTRUED TO PROVIDE ALL NECESSARY AUTHORITY TO THE CITY OF CANTON, AND TO PUBLIC OR PRIVATE UTILITY COMPANIES SERVING THE SUBDIVISION, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES, CABLE TELEVISION LINES, AND FIBER OPTIC CABLES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

Todd E. Huss
Jun 25, 2021
DATE

OWNER ADDRESS: 3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY. 41018

CERTIFICATE OF DEDICATION

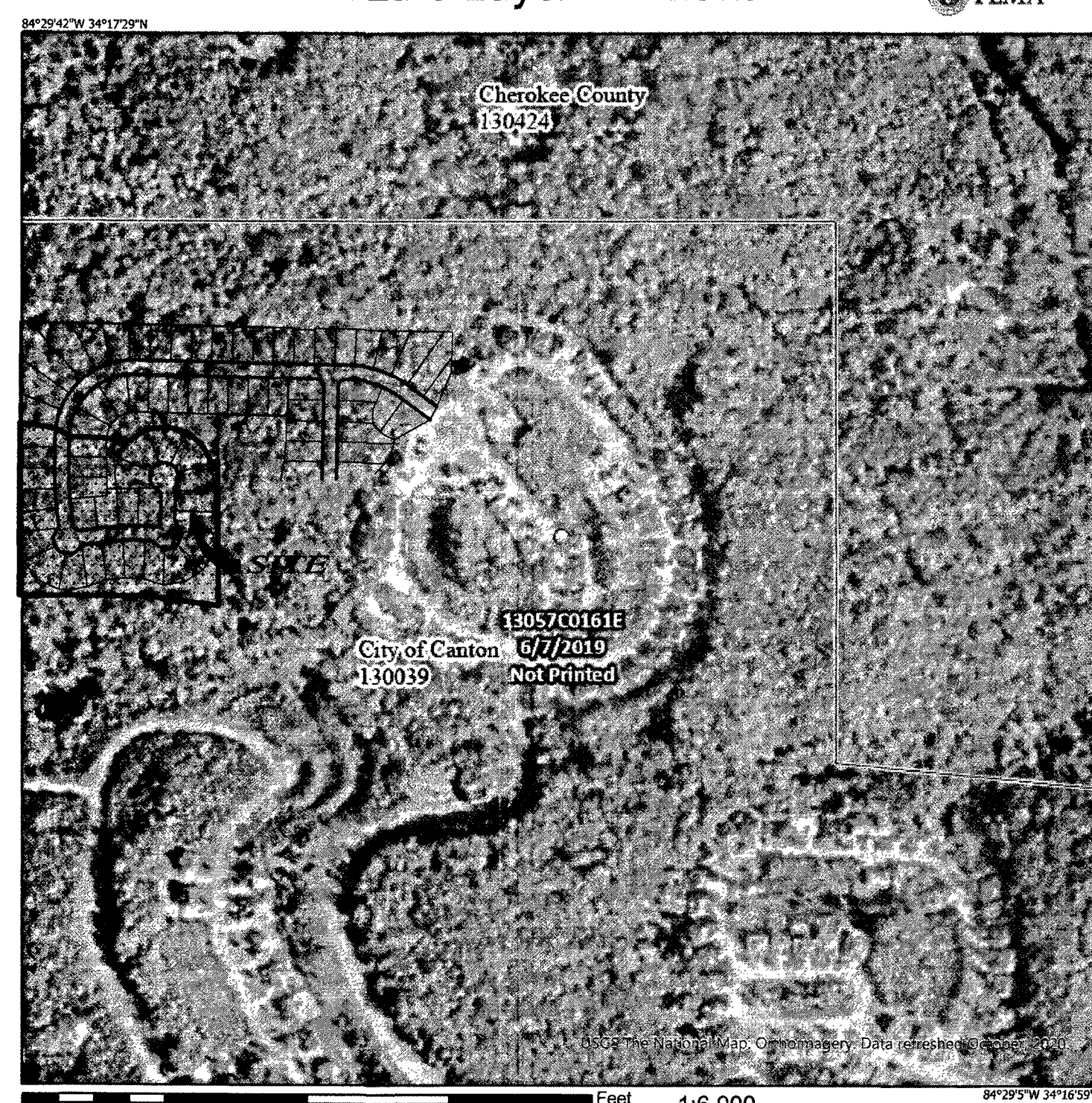
ALL WATER AND SEWER LINES INSTALLED WITHIN THE GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) ARE HEREBY DEDICATED TO THE CITY OF CANTON.

