Cherokee County School District

AGENDA

School Board Meeting

Dr. Frank R. Petruzielo Educational Services Facility

7:00 p.m.

December 14, 2023

- Call to Order
- Pledge of Allegiance/Inspiration
- Adoption of Superintendent's Recommended Agenda for December 14, 2023 School Board Meeting
- Approval of Minutes of the November 16, 2023 School Board Meeting and Minutes of the December 6, 2023 Called School Board Meeting
- Approval of Consent Agenda for December 14, 2023 School Board Meeting

A. Resolutions/Recognition

1. School Board Recognition of Cherokee County School Board as 2023 Georgia Leading Edge Award Winner

2. School Board Recognition of Two Cherokee County School District Students -- Named State Academic Quiz Bowl Winners

3. School Board Recognition of CCSD Overall Winners of 2024 Support Staff Employees of the Year Awards

4. School Board Recognition of Mill Creek Middle School Seventh-grader Saanvi Lamba -- Named Metropolitan North Georgia Water Planning District Essay Contest Winner

5. School Board Recognition of E.T. Booth Middle School Seventh-grader Mikaela Charles -- Named Cherokee County Water and Sewerage Authority Countywide Essay Contest Winner

6. **School Board Recognition of River Ridge High School SkillsUSA Chapter of Excellence Award and Statesman Award Winner**

7. **School Board Recognition of Etowah High School and River Ridge High School -- National Junior ROTC Raiders Champions**

8. **School Board Recognition of Sequoyah HS teacher Casandra Hembree for Georgia Outstanding Achievement in Career Awareness and Exploration Award**

9. **School Board Recognition of Georgia High School Association State and Regional Champions**

10. **School Board Recognition of REACH Georgia Scholar Winners**

11. **School Board Consideration of Superintendent's Recommendation to Approve the New Partnership Agreement with SERV International**

B. School Board Member

C. School Board Policies

D. Financial Management

1. **School Board Consideration of Superintendent's Recommendation for Approval of November 2023 Financial Report and Sales Tax Update**

2. **School Board Consideration of Superintendent's Recommendation for Approval of Staff, General Counsel, Financial Advisor, Bond Counsel and Disclosure Counsel to Proceed with a Public Offering of General Obligation Bonds via Competitive Sale for Voter-Approved Special Purpose Local Option Sales Tax for Education (Ed-SPLOST) Projects**

E. Curriculum and Instruction

1. **School Board Consideration of Superintendent's Recommendation for Approval of Out of State Travel**

2. **School Board Consideration of Superintendent's Recommendation for Approval of Out of State and Overnight Field Trips**

F. Support Services

1. **School Board Consideration of Superintendent's Recommendation for Approval of the Monthly Update on Capital Outlay Projects**

2. **School Board Consideration of Superintendent's Recommendation for Approval of the Special Lease Agreement**

3. **School Board Consideration of Superintendent's Recommendation for Approval of Proposals for the Woodstock HS Classroom Addition**

G. Human Resources

1. **School Board Consideration of Superintendent's Recommendation for Approval of Recommendations, Resignations, Terminations of Employment and Transfers for Certified and Classified Personnel**

H. School Board Attorney

I. Superintendent of Schools

1. **School Board Consideration of Superintendent's Recommendation for Approval of Real Property Exchange with Cherokee County Government**

- **Public Participation**

- **Adjournment**

CHEROKEE COUNTY BOARD OF EDUCATION

AFFIDAVIT

The undersigned members of the Cherokee County Board of Education, under oath, certify that an Executive Session of the Board of Education was duly called and approved by majority vote in open session in accordance with O.C.G.A. §50-14-4 on December 6, 2023. The only matter(s) considered or discussed during the closed executive session of its meeting is/are as checked below:

_____ To review an appeal from a Student Disciplinary Tribunal [Hearing Officer, Panel]; (O.C.G.A. Section 20-2-757)

_____ To consider a matter involving the disclosure of personally identifiable information from a student's educational records; (20 U.S.C. Section 1232g.)

_____ To discuss the future acquisition of real estate; (O.C.G.A. Section 50-14-3 (4))

✓ To discuss or deliberate upon appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee; (O.C.G.A. Section 50-14-3 (6))

_____ To consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the school district or an officer or employee or in which the officer or employee may be directly involved; (O.C.G.A. Section 50-14-2).

_____ To discuss or consider records or portions of records exempt from public inspection or disclosure pursuant to O.C.G.A. Section 50-18-4 because there are no reasonable means to consider the record without disclosing the exempt portions. (O.C.G.A Section 50-14-3 (4))

_____ To discuss or deliberate upon cybersecurity plans, procedures, and contracts regarding the provision of cybersecurity services. (O.C.G.A Section 50-14-3 (5))

The members of the Board of Education present for the executive session further certify and acknowledge that all discussions and proceeding conducted in executive session shall remain strictly confidential.

This 6TH day of December, 2023.

Kyla Cromer

Susan Padgett Harrison

Sworn to and subscribed before me on the above indicated date:

Notary Public

My Commission Expires: June 8, 2026

SHERYL PUGLISI NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 08, 2026

CHEROKEE COUNTY BOARD OF EDUCATION

OFFICE OF THE SUPERINTENDENT

Thursday, November 16, 2023

MINUTES OF REGULAR BOARD MEETING
7:00 p.m.

The Cherokee County Board of Education called its regular meeting to order at 7:00 p.m. on Thursday, November 16, 2023, in the Dr. Frank R. Petruzielo Educational Services Facility, 1205 Bluffs Parkway, Canton, Georgia. The meeting was conducted in person and available to the public via live Internet streaming. Present were: School Board Chair Kyla Cromer; Vice-Chair Robert Rechsteiner; Members John Harmon, Patsy Jordan, Dr. Susan Padgett-Harrison, Kelly Poole and Erin Ragsdale. Superintendent Dr. Brian V. Hightower; and Attorney Abby Roach.

Call to Order

The call to order by Kyla Cromer was followed by the Pledge of Allegiance to the Flag of the United States of America led by River Ridge High School Student Caleb Lewis.

The meeting's inspiration was shared by Dr. Susan Padgett-Harrison.

Approval of Agenda

On a motion by Kelly Poole seconded by Erin Ragsdale and carried, the Board unanimously adopted the Superintendent's recommended agenda *(7-0 vote)*.

Minutes for Approval

On a motion by Patsy Jordan seconded by John Harmon and carried, the Board approved the minutes from the October 19, 2023 School Board Meeting *(7-0 vote)*.

Consent Agenda

Following the identification of those agenda items, Board Members and members of the public indicated they would like considered separately, a motion was made by Dr. Susan Padgett-Harrison seconded by Kelly Poole and carried, to approve the Consent Agenda, for the remaining items - identified by asterisks *(7-0 vote)*.

A. RESOLUTIONS/RECOGNITIONS/PARTNERSHIPS

A-1 School Board Recognition of Creekview High School -- Named a Breakout School Award Winner by the Georgia Association of Secondary School Principals

(Recognized)

A-2. School Board Recognition of Georgia High School Association State and Regional Champions

(Recognized)

A-3 School Board Recognition of Cherokee County School District VILLA Program Class of 2023-24 Participants

(Recognized)

***A-4 School Board Consideration of Superintendent's Recommendation to Approve the Renewal of Partnership Agreement**

(Approved)

B. SCHOOL BOARD MEMBERS/STUDENT ADVISOR TO THE SCHOOL BOARD

School Board Members' Comments:

- School Board Chair informed the audience that the application review phase for the Superintendent search has begun.
- School Board Members inquired about the progress in the SIP review, technology updates and future teacher staffing.
- Thanked CCSD schools for presenting Veterans Day programs.

C. SCHOOL BOARD POLICIES

D. FINANCIAL MANAGEMENT

***D-1 School Board Consideration of Superintendent's Recommendation for Approval of October 2023 Financial Report and Sales Tax Update**

(Approved)

E. CURRICULUM AND INSTRUCTION

***E-1. School Board Consideration of Superintendent's Recommendation for Approval of Out of State Travel**

(Approved)

***E-2. School Board Consideration of Superintendent's Recommendation for Approval of Out of State and Overnight Field Trips**

(Approved)

F. SUPPORT SERVICES

***F-1. School Board Consideration of Superintendent's Recommendation for Approval of the Monthly Update on Capital Outlay Projects**

(Approved)

G. HUMAN RESOURCES

***G-1. School Board Consideration of Superintendent's Recommendation for Approval of Recommendations, Resignations, Terminations of Employment and Transfers for Certified and Classified Personnel**

(Approved)

H. SCHOOL BOARD ATTORNEY

I. SUPERINTENDENT OF SCHOOLS

I-1. School Board Consideration of Superintendent's Recommendation for Approval of 2024 Legislative Partnership Priorities

Motion was made by Kelly Poole, seconded by Erin Ragsdale and carried to approve the 2024 Legislative Partnership Priorities (*7-0 vote).*

(Approved)

Informational Items:

- The Superintendent provided information on the following items:
    - Adjusted GaDOE/CCRPI Lexile Scoring
    - CCSD Executive Coaching Cohorts
    - CCSD Five-Year Facility Plan
    - CCSD Free and Reduced Meal Eligibility SY2023-24
    - 25 Largest Districts in GA
    - GaDOE 21st Century Tech Standards Taskforce Report
    - GaDOE Legislative Program

PUBLIC PARTICIPATION

No members of the public signed up to address the School Board.

