



Trace Copeland
Managing Broker
Trout Land, LLC
404.488.2084
tcopeland@troutlandco.com

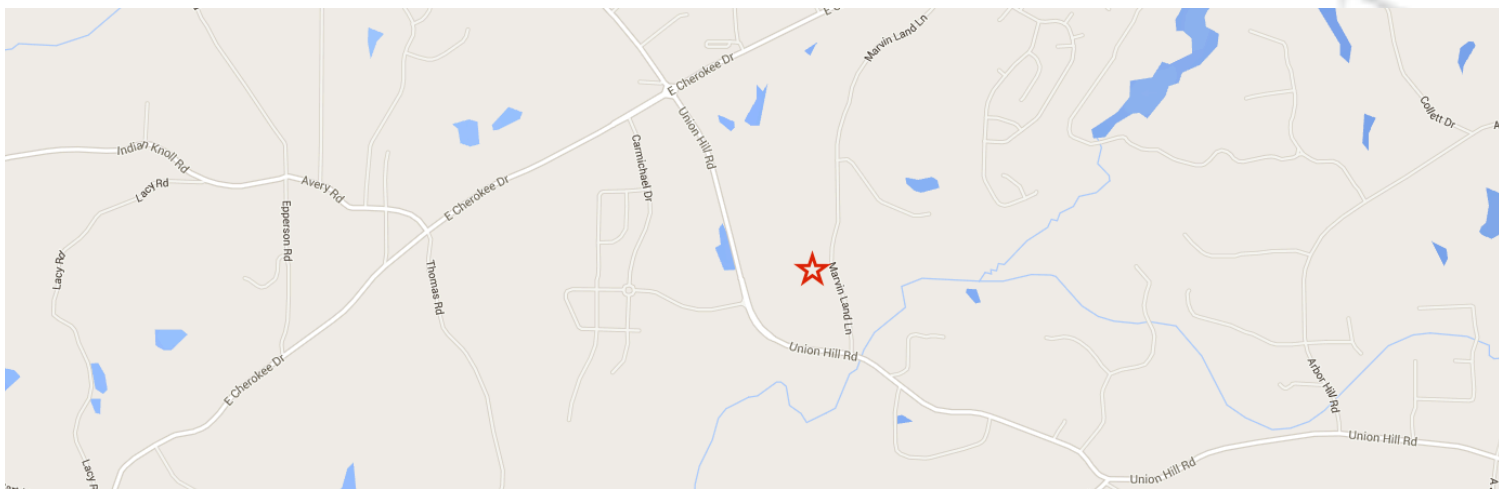
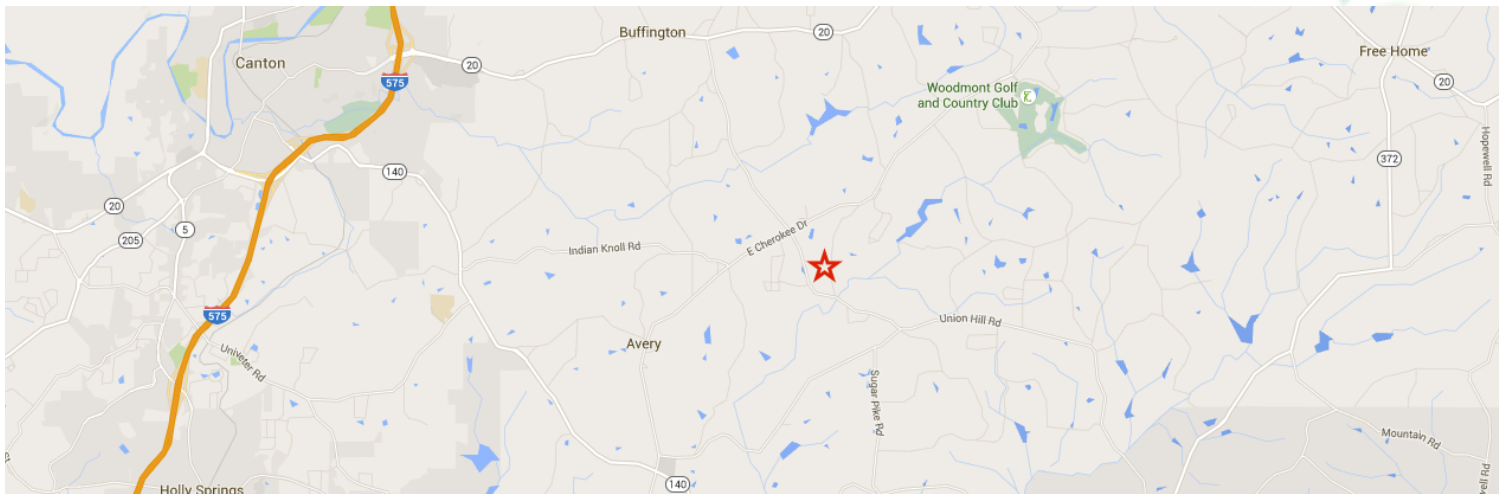
Sold-Sold-Sold