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

Todd E. Huss
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National Flood Hazard Layer FIRMette



Legend	
SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
Without Base Flood Elevation (BFE) Zone A x 40'	
With BFE or Depth Zone A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100	
Regulatory Floodway	
0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone x	
Future Conditions 1% Annual Chance Flood Hazard Zone x	
Area with Reduced Flood Risk due to Levees. See Notes, Zone x	
Area with Flood Risk due to Levees Zone x	
no screen Area of Minimal Flood Hazard Zone x	
Effective LOMs	
Area of Undetermined Flood Hazard Zone x	
OTHER AREAS OF FLOOD HAZARD	
Channel, Culvert, or Storm Sewer	
Levee, Dike, or Floodwall	
OTHER AREAS	
Cross Sections with 1% Annual Chance	
Water Surface Elevation	
Coastal Transient	
Base Flood Elevation Line (BFE)	
Limit of Study	
Jurisdiction Boundary	
Coastal Trench Baseline	
Profile Baseline	
Hydrographic Feature	
OTHER FEATURES	
Digital Data Available	
No Digital Data Available	
Unmapped	
MAP PANELS	
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap shown complies with FEMA's basemap accuracy standards.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

OWNER/DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY 41018
TODD E. HUSS, PRESIDENT
859-341-4709

ENGINEER:
TERRATORY
314 WEST MAPLE ST., STE. 1201
CUMMING, GA 30040
770-934-8804

CONTRACTOR:
ARMOURCO
123 DIXIE COURT
WOODSTOCK, GA 30189
770-405-9426

CITY OF CANTON ENGINEERING CERTIFICATE:

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

ENGINEERING _____ DATE _____

CITY OF CANTON PLANNING DEPARTMENT CERTIFICATE:

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

PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

APPROVAL CERTIFICATE:

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN PRELIMINARY APPROVAL ON _____, 20____, AND FINAL APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT.

Stew G...
Jun 29, 2021
PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

Don Hutchins
7-30-2021
ENGINEERING _____ DATE _____

OWNER'S 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 ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT ANY AND ALL DETENTION PONDS, ATTENTION PONDS, AND SEDIMENT PONDS (TEMPORARY AND PERMANENT) SHALL BE THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OPERATIONS OF THE DULY SIGNED. THE SUBSCRIBED FURTHER ACKNOWLEDGES BY SIGNATURE OF THIS STATEMENT THAT THE CITY OF CANTON SHALL NOT HAVE ANY RESPONSIBILITY FOR THE PURPOSE TO MAINTAIN, REPAIR, RECONSTRUCT, OR ABANDON AND SHALL NOT ACCEPT FOR PERPETUAL MAINTENANCE OF THE SAME.

OWNER SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: _____ DATE _____

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

Todd E. Huss
Jun 25, 2021
DATE

OWNER ADDRESS: 3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY. 41018

SURVEYOR'S CERTIFICATE:

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 UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

Donaloy Hutchins
Donaloy Hutchins, Georgia R.L.S.# 2011
6/21/2021
DATE

(1) AS REQUIRED BY SUBSECTION (4) OF O.G.C.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, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFORMED WITH THE 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.G.C.A. SECTION 15-6-67.