ADJOURNMENT

The Board adjourned at 8:08 p.m.

_____ _____

School Board Chair Secretary

CHEROKEE COUNTY BOARD OF EDUCATION

OFFICE OF THE SUPERINTENDENT

Wednesday, December 6, 2023

MINUTES OF CALLED BOARD MEETING
6:00 p.m.

The Cherokee County Board of Education convened its called meeting to order at 6:00 p.m. on Wednesday, December 6, 2023 in the Dr. Frank R. Petruzielo Educational Services Facility, 1205 Bluffs Parkway, Canton, Georgia. Present were: School Board Chair Kyla Cromer; Vice-Chair Robert Rechsteiner; Members John Harmon, Patsy Jordan, Dr. Susan Padgett-Harrison, Kelly Poole and Erin Ragsdale; and Attorney Abby Roach.

CALL TO ORDER

Chairman Cromer called the meeting to order.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by School District Police Chief Buster Cushing.

EXECUTIVE SESSION

Motion was made by Dr. Susan Padgett-Harrison, seconded by Kelly Poole and carried to adjourn to Executive Session to discuss a Personnel Matter *(O.C.G.A. Section 50-14-3 (6)) at* 6:02 p.m. *(7-0 vote).*

ADJOURNMENT

The Board adjourned at 8:25 p.m.

_____ _____

School Board Chair Secretary

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-1

Title

Recognition of Cherokee County School Board as 2023 Georgia Leading Edge Award Winner

Requested Action

School Board Recognition of Cherokee County School Board as 2023 Georgia Leading Edge Award Winner

Summary Explanation and Background

The Cherokee County School Board has earned top state honors for exemplary leadership and innovative practices in partnering with local businesses and community organizations.

For the fifth consecutive year, the Georgia School Boards Association has awarded the Cherokee County School Board its Leading Edge Award. The awards, presented in seven categories, recognize innovative practices by school boards and school districts that make a significant and positive impact on students.

CCSD's community partnership program includes districtwide, school level and Career Technical and Agricultural Education (CTAE) program partnerships. The partnerships encompass businesses, both small and corporate; governmental entities; colleges and universities; nonprofit organizations, civic groups, churches and more. Through a multi-year endeavor, the school district overhauled its partnership development process to seek out partners that would better benefit schools and the district as a whole, to maximize existing positive partnerships and to ensure partnerships benefit both the school and the community partner.

Priority Area

Family, Partner and Community Engagement; Positive Culture and Climate

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-2

Title

Recognition of Two Cherokee County School District Students -- Named State Academic Quiz Bowl Winners

Requested Action

School Board Recognition of Two Cherokee County School District Students -- Named State Academic Quiz Bowl Winners

Summary Explanation and Background

Two Cherokee County School District students won first place in statewide academic quiz bowl competitions!

As part of the Georgia Career and Technical Instruction (CTI) program's Fall Leadership Conference, students from across the state participate in academic, career readiness and leadership skills events including quiz bowl competitions on core academic topics.

Woodstock High School senior Owen Markette earned first place in the statewide social studies quiz bowl, which focuses on early American history. Active in the school's JROTC program, Owen's plans after graduation are to attend college, enter the military as an officer and pursue a career as a drone pilot. His audio, video technology and film Career Pathway teachers are Laura Antonelli and Jeff Wagner and his JROTC instructor is Gunnery Sgt. (Ret.) Keith Myrick.

Creekview High School sophomore Thomas Wang earned first place in statewide spelling quiz bowl. A member of the school's Emerging Leaders program, Thomas additionally entered the conference's "Activate Dreams" T-shirt design competition. His audio, video technology and film Career Pathway teachers are Ashley Pruitt and Ed Walker.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-3

Title

Recognition of CCSD Overall Winners of 2024 Support Staff Employees of the Year Awards

Requested Action

School Board Recognition of CCSD Overall Winners of 2024 Support Staff Employees of the Year Awards

Summary Explanation and Background

The Cherokee County School District recently celebrated the important role of support staff at its annual Support Staff Employee of the Year Awards on December 7.

The celebration honored one Support Staff Employee of the Year from each of CCSD's schools, centers and central office divisions. Each of the 47 honorees were recognized by the Superintendent of Schools and received a plaque and gifts of appreciation including a $200 Visa card funded by sponsors.

At the conclusion of the evening, surprise presentations were made to one overall CCSD winner each in three categories: Elementary School to R.M. Moore Elementary School STEM Academy kindergarten paraprofessional Kim Howell; Middle School/High School/Centers to ACTIVE Academies Special Education facilitator Susie Okerblad; and Central Office to CCSD Technology & Information Services instructional technology specialist Dixie Harper. These overall winners were selected by a committee of retired educators and community leaders.

Everyone who works in a support role was eligible for their school's or division's honor, and honorees were selected by their school or division colleagues.

Priority Area

Quality Workforce

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-4

Title

Recognition of Mill Creek Middle School Seventh-grader Saanvi Lamba -- Named Metropolitan North Georgia Water Planning District Essay Contest Winner

Requested Action

School Board Recognition of Mill Creek Middle School Seventh-grader Saanvi Lamba -- Named Metropolitan North Georgia Water Planning District Essay Contest Winner

Summary Explanation and Background

A Cherokee County School District student is a regional essay contest winner!

Mill Creek Middle School seventh-grader Saanvi Lamba is the Cherokee County winner for the Metropolitan North Georgia Water Planning District's 22nd annual essay contest open to all metro Atlanta middle schoolers.

Students this fall were invited to write an essay about the river basin where they live, what makes it important to them and their community and why learning about river basins is important to water stewardship. Saanvi wrote about the Etowah River Watershed, its history and the importance of protecting it as a primary source of drinking water and a habitat for many native fish species and animals.

Saanvi, her family and school staff have been invited to the State Capitol for the Metropolitan North Georgia Water Planning District awards ceremony.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-5

Title

Recognition of E.T. Booth Middle School Seventh-grader Mikaela Charles -- Named Cherokee County Water and Sewerage Authority Countywide Essay Contest Winner

Requested Action

School Board Recognition of E.T. Booth Middle School Seventh-grader Mikaela Charles -- Named Cherokee County Water and Sewerage Authority Countywide Essay Contest Winner

Summary Explanation and Background

An E.T. Booth Middle School student is a countywide essay contest winner!

Seventh-grader Mikaela Charles was named the overall Cherokee County winner by the Cherokee County Water and Sewerage Authority for her entry into its annual essay contest.

This year's contest theme was “Imagine A Day Without Water,” and Mikaela earned a $100 prize and a gift bag from the Cherokee County Water and Sewerage Authority.

The judges praised Mikaela's entry for its use of a fictional story to illustrate the value of water and the importance of conservation, which she also embedded with factual details such as average daily water use. She wrote the essay as an enrichment activity in Ms. Everton's class earlier this school year.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-6

Title

Recognition of River Ridge High School SkillsUSA Chapter of Excellence Award and Statesman Award Winner

Requested Action

School Board Recognition of River Ridge High School SkillsUSA Chapter of Excellence Award and Statesman Award Winner

Summary Explanation and Background

Cherokee County School District students recently earned top honors at a statewide career skills competition.

The River Ridge High School SkillsUSA chapter earned the Chapter of Excellence Award at the Georgia SkillsUSA Fall Leadership Conference. The award recognizes career education programs that demonstrate exceptional integration of personal, workplace and technical skills into their activities to prepare students for future success.

Chapter members who participated in the event are junior Aidan Nemec, sophomore Talisha Morales and ninth-graders Chris Himiob, Davis Manwaring, Leigha Samuel and Mia Stiefel. The team's advisor is Career Pathway Audio Video Technology and Film program teacher James Dinsmoor.