5.44+/- Acres **FOR SALE**

0 Marvin Land Lane, Canton GA 30115

Current Zoning: AG & R-80 | **Road Frontage:** 680'+ | **TIN:**02N01 196 | **Tax ID:** 02-0007-0001

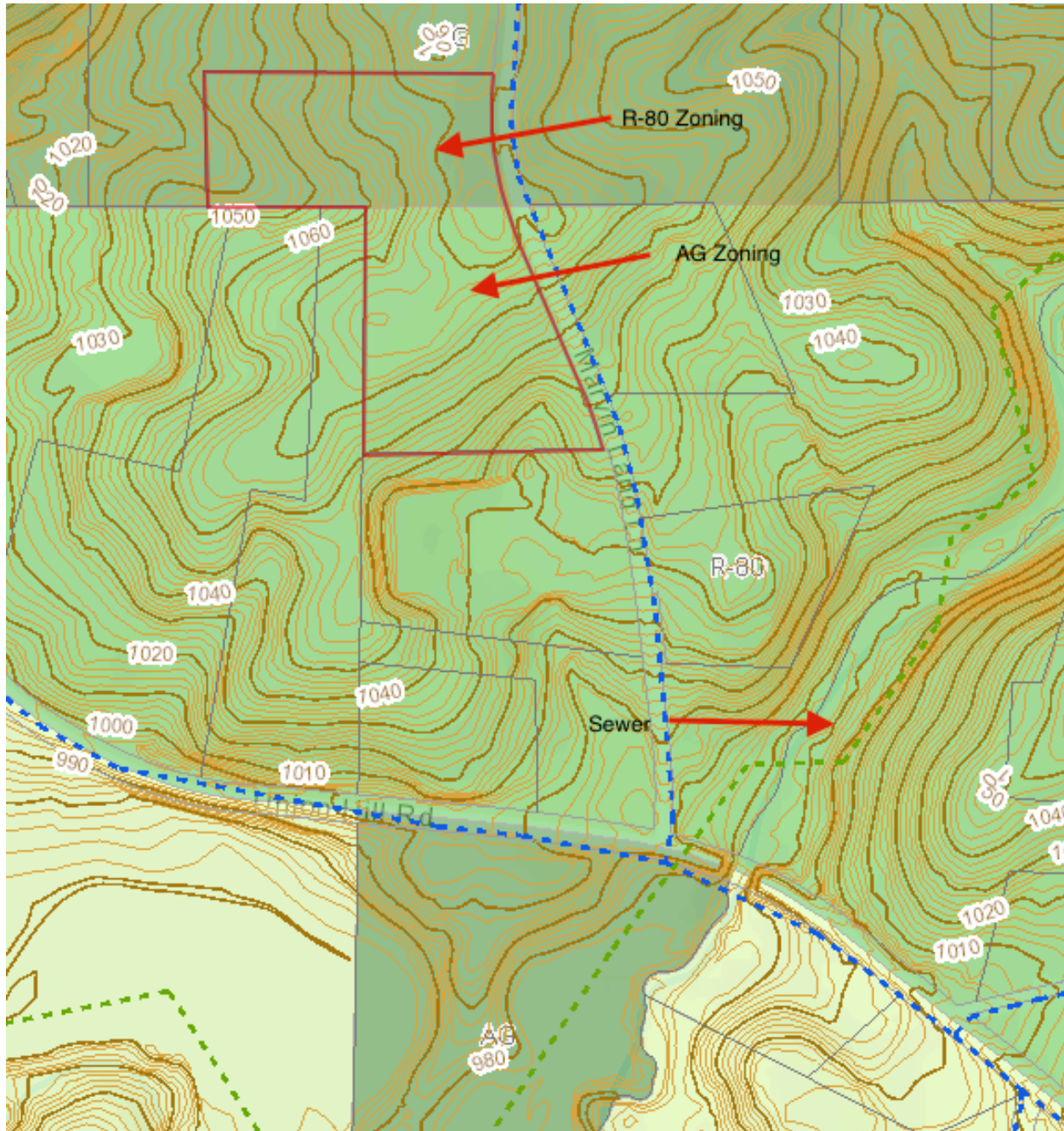
Schools: Avery ES | Creekland MS | Creekview HS