Gaskins
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
www.gaskinsinc.com LSP# 780

Lawrenceville Office Marietta Office Canton Office
558 Old Norcross Rd Ste. 204 1266 Powder Springs Rd 147 Reinhardt College Pkwy
Lawrenceville, GA 30046 Marietta, GA 30064 Ste. 3 Canton, GA 30114
Phone: (770) 299-1003 Phone: (770) 424-7168 Phone: (770) 479-9698

FIELD DATE: 10/21/2020 DRAWN BY: SJW

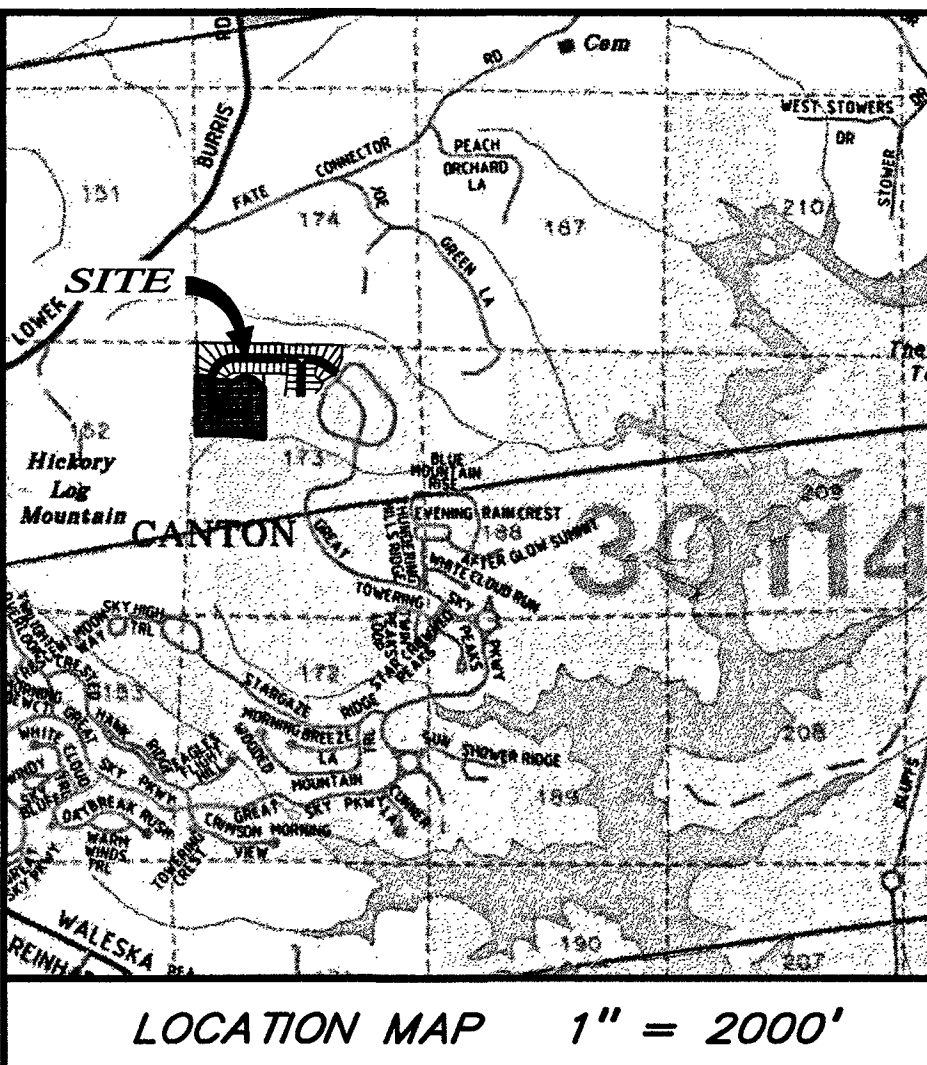
OFFICE DATE: 12/28/2020 CHECKED BY: DH

SCALE: 1" = 40' FILE: P-1750

COVER SHEET FOR:

GREAT SKY POD 6B
PHASE 3

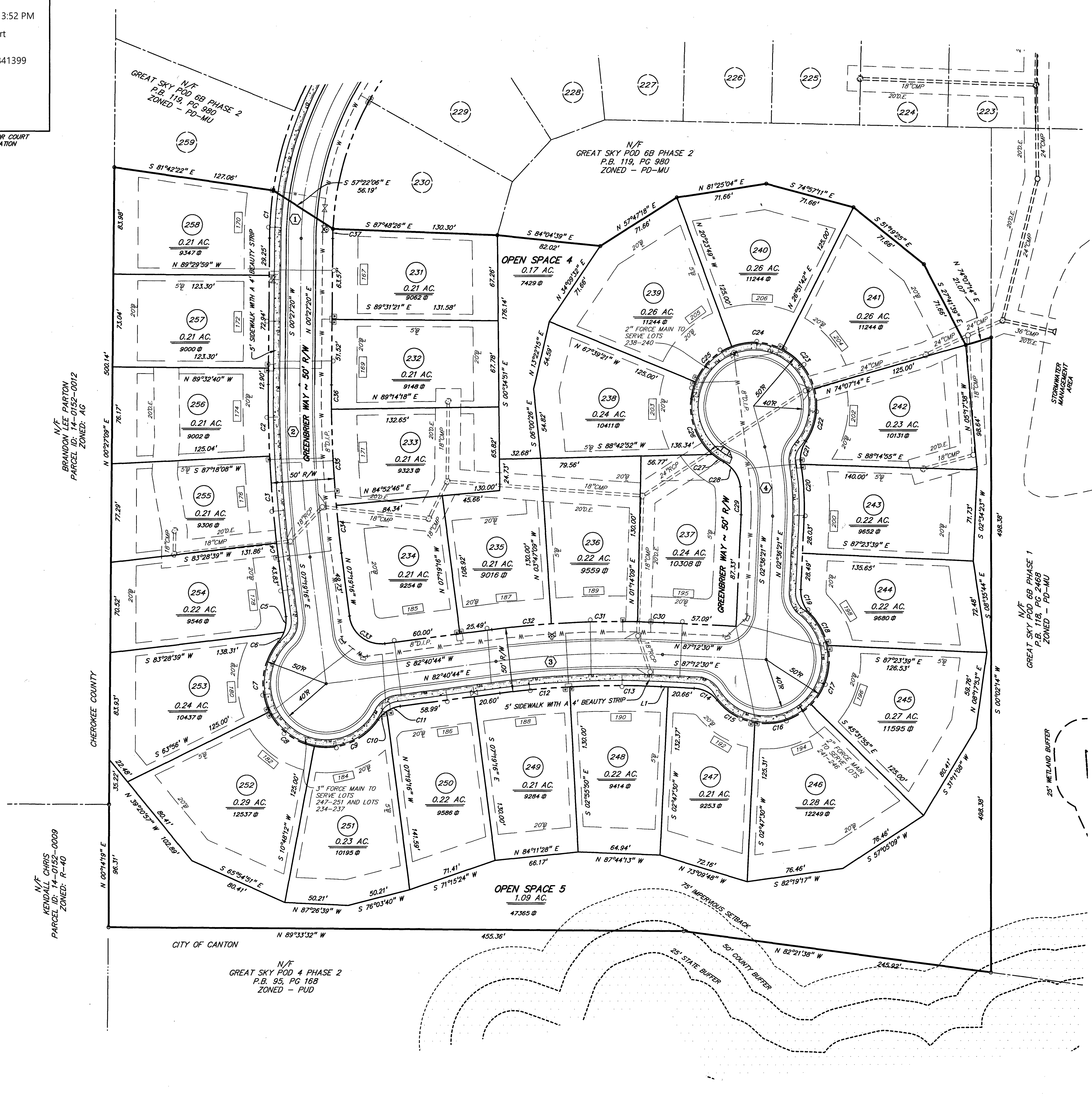
LOCATED IN L.L. 173
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 1 OF 2