Aidan, an honors student in the Career Pathway program for Audio Video Technology and Film, earned the Statesman Award at the conference. The award is the highest individual honor bestowed upon students at the state level. It recognizes students who have completed career leadership training and demonstrate outstanding leadership skills.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-7

Title

Recognition of Etowah High School and River Ridge High School -- National Junior ROTC Raiders Champions

Requested Action

School Board Recognition of Etowah High School and River Ridge High School -- National Junior ROTC Raiders Champions

Summary Explanation and Background

Two Cherokee County School District teams are national Junior ROTC Raiders champions!

The Etowah High School Air Force JROTC team won the Master Division Mixed Team National Championship and the River Ridge High School Air Force JROTC team won the Challenge Division Male Team National Championship at the Raider National Championships.

The multi-event military style athletic competition, which recently was held at Gerald Lawhorn Boy Scout Camp in Molena, includes a 4K run, half-mile physical fitness test, rope bridge test and the gauntlet, a half-mile obstacle course.

The Etowah team includes: Austin Brice, who was named the No. 1 “Ultimate Raider” Male competitor at the event; Cheyenne Bradley, Kendrick Brice, Davis Clanton, Westin Coleman, Trynt Dean, Jeffery Meadows, Samantha Moore, Emily Pacheco, Trey Petrey, Leah Schmid and Aleksandria Troy. The team is coached by Etowah HS AFJROTC teacher Lt. Col. (Ret.) Steven Bergey.

The River Ridge team includes: Jennings Banks, Andrey Chon-Perez, Ethan Cruz, Hunter Daniel, Peyton Daniel, Trenton Elario, Ayden Garrett, Ethan Holland, Gabriel Idrogo, Chase Leiker, Quoc Nguyen, Ruben Ramirez, Daniel Tulloch and Sergio Villegas Espana. The team is coached by River Ridge HS AFJROTC teachers Major (Ret.) Marlon Ayers and Chief Master Sgt. (Ret.) Rodney Deese.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-8

Title

Recognition of Sequoyah HS teacher Casandra Hembree for Georgia Outstanding Achievement in Career Awareness and Exploration Award

Requested Action

School Board Recognition of Sequoyah HS teacher Casandra Hembree for Georgia Outstanding Achievement in Career Awareness and Exploration Award

Summary Explanation and Background

A Cherokee County School District teacher has been honored by the state for excellence in career education!

Sequoyah High School teacher Casandra Hembree, who leads the school's Work-Based Learning (WBL) program, received the Outstanding Achievement in Career Awareness and Exploration Award from the Georgia Department of Education.

The award was presented at the Georgia DOE's WBL and Youth Apprenticeship Conference at which Ms. Hembree also was recognized for completing the department's Top Gun Training for WBL teachers. The WBL program gives high school students the opportunity to earn school credit while working in a job related to their Career Pathway studies.

Ms. Hembree, who began her teaching career in 1991 and joined Sequoyah HS 18 years ago, has served as the school's WBL program coordinator for seven years. Among her many success stories was seeing Class of 2023 graduate Emily Brown, one of her WBL students last school year, earn the 2023 Georgia WBL Student of the Year Award for the northwest region. The award recognizes only four students statewide each year for outstanding achievement through a WBL internship. Emily was honored for her success as a healthcare science Career Pathway intern at Northside Hospital Cherokee.

Priority Area

Quality Workforce

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-9

Title

Recognition of Georgia High School Association State and Regional Champions

Requested Action

School Board Recognition of Georgia High School Association State and Regional Champions

Summary Explanation and Background

Please see the attached list of Georgia High School Association State and Regional Champions.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

Region/State Champions

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Dr. Debra Murdock	770.479.1871

ATHLETIC/ACTIVITY RECOGNITIONS

Cherokee High School	
Sport/Activity	Competition Cheer - Team
Coach/Director	Maddie Benton Carson O'Bryant
Team Recognition	Region 5-7A Champions
Team Members	
	Abby Diaz Sofia Darden Kate Dufour Mackenzie Duren Alli Eichenberger Shalyn Fowler Virginia Fraley Katelyn Gorum Reese Law Emily Maloney Anna McInvale Mackenzie Pruett Camryn Smith Hope Spaeth Hayden Stith Madeline Walls Emerson Webb

ATHLETIC/ACTIVITY RECOGNITIONS

Creekview High School	
Sport/Activity	Competition Cheer - Team
Coach/Director	Cassie Koes HC Carleigh Shipley LC Sydney Smith AC
Team Recognition	Region 6-6A Champions / 6A Sectional Champions
Team Members	Ella Baty Belle Bourgeois Kalli Crenshaw Bailey Cox Raegan Dillard Ella Gibson Emily Grant Katelyn Hansen Emma Happe Brianna Hauger Kiley Jackson Reagan Long Ansley Rosinski Ava Salmon Sydney Shipley Sophie Shirley Merritt Watson Paulina Williams

Creekview High School		
Sport/Activity	Cross Country - Boys Team / Individual	
Coach/Director	Kirk Scharich	
Team Recognition	Region 6-6A Champions	
Team Members	Corey Bonham Malachi Burnett Ryan Chase Jaxon Hyatt Kyle Keil Benjamin Owens Will Stacy	Region Champion

ATHLETIC/ACTIVITY RECOGNITIONS

Creekview High School	
Sport/Activity	Cross Country - Girls Individual
Coach/Director	Kirk Scharich
Team Recognition	Region & State 6-6A Champion
	Katelynn Dollar

Sequoyah High School	
Sport/Activity	Cross Country - Girls Team
Coach/Director	Corinne Ingram HC Daniel MacFarlane AC Jason Lathbury LC Lorri Little LC
Team Recognition	Region 6-6A Champions
Team Members	
	Rylee Fisher Eleni Giannopoulos Livana Lekas Katie McCrobie Ada Grace Owens Abby Reiner Rebekah Rogers Natalie Sinclair
	Kailyn Ingram (Manager)

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-10

Title

Recognition of REACH Georgia Scholar Winners

Requested Action

School Board Recognition of REACH Georgia Scholar Winners

Summary Explanation and Background

REACH Georgia is the State of Georgia's first needs-based mentorship and college Scholarship program.

First launched from Georgia Tech in 2012, this program is designed to encourage students to persist in their educational goals and interests. As part of Georgia's Complete College initiative, REACH seeks to identify rising eighth-grade students who display academic promise and provide them with the academic, social and financial support they will need to graduate from high school, attend and complete college. REACH Scholars who complete the program requirements receive up to $10,000 in scholarship dollars at a HOPE eligible University System of Georgia, Technical College System of Georgia or a private postsecondary institution within Georgia.

One eighth-grader from each CCSD middle school has been selected as a REACH Georgia scholar: Paige Hendon of Creekland MS; Seanna Felicien of Dean Rusk MS; Katherine Sacan of E.T. Booth MS; Kaleb Winn of Freedom Middle School; Natalie Figueroa of Mill Creek MS; Jazzlyn Long of Teasley MS; and Andy Balderas-Fresnillo of Woodstock MS.

Priority Area

Student Achievement: Access and Opportunity

Financial Impact

N/A

Exhibits: (List)

N/A

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	A-11

Title

Approval of New Partnership Agreement with the SERV International

Requested Action

School Board Consideration of Superintendent's Recommendation to Approve the New Partnership Agreement with SERV International

Summary Explanation and Background

One of the School Board's Blueprint 2020-24 Five Priority Areas is increasing meaningful family, partner and community engagement. We believe the meaningful connections we forge with students, families and community partners positively influence how we teach, lead and prepare graduates for success in a knowledge-based, technology rich and culturally diverse world.

The School Board is requested to consider the Superintendent's recommendation to approve the new partnership agreement with SERV International.

Priority Area

Family, Partner and Community Engagement

Financial Impact

N/A

Exhibits: (List)

Agreement Attached

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Barbara Jacoby	770.479.1871

PARTNERSHIP AGREEMENT

BETWEEN

THE CHEROKEE COUNTY BOARD OF EDUCATION

AND

SERV INTERNATIONAL

This Partnership Agreement is entered into on this 14th day of December, 2023, by and between the Cherokee County Board of Education, hereinafter referred to as the "School Board" and SERV International.

WHEREAS, the School Board's mission is to educate the emerging generation through learning environments designed to increase the performance of all students; and,

WHEREAS, one of the School District's Priority Areas is Family, Partner and Community Engagement; and,

WHEREAS, SERV International is a non-denominational, faith based non-profit organization headquartered in Canton that dedicates its talents and resources toward serving God through physically and spiritually feeding people and developing stronger communities worldwide.