The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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AND
& Co.

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ZONE	DISTRICT	ADDIT. REQMT. GO TO SECTION	MINIMUM SITE AREA	MINIMUM LOT AREA	MAX DENSITY DU/AC	MIN LOT WIDTH ¹	MAX LOT COVE- RAGE	MINIMUM SETBACKS FRONT YARD ²			MINIMUM SETBACKS		REQ OPEN SPACE
								ART	COL	LOC	SIDE	REAR	
AG	General Agriculture		-	2 acres	TPD ¹	150'	20%	75'	50'	50'	50'	50'	-
R-80	Estate Residential		-	80,000 sq ft	0.5445	120'	25%	65'	50'	35'	50'	50'	-
R-60	Single-Family Residential		-	60,000 sq ft	0.726	110'	27%	50'	50'	35'	40'	40'	-
R-40	Single-Family Residential		-	40,000 sq ft	1.089	100'	30%	50'	50'	35'	15'	30'	-
R-30	Single-Family Residential		-	30,000 sq ft	1.452	100'	30%	50'	50'	35'	15'	30'	-
R-20	Single-Family Residential		-	20,000 sq ft	2.178	90'	30%	50'	40'	30'	10'	30'	-
R-15	Single-Family Residential	7.4-1	-	15,000 sq ft	2.904	80'	35%	50'	40'	25'	10'	30'	-
RD-3	Single-Family Residential	7.4-1.1	-	7,500 sq ft	3	60'	50%	-	-	20'	5'	5'	30%
RZL	Zero-Lot-Line	7.4-2	5 acres	3,800 sq ft	6	36'	50%	-	35'	20'	10'	25'	10%
RA	Single-Family Attached	7.4-3											
	Duplex w/sewer		2 acres	16,000 sq ft	5	100'	35%	50'	50'	35'	15'	30'	-
	Triplex		2 acres	22,000 sq ft	6	100'	40%	50'	50'	35'	15'	30'	-
	Quadruplex		2 acres	24,000 sq ft	8	100'	40%	50'	50'	35'	15'	30'	-
RTH	Townhouse	7.4-4	3 acres	5,000 sq ft	8	40'	60%	-	40'	20'	15'	30'	10%
RM-10	Multi-Family	7.4-5	2 acres	2 acres	10	100'	35%	50'	40'	20'	10'	25'	-
RM-16	Multi-Family	7.4-5	2 acres	2 acres	16	100'	35%	50'	40'	20'	10'	25'	-
OI	Office Institutional	7.4-6	0.5 acres	-	-	100'	-	50'	50'	50'	10'	15'	-
NC	Neighborhood Commercial	7.4-7	0.5 acres	-	-	100'	-	50'	50'	50'	15'	15'	-
GC	General Commercial	7.4-8	0.5 acres	-	-	100'	-	75'	50'	50'	10'	15'	-
HC	Highway Commercial	7.4-9	0.5 acres	-	-	100'	-	50'	50'	50'	10'	15'	-
OD	Office Distribution	7.4-10	5 acres	-	-	200'	-	50'	50'	50'	20'	15'	-
LI	Light Industrial	7.4-11	1 acre	-	-	100'	-	75'	50'	50'	25'	25'	-
HI	Heavy Industrial	7.4-12	1 acre	-	-	150'	-	75'	50'	-	25'	25'	-
PID	Planned Industrial Development	8.5	10 acres	-	-	200'	-	75'	50'	50'	25'	25'	-