Images: G:\Aero Maps\1-444.ppt

Plat
Recorded 7/30/2021 3:52 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1399
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	N4°22'29"E	37.59	275.00	37.62
C2	N1°07'16"W	56.41	1025.00	56.41
C3	N4°36'37"W	68.41	1025.00	68.43
C4	N6°55'19"W	14.28	1025.00	14.28
C5	N6°50'01"E	12.23	25.00	12.35
C6	N30°55'43"E	8.63	25.00	8.67
C7	N7°24'04"E	55.15	50.00	58.41
C8	N52°37'54"W	44.72	50.00	46.36
C9	S87°38'47"W	54.69	50.00	57.87
C10	S45°31'29"W	9.57	25.00	9.63
C11	S69°37'11"W	11.30	25.00	11.40
C12	S84°52'27"W	55.54	725.00	55.56
C13	S01°07'16"E	56.41	1025.00	56.41
C14	N04°36'37"W	68.41	1025.00	68.43
C15	N59°20'44"W	34.74	50.00	35.48
C16	S72°23'52"W	46.84	50.00	48.75
C17	S15°49'42"W	47.93	50.00	49.99
C18	S29°11'51"E	28.21	50.00	28.60
C19	S21°29'20"E	20.41	25.00	21.03
C20	N3°23'58"W	41.85	200.00	41.93
C21	S12°18'53"W	18.50	25.00	18.95
C22	S9°04'39"W	42.19	50.00	43.56
C23	S39°30'32"E	40.08	50.00	41.24
C24	S86°46'03"E	40.08	50.00	41.24
C25	N45°58'25"E	40.08	50.00	41.24
C26	N13°35'56"W	58.70	50.00	62.73
C27	N55°39'37"W	10.66	50.00	10.68
C28	N33°47'45"W	23.46	25.00	24.42
C29	N1°36'12"W	22.02	150.00	22.04
C30	S87°59'10"E	21.05	775.00	21.05
C31	N88°42'54"E	68.17	775.00	68.20
C32	N84°26'11"E	47.54	775.00	47.55
C33	S52°19'16"E	35.36	25.00	39.27
C34	S6°13'15"E	37.44	975.00	37.44
C35	S2°53'39"E	75.76	975.00	75.78
C36	S0°06'22"E	19.12	975.00	19.12
C37	S1°25'17"W	7.58	225.00	7.58

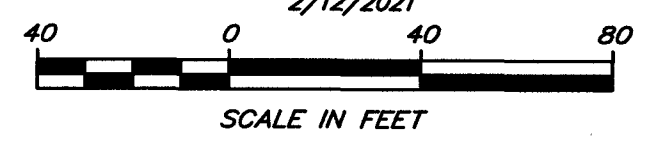
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°12'30"W	5.62'

OWNER/DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
TODD E. HUSS, PRESIDENT
859-341-4709

ENGINEER:
TERRITORY
314 WEST MAPLE ST., STE. 1201
CUMMING, GA. 30040
770-934-6804

CONTRACTOR:
ARMOURCO
123 DIXIE COURT
WOODSTOCK, GA 30189
770-405-9426

(1) AS REQUIRED BY SUBSECTION (d) OF O.G.C.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, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFORMED WITH THE 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.G.C.A. SECTION 15-6-67.



REVISIONS	

Gaskins

ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION MGMT
www.gaskinsurvey.com LSP# 789

Lawrenceville Office
539 Old Norcross Rd. Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1003

Marietta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Richhurst College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 10/27/2020
OFFICE DATE: 12/28/2020
SCALE: 1" = 40'

DRAWN BY: SJJ
CHECKED BY: DH
FILE: P: F150

FINAL PLAT FOR:
**GREAT SKY POD 6B
PHASE 3**

LOCATED IN L.L. 173
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 2 OF 2

REFS:

Drawing name: P: F150 (Hatchman) Great Sky Pod 6B Phase 3 Great Sky Pod 6B Phase 3 Final Plat 2/28/2021 ~ 2:52pm
Plotted on: Jul 28, 2021 ~ 2:52pm