Now therefore, in consideration of the covenants and conditions set forth herein the parties agree as follows:

ARTICLE I

The parties agree that the foregoing recitals are true and correct and incorporated herein by reference

ARTICLE II

The School Board will:

1. Promote SERV International programs and events through existing communication channels, as permitted by School Board policy.
2. Allow SERV International program information and/or applications to be made available to social workers, school counselors and other appropriate parties to then be made available to eligible children.

3. Allow SERV International distribution events to be held in CCSD facilities as available, waiving the rental fee as per the Community Use of System Facilities Policy (KG).
4. The Office of School Operations will regularly communicate to SERV International information about new opportunities to help students in need, such as through care closets, food drives, holiday gift drives, etc.
5. Pursue joint grant opportunities in both parties' best interests.

ARTICLE III

SERV International will:

1. Support opportunities, as donations allow, to help students in need, such as through food pantries, care closets and requests for emergency assistance with food, household goods, etc.
2. Use its referral network of additional community organizations to further assist with such requests.
3. Contact appropriate School Operations personnel to explain the purpose of SERV International programs, which will then electronically distribute information and/or applications to school counselors, social workers and other appropriate parties to then be made available to eligible children.
4. Abide by the rules and regulations contained in the facility use contract at each school facility and those contained in the Community Use of System Facilities Policy (KG), including custodial and supervisory fees when applicable.
5. Pursue joint grant opportunities in both parties' best interests.
6. Accept all children for participation within its programs without regard to their gender, race, political affiliation, age, national origin or handicapping condition or any other discrimination recognized and prohibited by State or Federal Law. Children with handicaps must be provided all necessary levels of supervision and must be included within the activities of the partnering organization. As a result of this partnership agreement, SERV International must adhere to all local, State or Federal laws regarding education.

ARTICLE IV

The term of this agreement is December 14, 2023 through December 14, 2024, and shall automatically renew for additional terms not to exceed five years unless either party notifies the other at least 60 days prior to renewal date.

ARTICLE V

This agreement may be terminated by either party upon thirty (30) days written notice to the other party with or without cause. All notice of this agreement shall be given to the Superintendent of Cherokee County Schools at PO Box 769, Canton, GA 30114 and to the Local Outreach Director or SERV International at 3145 Marietta Highway Canton, GA 30114, or such other address if notice is given by either party of a new address pursuant to this notice section.

IN WITNESS WHEREOF the parties have executed this document the first date referred to herein.

SERV INTERNATIONAL

_____

By: Zip Cain, Local Outreach Director

THE CHEROKEE COUNTY BOARD OF EDUCATION

_____

By: Kyla Cromer, Chairman

_____

By: Dr. Brian V. Hightower

Superintendent of Schools

Approved as to form:

_____

Abby Roach, Esquire

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	D-1

Title

November 2023 Financial Report and Sales Tax Update

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of November 2023 Financial Report and Sales Tax Update

Summary Explanation and Background

Financial Report for November 2023

See Attached Reports

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

Financial Report and Sales Tax Update

Source of Additional Information

Kenneth Owen	770.479.1871
Dr. Brian V. Hightower	770.479.1871

CHEROKEE COUNTY BOARD OF EDUCATION

Dr. Brian V. Hightower, Superintendent
Kenneth Owen, Chief Financial Officer

FINANCIAL REPORT
NOVEMBER 2023

General Fund

For the month ending November 30, 2023, the fifth month of the 2023-24 Fiscal Year, the School District's Operating Account (General Fund) has received $243,855,819 in revenue (year-to-date) consisting of state funds of $72,860,207 (28% of budget), $169,514,537 local revenues (61% of budget), and other funds of $1,481,075 (46% of budget). All operating expenditures of $198,249,407 (37% of budget) are within the Board of Education's approved 2023-24 budget.

Building Fund/Ed-SPLOST Collections

The Capital Outlay Fund balance of $62,266,457 as of November 30, 2023 reflects Special Purpose Local Option Sales Tax for Education (Ed-SPLOST) collections, proceeds of bond sales for capital outlay purposes, and transfers from the General Fund less bond refundings, bond issuance costs, transfers of Ed-SPLOST to the Debt Service Fund and capital outlay expenses paid.

Cherokee County School District received $5,652,592 for sales tax collections received in November 2023, for the month of October 2023, the 13th month of 60 monthly sales tax collections for the 2022-2027 SPLOST. Collections received were above projections for the month by $886,579 and above cumulative projections by $10,159,156.

Ed-SPLOST collections are accumulated within the Building Fund to be used for specified capital outlay purchases (limited pay-as-you-go) and transferred to the Debt Service Fund at the appropriate time to meet annual bond obligations (January and July). Excess Ed-SPLOST collections above projections are used to meet critical capital outlay needs and/or transferred to the Debt Service Fund as a safeguard against future negative economic conditions, assuring the School District can meet future bond payments.

Debt Service Fund

The Debt Service Fund balance as of November 30, 2023 is $62,227,140 representing funds accumulated from Ed-SPLOST collections, collections from the 1.5 mills of property tax approved by the School Board, interest earned from investments and Invested Sinking Fund earnings. The Invested Sinking Fund is attached to the Series 2010B Bond issuance and is structured to fully pay the annual debt service on the Series 2010B bonds through January 2028. Annual Debt Service payments are made in February and August of each year, according to the Debt Service Schedule published annually in the Cherokee County School District Budget Book.

Federal/State/Competitive Grants and School Nutrition Funds

The School Nutrition Fund Balance as of November 30, 2023 is $19,627,857 and represents the difference between revenues from all sources and all expenditures. This amount is held in reserve to cover potential funding shortfalls or unexpected expenses.

Federal, State and Competitive grant funds are annually awarded to the School District based on funding formulas (Federal Title Programs) and/or program applications (State and competitive grants). As funds are expended, reimbursements are sought from the various programs. Local funds are not intended to cover shortfalls within grant programs nor are grants intended to carry a fund balance.

CHEROKEE COUNTY SCHOOL DISTRICT
FINANCIAL REPORT
AS OF NOVEMBER 30, 2023

BALANCE SHEET	GENERAL FUND	DEBT SERVICE FUND	BUILDING FUND	FED FUNDS/ SCHOOL NUTRITION	TOTAL
ASSETS					
Cash and Cash Equivalents	$ 175,030,282	$ 32,854,293	$ 62,266,457	$ 9,522,751	$ 279,673,783
Investments	-	27,864,245	-	-	27,864,245
Receivables	868,187	1,508,602	-	11,375,331	13,752,120
Inventories	1,083,403	-	-	805,748	1,889,151
TOTAL ASSETS	$ 176,981,872	$ 62,227,140	$ 62,266,457	$ 21,703,830	$ 323,179,299
LIABILITIES					
Accounts Payable	$ 137,117	$ -	$ -	$ 1,184,314	$ 1,321,431
Salaries and Benefits Payable	16,164,935	-	-	891,659	17,056,594
FUND BALANCE	160,679,820	62,227,140	62,266,457	19,627,857	304,801,274
TOTAL LIABILITIES AND FUND BALANCE	$ 176,981,872	$ 62,227,140	$ 62,266,457	$ 21,703,830	$ 323,179,299
REVENUE AND EXPENSE					
REVENUE	$ 243,855,819	$ 15,156,153	$ 23,262,605	$ 21,416,490	$ 303,691,067
EXPENDITURES	198,249,407	30,435,660	35,819,676	21,295,190	285,799,933
EXCESS REVENUE OVER EXPENDITURES	45,606,412	(15,279,507)	(12,557,071)	121,300	17,891,134
OTHER FINANCING SOURCES (USES)	218,692	17,255,484	(17,255,484)	-	218,692
BEGINNING FUND BALANCE	114,854,716	60,251,163	92,079,012	19,506,557	286,691,448
ENDING FUND BALANCE	**$ 160,679,820**	**$ 62,227,140**	**$ 62,266,457**	**$ 19,627,857**	**$ 304,801,274**