than the average lot size for the zoning district found in table 23-1. The smallest allowable lot size is 5,000 square feet, or 25 percent of the zoning district minimum lot size whichever is greater. There is no maximum lot size.

Table 23-1: Conservation Design Community Density and Lot Size Requirements

Existing Zoning District	Maximum Density DUA (units/acre)	Std. District Lot Size	Avg. lot size Greater or equal to	Minimum Lot size
AG	0.5	87,120 sf	35,000 sf	22,000 sf
R-80	0.5445	80,000	32,000	20,000

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F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13057C0260D, REVISED 08-29-06, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLATS:

- 1) SURVEY OF SUBJECT PROPERTY, DATED: NOVEMBER 11, 1977, BY: BRUMBELOW-REESE & ASSOCIATES.
- 2) SURVEY FOR: HOYT H. BEAVER, JR. & JUNE M. BEAVER, DATED: NOVEMBER 11, 1977, REVISED: MARCH 15, 1984, BY: BRUMBELOW-REESE & ASSOCIATES, RECORDED IN PLAT BOOK 24, PAGE 27.
- 3) SURVEY FOR: JOSEPH C. RUTSCHMAN, IV & BRENDA B. RUTSCHMAN, DATED: FEBRUARY 3, 1977, REVISED: DECEMBER 12, 1977, BY: BRUMBELOW-REESE & ASSOCIATES, RECORDED IN PLAT BOOK 13, PAGE 203.
- 4) SURVEY FOR: PATRICIA L. MARKS, DATED: MARCH 17, 2005, BY: TOMMY M. KUYKENDALL, R.L.S. NO. 2127, RECORDED IN PLAT BOOK 85, PAGE 8.

REFERENCE DEEDS:

- 1) DEED BOOK 723, PAGE 526.
- 2) DEED BOOK 9924, PAGE 98.

NOTES:

- 1) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- 4) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5) SOME FENCES MAY NOT BE SHOWN.
- 6)