CHEROKEE COUNTY SCHOOL DISTRICT
GENERAL FUND COMPARISON OF BUDGET TO ACTUAL
JULY 1, 2023 - NOVEMBER 30, 2023

	2023-2024 BUDGET	YEAR TO DATE	ENCUMBRANCES	AVAILABLE BUDGET
REVENUE				
Local Revenue	$ 278,889,605	$ 169,514,537		$ 109,375,068
State Revenue	261,331,178	72,860,207		188,470,971
Federal Revenue	199,068	217,661		(18,593)
Investment Earnings	2,615,553	1,263,414		1,352,139
Miscellaneous Revenue	424,258	-		424,258
TOTAL REVENUE	**543,459,662**	**243,855,819**		**299,603,843**
EXPENDITURES				
Instructional Services	372,167,165	129,447,009	$ 350,352	242,369,804
Pupil Services	22,830,491	8,197,013	8,659	14,624,819
Improvement of Instructional Services	19,065,691	9,806,059	1,048,394	8,211,238
Instructional Staff Training	824,962	352,514	5,896	466,552
Educational Media Services	5,909,656	2,242,964	65,993	3,600,699
General Administration	4,029,126	1,582,728	434	2,445,964
School Administration	32,571,787	13,509,598	20,396	19,041,793
Support Services-Business	3,670,470	1,491,843	46,509	2,132,118
Maintenance & Operation of Plant Services	41,919,858	16,135,518	2,155,107	23,629,233
Student Transportation Services	29,231,913	12,889,034	1,552,105	14,790,774
Support Services-Central	5,673,995	2,283,778	51,786	3,338,431
School Nutrition Program	170,190	311,349	-	(141,159)
TOTAL EXPENDITURES	**538,065,304**	**198,249,407**	**5,305,631**	**334,510,266**
OTHER FINANCING SOURCES (USES)				
Proceeds from Sale of Assets	154,611	318,692		(164,081)
Accounts Transfers Out	(29,756,126)	(100,000)		(29,656,126)
TOTAL OTHER FIN SOURCES (USES)	**(29,601,515)**	**218,692**		**(29,820,207)**
NET CHANGE FUND BALANCES	**$ (24,207,157)**	**$ 45,825,104**	**$ (5,305,631)**	**$ (64,726,630)**

CHEROKEE COUNTY SCHOOL DISTRICT
DEBT SERVICE FUND COMPARISON OF BUDGET TO ACTUAL
JULY 1, 2023 - NOVEMBER 30, 2023

	2023-2024 BUDGET	YEAR TO DATE	AVAILABLE BUDGET
REVENUE			
Local Revenue	$ 19,469,523	$ 14,363,124	$ 5,106,399
Investment Earnings	1,186,018	541,595	644,423
Miscellaneous Revenue	2,936,976	251,434	2,685,542
TOTAL REVENUE	**23,592,517**	**15,156,153**	**8,436,364**
EXPENDITURES			
Debt Service	44,860,790	30,435,660	14,425,130
TOTAL EXPENDITURES	**44,860,790**	**30,435,660**	**14,425,130**
OTHER FINANCING SOURCES (USES)			
Accounts Transfers In	25,425,105	17,255,484	8,169,621
TOTAL OTHER FIN SOURCES (USES)	**25,425,105**	**17,255,484**	**8,169,621**
NET CHANGE FUND BALANCES	**$ 4,156,832**	**$ 1,975,977**	**$ 2,180,855**

CHEROKEE COUNTY SCHOOL DISTRICT
BUILDING FUND COMPARISON OF BUDGET TO ACTUAL
JULY 1, 2023 - NOVEMBER 30, 2023

	2023-2024 BUDGET	YEAR TO DATE	ENCUMBRANCES	AVAILABLE BUDGET
REVENUE				
Local Revenue	$ 57,052,068	$ 21,954,687		$ 35,097,381
State Revenue	2,500,000	-		2,500,000
Investment Earnings	2,719,957	1,307,918		1,412,039
TOTAL REVENUE	**62,272,025**	**23,262,605**		**39,009,420**
EXPENDITURES				
Instructional Services	26,465,978	8,587,197	$ 1,198,737	16,680,044
Facilities Acquisition and Construction Svs.	162,371,770	27,232,479	2,030,961	133,108,330
TOTAL EXPENDITURES	**188,837,748**	**35,819,676**	**3,229,698**	**149,788,374**
OTHER FINANCING SOURCES (USES)				
Bond Issuance	75,000,000	-		75,000,000
Premiums on Bonds Sold	11,250,000	-		11,250,000
Accounts Transfers In	27,935,234	-		27,935,234
Accounts Transfers Out	(25,425,105)	(17,255,484)		(8,169,621)
TOTAL OTHER FIN SOURCES (USES)	**88,760,129**	**(17,255,484)**		**106,015,613**
NET CHANGE FUND BALANCES	**$ (37,805,594)**	**$ (29,812,555)**	**$ (3,229,698)**	**$ (4,763,341)**

CHEROKEE COUNTY SCHOOL DISTRICT
FEDERAL FUNDS AND SCHOOL NUTRITION COMPARISON OF BUDGET TO ACTUAL
JULY 1, 2023 - NOVEMBER 30, 2023

	2023-2024 BUDGET	YEAR TO DATE	ENCUMBRANCES	AVAILABLE BUDGET
REVENUE				
Local Revenue	$ 7,897,437	$ 2,377,370		$ 5,520,067
State Revenue	1,666,380	721,370		945,010
Federal Revenue	45,207,663	18,025,115		27,182,548
Investment Earnings	25,000	292,635		(267,635)
TOTAL REVENUE	**54,796,480**	**21,416,490**		**33,379,990**
EXPENDITURES				
Instructional Services	23,040,667	8,773,070	$ 55,503	14,212,094
Pupil Services	8,911,315	3,330,296	19,283	5,561,736
Improvement of Instructional Services	1,219,313	492,827	-	726,486
Instructional Staff Training	2,358,070	809,290	422,528	1,126,252
School Administration	13,209	-	-	13,209
Maintenance & Operation of Plant Services	593,502	111,621	15	481,866
Student Transportation Services	592,591	136,154	-	456,437
Support Services-Central	187,212	65,520	2,233	119,459
School Nutrition Program	21,593,231	7,576,412	309,115	13,707,704
TOTAL EXPENDITURES	**58,509,110**	**21,295,190**	**808,677**	**36,405,243**
OTHER FINANCING SOURCES (USES)				
Accounts Transfers In	1,265,587	-		1,265,587
TOTAL OTHER FIN SOURCES (USES)	**1,265,587**	**-**		**1,265,587**
NET CHANGE FUND BALANCES	**$ (2,447,043)**	**$ 121,300**	**$ (808,677)**	**$ (1,759,666)**

CHEROKEE COUNTY SCHOOL DISTRICT
SPECIAL PURPOSE LOCAL OPTION SALES TAX (2022-2027)
COMPARISON OF COLLECTIONS
THROUGH NOVEMBER 30, 2023

REPORTING MONTH	60 MONTH COLLECTION MONTH	PERIOD	PROJECTED COLLECTIONS	ACTUAL COLLECTIONS	DIFFERENCE ACTUAL AND PROJECTED COLLECTIONS
November 2022	**October 2022**	**1**	$ 4,636,009	$ 5,328,786	$ 692,777
December 2022	**November 2022**	**2**	4,807,242	5,405,654	598,412
January 2023	**December 2022**	**3**	5,104,524	6,617,076	1,512,552
February 2023	**January 2023**	**4**	4,824,820	4,852,679	27,859
March 2023	**February 2023**	**5**	4,062,238	4,697,475	635,237
April 2023	**March 2023**	**6**	4,325,376	5,419,587	1,094,211
May 2023	**April 2023**	**7**	4,448,443	5,296,122	847,679
June 2023	**May 2023**	**8**	4,604,100	5,494,145	890,045
July 2023	**June 2023**	**9**	4,818,522	5,509,360	690,838
August 2023	**July 2023**	**10**	4,787,586	5,922,789	1,135,203
September 2023	**August 2023**	**11**	4,848,609	5,339,709	491,100
October 2023	**September 2023**	**12**	4,619,404	5,276,069	656,665
November 2023	**October 2023**	**13**	4,766,013	5,652,592	886,579
			$ 60,652,887	$ 70,812,043	$ 10,159,156

2022-2027 Ed-SPLOST Projected Collections

	2022	2023	2024	2025	2026	2027	TOTAL
January	-	4,824,820	4,921,317	5,019,743	5,120,138	5,222,541	25,108,558
February	-	4,062,238	4,143,483	4,226,353	4,310,880	4,397,097	21,140,052
March	-	4,325,376	4,411,884	4,500,122	4,590,124	4,681,927	22,509,432
April	-	4,448,443	4,537,412	4,628,160	4,720,723	4,815,138	23,149,876
May	-	4,604,100	4,696,182	4,790,105	4,885,907	4,983,625	23,959,919
June	-	4,818,522	4,914,893	5,013,191	5,113,455	5,215,724	25,075,784
July	-	4,787,586	4,883,338	4,981,005	5,080,625	5,182,237	24,914,790
August	-	4,848,609	4,945,582	5,044,493	5,145,383	5,248,291	25,232,358
September	-	4,619,404	4,711,792	4,806,027	4,902,148	5,000,191	24,039,561
October	4,636,009	4,766,013	4,861,333	4,958,560	5,057,731	-	24,279,647
November	4,807,242	4,899,541	4,997,532	5,097,482	5,199,432	-	25,001,229
December	5,104,524	5,403,573	5,511,645	5,621,878	5,734,315	-	27,375,934
TOTALS	**$ 14,547,775**	**$ 56,408,226**	**$ 57,536,391**	**$ 58,687,118**	**$ 59,860,861**	**$ 44,746,770**	**$ 291,787,141**