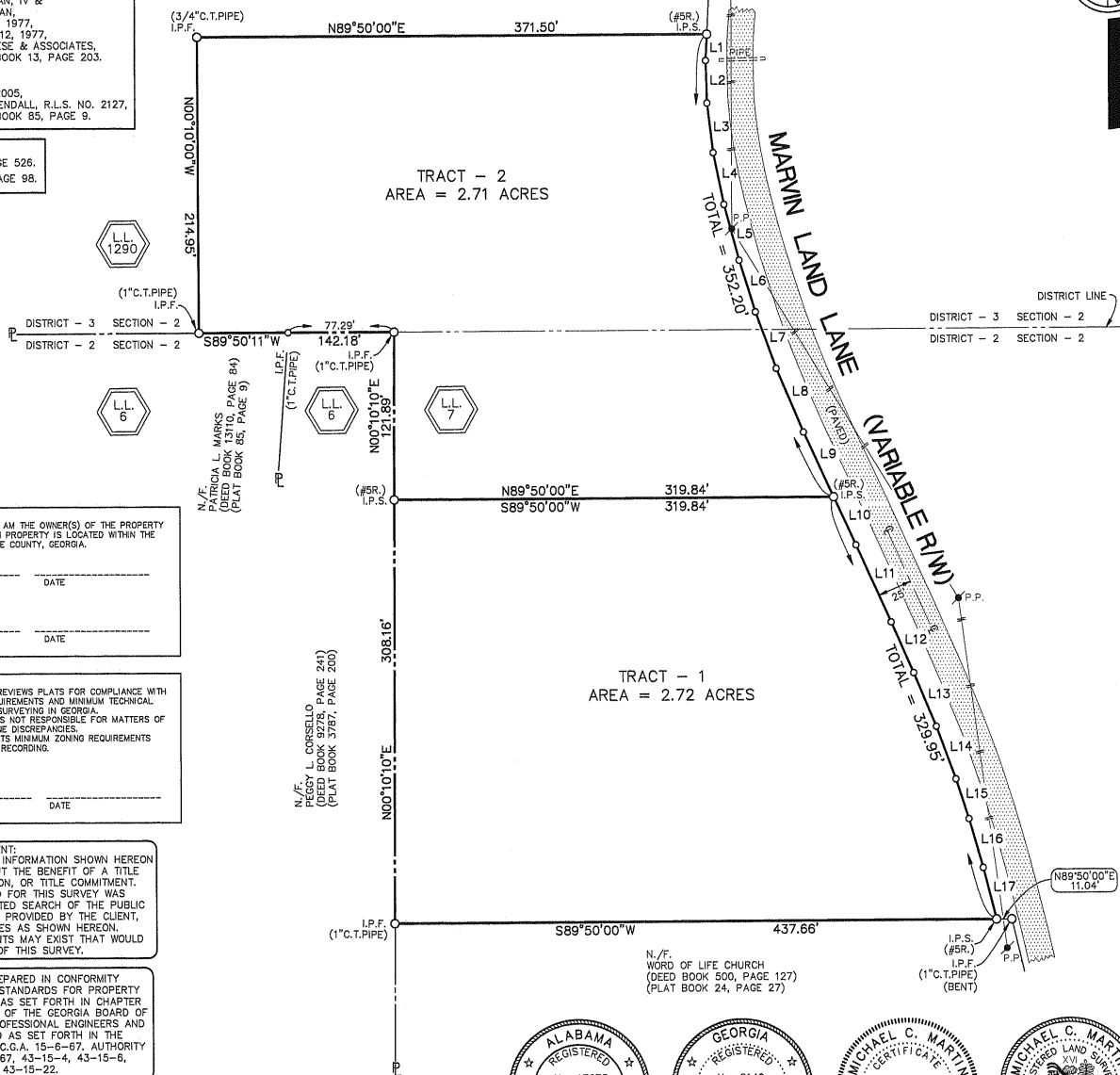
STORMWATER NOTES:

- 1) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSING IN STATE WATERS.
- 2) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.
- 3) NO STATE WATERS EXIST ON THIS PROPERTY.
- 4) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (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 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.

TRAVERSE TABLE

COURSE	BEARING	DISTANCE
L1	S02°47'05"W	19.13'
L2	S01°39'12"E	30.81'
L3	S08°55'32"E	36.29'
L4	S11°32'33"E	38.54'
L5	S14°57'44"E	42.00'
L6	S17°14'13"E	39.45'
L7	S19°55'07"E	43.72'
L8	S22°58'55"E	50.32'
L9	S24°39'06"E	51.94'
L10	S24°39'06"E	38.46'
L11	S24°08'40"E	61.92'
L12	S23°40'47"E	40.24'
L13	S22°33'07"E	42.33'
L14	S20°12'39"E	40.91'
L15	S17°50'17"E	30.39'
L16	S16°04'00"E	36.95'
L17	S14°12'09"E	38.75'

REFERENCE NORTH
(PER REF. PLAT NO.1)



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

PROPERTY OWNER _____ DATE _____

PROPERTY OWNER _____ DATE _____

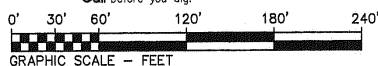
PLANNING AND ZONING REVIEWS PLATS FOR COMPLIANCE WITH CHEROKEE COUNTY REQUIREMENTS AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN GEORGIA. PLANNING AND ZONING IS NOT RESPONSIBLE FOR MATTERS OF TITLE OR PROPERTY LINE DISCREPANCIES. THIS SURVEY PLAT MEETS MINIMUM ZONING REQUIREMENTS AND IS APPROVED FOR RECORDING.

BY: _____ DATE _____

SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT, TITLE OPINION, OR TITLE COMMITMENT. THE INFORMATION USED FOR THIS SURVEY WAS OBTAINED FROM A LIMITED SEARCH OF THE PUBLIC RECORDS AND/OR WAS PROVIDED BY THE CLIENT, AND/OR OTHER SOURCES AS SHOWN HEREON. OTHER LEGAL DOCUMENTS MAY EXIST THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.

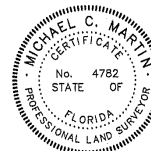
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-6, 43-15-19, 43-15-22.

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.



GRAPHIC SCALE - FEET
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(TRACTS 1 & 2)
TOTAL AREA = 5.43 ACRES



MARTIN LAND SURVEYING, P.C.
MICHAEL C. MARTIN, R.L.S.
LICENSE NO. LSF001028
104 HAYGOOD DRIVE
WOODSTOCK, GEORGIA 30188
PHONE: (770) 926-0200

MCM
LAND SURVEYING
SUBDIVISIONS
LAND PLANNING
-MEMBER-
SURVEYING & MAPPING SOCIETY OF GEORGIA
AMERICAN CONGRESS ON SURVEYING & MAPPING

- LEGEND:**
- 1) I.P.S. - IRON PIN SET
 - 2) I.P.F. - IRON PIN FOUND
 - 3) R. OR REBAR - REINFORCING BAR
 - 4) D.E. - DRAINAGE EASEMENT
 - 5) L.L. - LAND LOT LINE
 - 6) R/W - RIGHT OF WAY
 - 7) C - CENTERLINE
 - 8) P - PROPERTY LINE
 - 9) P.P. - POWER & (OR) PHONE POLE
 - 10) - - - - - OVERHEAD POWER LINE
 - 11) - - - - - FENCE (APPROX. LOC.)
 - 12) - - - - - STREAM (APPROX. LOC.)
 - 13) - - - - - DITCH (APPROX. LOC.)
 - 14) I.P. - IRON PIN

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,991 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 239,771 FEET.