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	D-2

Title

Sale of 2024 General Obligation Bonds for Voter-Approved Ed-SPLOST Projects

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Staff, General Counsel, Financial Advisor, Bond Counsel and Disclosure Counsel to Proceed with a Public Offering of General Obligation Bonds via Competitive Sale for Voter-Approved Special Purpose Local Option Sales Tax for Education (Ed-SPLOST) Projects

Summary Explanation and Background

The Board is requested to approve and authorize its staff, General Counsel, Financial Advisor, Bond Counsel and Disclosure Counsel to proceed with a public offering of competitive sale for up to $100,000,000 in General Obligation Bonds, in accordance with voter approval of the Ed-SPLOST Referendum on November 2, 2021. In addition to current projects, proceeds are to be used for voter-approved capital outlay projects, including but not limited to: construction of Cherokee High School replacement facility, construction of classroom and drive improvements addition at Creekland Middle School, construction of auxiliary gym, classroom addition and drive/parking improvements at Creekview High School, improvements to the athletic facilities at Sequoyah High School, construction of classroom addition at Woodstock High School, major repairs/renovations, technology equipment, property acquisition and security upgrades.

At the February 15, 2024 School Board Meeting, Davenport & Company will present to the Board the pricing results of these bonds and request that the Board adopt the Series 2024 Bond Resolution for the purpose of funding the Board-approved projects.

Proceeds from the sale of these bonds will be subsequently transferred to an escrow account held at Regions Bank in the School District's name and used to pay for ongoing capital outlay projects over the next 18 to 24 months.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

$100,000,000 in Bond Par Amount

Exhibits: (List)

Authorization to Proceed Resolution

Source of Additional Information

Dr. Brian V. Hightower, Superintendent of Schools	770.479.1871
Kenneth Owen, Chief Financial Officer	770.479.1871

A RESOLUTION AUTHORIZING THE STAFF AND PROFESSIONALS TO PROCEED WITH THE ISSUANCE OF GENERAL OBLIGATION BONDS; AND FOR OTHER PURPOSES.

WHEREAS, the Cherokee County School System, a political subdivision of the State of Georgia (the "School System"), embraces all of Cherokee County, Georgia; and

WHEREAS, at an election duly called and held in the School System on November 2, 2021, the qualified voters of the School System approved the issuance of up to $290,000,000 of the School System's general obligation debt (the "Bonds"); and

WHEREAS, the Cherokee County Board of Education (the "Board of Education") is the body charged with contracting debts and managing the affairs of the School System; and

WHEREAS, the Board of Education has determined that it is in the best interest of the School System to issue up to $100,000,000 in aggregate principal amount of the Bonds and to use the proceeds of the Bonds to finance all or a portion of (a) any of the projects listed in the referendum materials (the "Projects"), (b) capitalized interest on the Bonds (if needed) and (c) the costs of issuing the Bonds; and

WHEREAS, Board of Education desires to authorize (a) its staff members (the "Staff"), (b) the School System's General Counsel, Roach, Caudill & Frost, LLP ("RCF"), (c) the School System's Financial Advisor, Davenport & Company LLC ("DC"), (d) the School System's Bond Counsel, Murray Barnes Finister LLP ("MBF") and (e) the School System's Disclosure Counsel, Butler Snow LLP ("BS") to proceed with a public offering of the Bonds via competitive sale.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education, and it is HEREBY RESOLVED by the same, as follows**:**

Section 1. Authorization to Proceed. The Staff, DC, RCF, MBF and BS are hereby authorized to proceed with a public offering of the Bonds via competitive sale and are hereby empowered and directed to do all such acts and things that are necessary or desirable in connection with a public offering of the Bonds.

Section 2. Authorization to Execute Necessary Documents. The Chairman and the Vice-Chairman of the Board of Education are hereby authorized to execute all documents and certificates needed to carry out the intent of this resolution.

Section 3. Actions Ratified, Approved and Confirmed. All acts and doings of the members, officers, employees and agents of the Board of Education which are in conformity with the purpose and intent of this resolution are in all respects ratified, approved and confirmed.

Section 4. Repealing Clause. All resolutions or parts thereof in conflict with the provisions contained in this resolution are, to the extent of such conflict, hereby superseded and repealed.

Section 5. Effective Date. This resolution shall take effect immediately upon its adoption.

ADOPTED this 14th day of December, 2023.

CHEROKEE COUNTY SCHOOL SYSTEM

(SEAL)

By:_____
Chairman, Cherokee County Board of Education

Attest:

_____
Secretary, Cherokee County Board of Education

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Cherokee County Board of Education (the "Board of Education") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Board of Education on December 14, 2023 in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of the resolution appears of record in the Minute Book of the Board of Education, which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the Board of Education, this 14th day of December, 2023.

(SEAL)

_____

Secretary

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	E-1

Title

Out of State Travel Request

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Out of State Travel

Summary Explanation and Background

See attachment for out of state travel requests to attend professional conferences.

Priority Area

Quality Workforce

Financial Impact

See Legend on Attached Out of State Travel Requests

Exhibits: (List)

Attached Out of State Travel Requests

Source of Additional Information

Dr. Nicole H. Holmes	770.479.1871
Dr. Keith A. Bryant	770.479.1871
Dr. Julie Dutko	770.479.1871

OUT OF STATE TRAVEL REQUESTS

Name	School	Dates	Reason	Place	Cost
Dr. Julie Dutko, Supervisor	Division of Curriculum and Instruction	02.25.24 – 02.27.24	*To attend 2024 Teacher Clarity Annual Conference*	San Diego, CA	$1,764 ●
Kelli Cook, Teacher on Special Assignment	Division of Curriculum and Instruction				$1,764 ♦
Lauren Abrams, Instructional Lead Strategist	Indian Knoll ES				$1,764 ❖
Ashley Kelsey, Instructional Lead Strategist	Mill Creek MS				$1,764 ❖
Sarah Mallow, Instructional Lead Strategist	Carmel ES				$1,764 ❖
Tracy Roach, Instructional Lead Strategist	Macedonia ES				$1,764 ❖
Meredith Tongue, Instructional Lead Strategist	Woodstock HS				$1,764 ❖
Karen Wells, Instructional Lead Strategist	R.M. Moore ES				$1,764 ❖
Dr. Erin Jacobs, Coordinator	Division of Curriculum and Instruction	02.15.24 – 02.20.24	*To attend Education First (EF) Professional Learning CTAE/STEM Tour*	Santo Domingo, Jarabacoa, Dominican Republic	$0 ❍
Dr. Krista Webb. Coordinator					$0 ❍

Christina Saraiva, Recruitment Specialist	Division of Human Resources	01.16.24 – 01.17.24	*To attend Winthrop University Teacher Fair*	Rock Hill, SC	$581 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	02.06.24 – 02.07.24	*To attend University of South Carolina Education Career Fair*	Columbia, SC	$888 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	02.11.24 – 02.12.24	*To attend Vanderbilt Education Fair*	Nashville, TN	$842 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	02.13.24 – 02.14.24	*To attend North Carolina A&T Education Fair*	Greensboro, NC	$1,026 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	03.04.24-03.05.24	*To attend University of Tennessee-Knoxville Education Fair*	Knoxville, TN	$767 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	03.05.24 – 03.06.24	*To attend University of Alabama Spring Education Interview Day*	Tuscaloosa, AL	$859 ■
Christina Saraiva, Recruitment Specialist Julie Coker, Teacher	Division of Human Resources Creekview HS	03.12.24 – 03.13.24	*To attend Auburn University Spring Education Interview Day*	Auburn, AL	$742 ■ $654 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	03.21.24 – 03.22.24	*To attend Jackson State University State Fair*	Jackson, MS	$1,094 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	04.11.24 – 04.12.24	*To attend Jacksonville State Education Fair*	Jacksonville, AL	$676 ■
Christina Saraiva, Recruitment Specialist	Division of Human Resources	04.17.24 – 04.18.24	*To attend East Tennessee State Education Fair*	Johnson City, TN	$873 ■

Charm Cochran, Teacher	Oak Grove ES	03.21.24 – 03.22.24	*To attend Western Carolina Education Fair*	Cullowhee, NC	$906 ■
Emily Faulkenberry, Teacher	Mill Creek MS				$656 ■

Legend

● – District Local Funds, FY2023-24
♦ - Title II Funds, FY2023-24
❖ - District State Staff Development Funds, FY2023-24
❍ - No expense to Cherokee County School District (Vendor)
■ - Title II Recruitment Funds, FY2023-24

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	E-2

Title

Out of State and Overnight Field Trips

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Out of State and Overnight Field Trips

Summary Explanation and Background

See Attached List of Field Trips

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

See Attachment

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Dr. Nicole H. Holmes	770.479.1871

ATTACHMENT: OVERNIGHT AND OUT-OF-STATE FIELD TRIPS

I. Curriculum-Based Trips

School	Grade	Date	Destination	Reason/Nature
Creekview HS	9 – 12	06.02.25 – 06.12.25	Dublin, Belfast, Ireland; Edinburgh, Scotland; London, England	Creekview students will experience culture and tour historical sites.
Etowah HS	9 – 12	02.23.24 – 02.25.24	New Port Richey, FL	JROTC Orienteering club students will compete in the National Championship.
Woodstock HS	10 – 12	03.26.26 – 04.05.26	Berlin, Dresden, Germany; Krakow, Poland; Budapest, Hungary	Social Studies travel students will experience culture and tour historical sites.

II. Student Activities/Athletic-Based Trips

School	Grade	Date	Destination	Reason/Nature
Woodstock HS	9 – 12	04.18.24 – 04.21.24	Gatlinburg, TN	The Woodstock HS Band are traveling to Gatlinburg, TN to perform and compete at the Smoky Mountain Music Festival.

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	F-1

Title

Monthly Update on Capital Outlay Projects

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of the Monthly Update on Capital Outlay Projects

Summary Explanation and Background

See the attached report from the Chief Support Services Officer regarding the status of the current Capital Outlay Projects

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

See Attachment

Source of Additional Information

Trey Moores	770.479.1871
Ken Godfrey	770.479.1871

Cherokee County School District

DATE: 04 December 2023

TO: Dr. Brian V. Hightower
Superintendent of Schools

FROM: Trey Moores
Chief Support Services Officer

SUBJECT: Construction Status Reports

The Office of Capital Improvements (OCI) staff has reviewed the architect's monthly status report on the current construction projects. A summary of the progress for each project is shown below:

Cherokee HS Replacement ~ Site Package

- Installation of the guardrail and fencing is ongoing.
- Final paving is underway.
- Contractor is developing punch list.
- Project is 95% complete.

Cherokee HS Replacement ~ Building Package

- Slab placement has begun on the main academic building.
- Structural steel for the main academic building has been delivered and steel erection is underway.
- Mechanical, electrical, and plumbing in main academic building, CTAE wing, and main gym continue.
- Foundation wall footings are underway in the main gym.

Creekland MS ~ Classroom Addition

- The Pre-Construction meeting was conducted on October 31st.
- The Payment and Performance Bonds, Certificate of Insurance, and Contract for Construction have been secured.
- The Notice to Proceed was issued to the General Contractor "GC" on November 17th.
- The GC began mobilization on November 28th.

Creekview HS ~ Classroom Addition ~ Auxiliary Gym

- The Pre-Construction meeting was conducted on October 31st.
- The Payment and Performance Bonds, Certificate of Insurance, and Contract for Construction have been secured.
- The Notice to Proceed was issued to the GC on November 17th.
- The GC began mobilization on November 28th.

1205 Bluffs Parkway
Canton, Georgia 30114
770.479.1871
www.cherokeek12.net

Free Home ES Replacement

- Block wall construction is ongoing.
- Brick work has begun.
- HVAC duct work and curb installation have started.
- Parking lot curbs and asphalt binder course installation are finished.
- Structural steel continues and roof decking has begun.
- Site work is nearing completion.

Trey Mooney TM

TM/KG:mm
Attachments



Aerial
Main Gym
Ground
Level



Aerial Rear
of School
Near Main
Gym

Free Home Elementary School Replacement



Aerial Facing Southeast



Main Entrance



Admin ~ Front Office Area



Cafeteria

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	F-2

Title

Special Lease Agreements

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of the Special Lease Agreement

Summary Explanation and Background

Pursuant to the School Board's Community Use of System Facilities Policy (KG), special lease agreements applicable to non-school allied groups (users applying for extended use of school facilities who are required to pay rental fees) and for-profit summer camps, summer recreational leagues and/or any activities where Cherokee County School District employees are compensated, must be recommended by the Principal to the Superintendent for consideration of approval by the School Board prior to use of the facility. Extended use is defined as an event involving four or more consecutive days or for recurring activities.

Attached detailed synopsis of the special lease agreements, which adhere to the guidelines stipulated for such use and which have been approved by the Principal and Superintendent.

The allowance of these special lease agreements to occur will ultimately be determined by the Superintendent. That determination will be based on current and emerging COVID-19 related guidance from Federal, State and Local health officials.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

See Attachment

Source of Additional Information

Trey Moores	770.479.1871
Scott Krug	770.479.1871

Special Lease Agreements December 2023

School Facility: Mountain Rd ES

Event Dates: 1.18.24 – 4.18.24

Name of Organization: Rise Up! for Christ

Director of Activity Name: Robby Thayer

Object or purpose: Character Development

Term: 4 Thursdays

Areas: Classroom

Winter Break Camp Special Lease Agreement January 2024

School Facility: River Ridge High School

Event Dates: 01.02.24 – 01.04.24

Name of Organization: River Ridge Basketball Booster Club

Director of Activity: Jason Taylor

Object or Purpose: Basketball Fundamentals

Term: 3 Days

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	F-3

Title

Woodstock HS Classroom Addition

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Proposals for the Woodstock HS Classroom Addition

Summary Explanation and Background

Proposals were received by the School District for the construction of the Woodstock HS Classroom Addition on November 30, 2023. Subsequently, all proposals for this construction project have been transmitted to School Board Members for their review and consideration. Upon review of all the information provided, the School Board will take action on the Proposals for Construction

Priority Area

Organizational and Operational Effectiveness

Financial Impact

Funds for the project have been included in the Board Approved FY2024 Capital Outlay Budget

Exhibits: (List)

Summary of Proposals will be provided at the December 14, 2023, School Board Meeting

Source of Additional Information

Trey Moores	770.479.1871
Mitch Hamilton	770.479.1871

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	G-1

Title

Recommendations and Resignations/Terminations of Employment for Certified and Classified Personnel

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Recommendations, Resignations, Terminations of Employment and Transfers for Certified and Classified Personnel

Summary Explanation and Background

The recommendations include the following items:

1. Certified Recommendations
2. Certified Transfers
3. Certified Resignations/Terminations of Employment
4. Classified Recommendations
5. Classified Transfers
6. Classified Resignations/Terminations of Employment

Priority Area

Quality Workforce

Financial Impact

N/A

Exhibits: (List)

Summary List of Recommendations

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Rick Beaulieu	770.479.1871

Cherokee County School District

G1 Summary Report

BOE Meeting Date: 12/14/2023

Certified Recommendations

Name	Location	Position	Start Date
Kim, Stella	Boston Elem School	Sped IRR Teacher	1/8/2024
Holley, Adam	Cherokee High School	PE Teacher	1/23/2024
Neal, Alexa	Clark Creek Elem School	5th Grade Teacher	1/8/2024
Maple, Melissa	Clayton Elem School	Sped IRR Teacher	1/8/2024
Loomis, Cathryn	E.T. Booth Mid School	Sped IRR Teacher	12/14/2023
Hott, Annika	Hickory Flat Elem School	Speech Language Pathologist	1/8/2024
Langan, Janie	Oak Grove Elem School	3rd Grade Teacher	12/21/2023
Smith, AmberLee	Sixes Elem School	2nd Grade Teacher	12/11/2023

Certified Transfers

Name	Location	Position	Start Date
Castro, Meredith	Ball Ground Elem School	Facilitator	2/1/2024
Flatt, Michael	Freedom Mid School	Principal	1/8/2024

Certified Resignations/Terminations

Name	Location	Position	End Date
Knight, Gina	Avery Elem School	5th Grade Teacher	12/22/2023
Harris, Michelle	Ball Ground Elem School	Facilitator	1/31/2024
Moore, Lori	Clark Creek Elem School	5th Grade Teacher	12/22/2023
Garrett, Anna	Hasty Elem School	1st Grade Teacher	11/27/2023
Treherne, Jenna	Oak Grove Elem School	Gifted Teacher	11/14/2023
Atsma, Beverly	Oak Grove Elem School	Sped IRR Teacher	12/8/2023
Knapp, Jennifer	Sixes Elem School	2nd Grade Teacher	12/8/2023