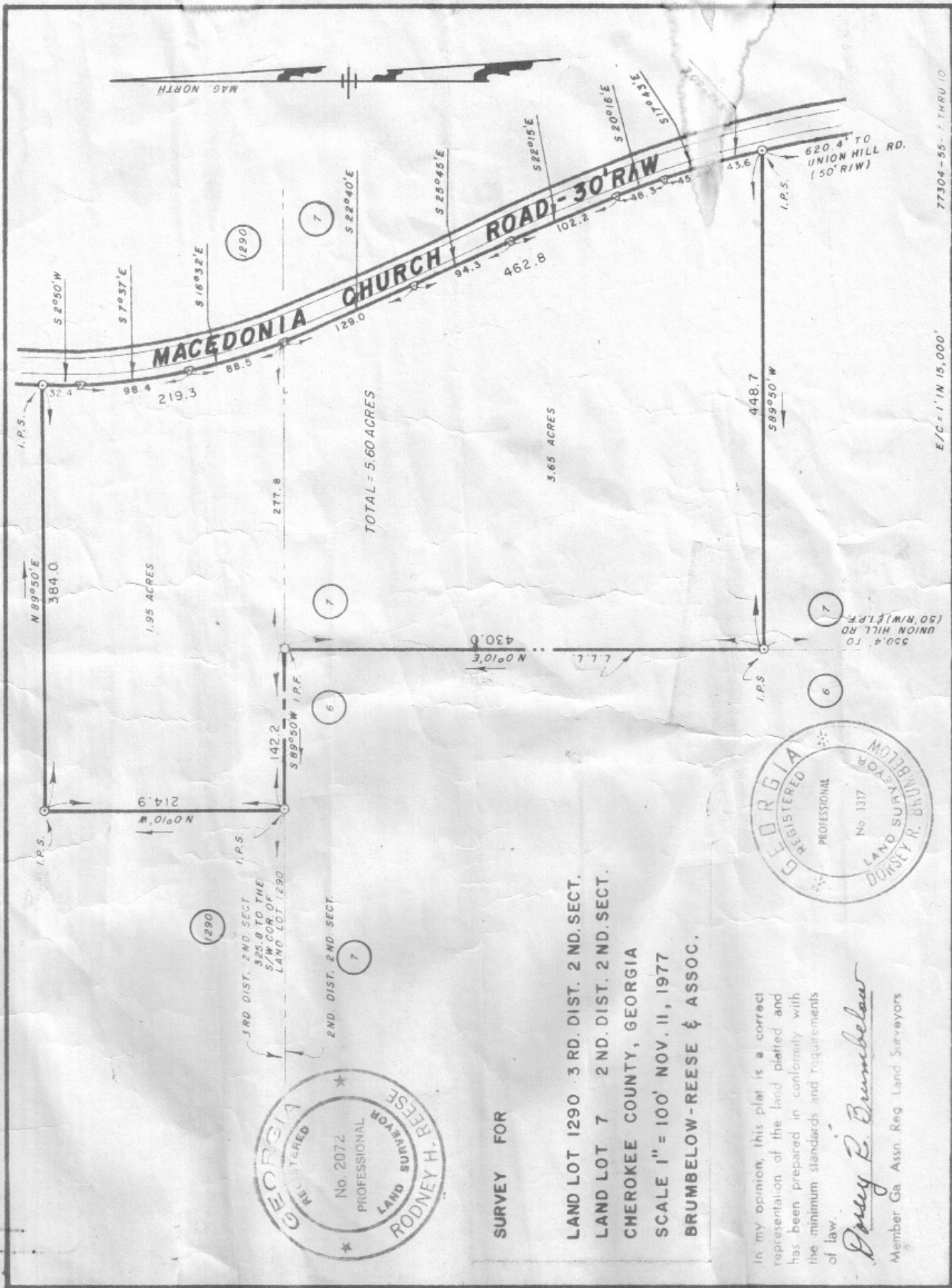
EQUIPMENT USED FOR MEASUREMENTS:
LEICA TC1610 AND/OR GEODIMETER 608 ROBOTIC.

"ALL MATTERS OF TITLE ARE EXCEPTED"

- MINOR SUBDIVISION PLAT FOR -

DAVID C. GADDIS

LAND LOT - 1290, DISTRICT - 3, SECTION - 2 AND
LAND LOT - 7, DISTRICT - 2, SECTION - 2
CITY: CHEROKEE COUNTY, GEORGIA
DATE OF FIELD WORK: SEPTEMBER 29, 2016
PLAT PREPARED: OCTOBER 3, 2016
DRAWN BY: MIKE HUGHES, R.L.S. SCALE: 1" = 60 FT.
JOB NO. 16-5591-09C DWG FILE: 559109C.dwg



SURVEY FOR

LAND LOT 1290 3 RD. DIST. 2 ND. SECT.
 LAND LOT 7 2 ND. DIST. 2 ND. SECT.
 CHEROKEE COUNTY, GEORGIA
 SCALE 1" = 100' NOV. 11, 1977
 BRUMBELOW-REESE & ASSOC.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Dorsey R. Brumelow

Member Ga Assn Reg Land Surveyors



E/C = 1" IN 15,000'

77304-55-7 THRU 10