Classified Recommendations

Name	Location	Position	Start Date
Hood, James	Admin - Safety & Security	Police Officer	11/16/2023
Jackson, Kash	Cherokee High School	MI-MOD ParaPro	11/29/2023
Black, Cole	Clayton Elem School	Clerical 4	1/8/2024
Vernon, Lisa	Creekview High School	School Nutrition Worker	12/1/2023
OBrien, Leigh Anne	E.T. Booth Mid School	School Nutrition Worker	11/28/2023
Guglielmo, Laura	Hickory Flat Elem School	AU ParaPro	12/1/2023
Forsythe, Blair	J Knox Elem School	Clerical 4	12/4/2023
Huang, Biyun	Liberty Elem School	School Nutrition Worker	12/7/2023
Williams, Garry	Mill Creek Mid School	MI-MOD ParaPro	12/1/2023
Greeson, Elizabeth	Transportation	Bus Attendant	1/8/2024
Selby, Bryan	Transportation	Bus Driver Relief	11/28/2023
Mandorthupa, Juan	Transportation	Bus Driver Relief	11/28/2023
McMahon, Christopher	Transportation	Bus Driver Relief	11/28/2023
Scales, Jayson	Transportation	Bus Driver Relief	11/28/2023
Rangel Palacios, Mayeling	Woodstock Elem School	School Nutrition Worker	11/28/2023
Schamberger, Whitney	Woodstock High School	Clerical 3	1/8/2024
Jacoby, Laurie	Woodstock High School	School Nutrition Worker	12/5/2023

Classified Transfers

Name	Location	Position	Start Date
Townsend, Jennifer	Dean Rusk Mid School	Clerical 4	12/4/2023

Cherokee County School District

G1 Summary Report

BOE Meeting Date: 12/14/2023

Classified Transfers

Name	Location	Position	Start Date
Swick, Katherine	Financial Management	Clerical 6	1/8/2024
Chapman, Maria	J Knox Elem School	School Nutrition Asst Manager	12/18/2023
Brannon, Bryan	Support Services-Maintenance	Maint Facility Zone Foreman	12/4/2023

Classified Resignations/Terminations

Name	Location	Position	End Date
Stump, Angela	Arnold Mill Elem School	AU ParaPro	12/21/2023
Forward, Denise	Arnold Mill Elem School	AU ParaPro	12/21/2023
Lipold, Martha	Hasty Elem School	T1 ParaPro	12/1/2023
Reyes, Patty	Hickory Flat Elem School	AU ParaPro	11/17/2023
Phillips, Rick	Support Services-Maintenance	Maint Facility Zone Foreman	11/3/2023
Star, Yahzerah	Transportation	Bus Driver	11/1/2023
Hobbs, Paul	Transportation	Bus Driver	11/15/2023
Collis, Steve	Transportation	Bus Driver	12/13/2023
Scott, Robin	Transportation	Bus Driver	1/11/2024
Hitchcock, Kristy	Transportation	Bus Driver	11/29/2023
Walas, Dolitha	Transportation	Bus Driver Relief	12/5/2023
Rodriguez Nunez, Jorquelis	Transportation	Bus Driver Relief	11/14/2023
Troas, Blanca	Woodstock High School	School Nutrition Worker	11/10/2023

Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
December 14, 2023	I-1

Title

Real Property Exchange with Cherokee County Government

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Real Property Exchange with Cherokee County Government

Summary Explanation and Background

Pursuant to a previous School Board vote (September 13, 2018) and Board of Commissioners approval on November 7, 2023, it is recommended that the School Board approve the attached Intergovernmental Real Estate Exchange Agreement.

As you will recall, Cherokee County Cherokee County government officials have identified a need for a future fire station in the area of Highway 372 and Julius Bridge Road near property owned by the School District. A close examination of the School District's Highway 372 property identified a 5+/- acre tract on the southeast side of the property that would suit the County's needs and not jeopardize the remaining site for the construction of a future elementary school.

The Superintendent recommends that the 5+/- acre tract located on Highway 372 be exchanged by the School District to Cherokee County in return for the 4.4 tract of real property located adjacent to the Dr. Frank R. Petruzielo Educational Services Facility. This recommended exchange would provide the School District with an opportunity to potentially expand its educational services facility when needed and, more importantly, bring fire protective services into close proximity to the future site of an elementary school.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

Intergovernmental Real Estate Exchange Agreement; Limited Warranty Deeds

Source of Additional Information

Dr. Brian V. Hightower	770.479.1871
Mike McGowan	770.479.1871

STATE OF GEORGIA
COUNTY OF CHEROKEE

INTERGOVERNMENTAL REAL ESTATE EXCHANGE AGREEMENT

This INTERGOVERNMENTAL REAL ESTATE EXCHANGE AGREEMENT ("Agreement"), dated as of the 7th day of November, 2023 (the "Effective Date"), is entered into by and between **CHEROKEE COUNTY, GEORGIA,** a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter "County"), and the **CHEROKEE COUNTY SCHOOL SYSTEM D/B/A CHEROKEE COUNTY SCHOOL DISTRICT,** a public school system authorized under the laws of the State of Georgia, acting by and through its governing authority the Cherokee County Board of Education (hereinafter "CCSD"),

RECITALS

WHEREAS, County is the owner of certain real property consisting of approximately 4.40 acres located off Bluffs Parkway, Canton, Georgia 30114, with such real property being identified in the records of the Cherokee County Tax Assessor as Parcel 14N22006K, with said property being further described and identified in the documents contained hereto as Exhibit A (hereinafter "County Parcel"); and

WHEREAS, CCSD is the owner of a parcel consisting of approximately 41.26 acres located at/near the intersection of Hwy 372 and Julius Bridge Road in Ball Ground, Georgia and identified in the records of the Cherokee County Tax Assessor as Parcel 03N21036; and

WHEREAS, CCSD has subdivided a portion of the aforementioned parcel into an approximate 5.0 acre tract with said tract being identified in the documents contained hereto as Exhibit B (hereinafter "CCSD Parcel"); and

WHEREAS, County desires to acquire the CCSD Parcel with the anticipated desire to construct a County operated Fire Station at the location in the future; and

WHEREAS, CCSD desires to acquire the County Parcel due to its continuity and proximity to the administrative facilities of CCSD; and

WHEREAS, County and CCSD hereby desire to effectuate a real estate exchange where CCSD will acquire ownership of the County Parcel and, in consideration of such, County will acquire ownership of the CCSD Parcel; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Exchange.

County agrees to convey the County Parcel to CCSD, and CCSD agrees to convey the CCSD Parcel to County. County agrees to accept the conveyance of the CCSD Parcel and CCSD agrees to accept the conveyance of the County Parcel.

2. Consideration.

County and CCSD hereby agree that each have received good and valuable consideration by the exchange/acceptance of the real estate identified herein.

3. Property Investigation Period.

Each party shall have a period of forty-five (45) days, commencing on the Effective Date (the "Due Diligence Period"), to review the respective properties to be exchanged pursuant to this Agreement (including conducting such tests, studies, surveys, and/or other physical inspections of the properties as such party deems necessary or appropriate) and all information relating thereto (the "Inspections"). If either party is dissatisfied with the respective property to be exchanged, for any reason or no reason whatsoever, then such party shall have the right to terminate this Agreement upon written notice to the other delivered at any time prior to 5:00 p.m. (EST) on the last day of the Due Diligence Period, in which event this Agreement shall terminate, and the parties shall have no further liability hereunder (except with respect to those obligations hereunder which survive the termination of this Agreement). In the event either party shall fail to notify the other of its election to terminate this Agreement prior to 5:00 p.m. (EST) on the last day of the Due Diligence Period, then such party shall be deemed to have elected to proceed to Closing, subject to the terms and conditions of this Agreement.

4. Warranties of Title.

County warrants that it presently has good and marketable title to the County Parcel. At the time of Closing, County agrees to convey good and marketable title to the said County Parcel by limited warranty deed.

CCSD warrants that it presently has good and marketable title to the CCSD Parcel. At the time of Closing, CCSD agrees to convey good and marketable title to the said CCSD Parcel by limited warranty deed.

5. Title Examinations.

Each party shall have a reasonable time after the Effective Date to examine title and to furnish the opposite party with a written statement of objections affecting the marketability of the title to each of the respective parcels to be exchanged pursuant to this Agreement. The party receiving such written statement of objections, if any, shall have a reasonable time after receipt of such objections to satisfy all valid objections. If the party receiving such written statement of objections fails to satisfy such valid objections within a reasonable time, then, the opposite party may, at its sole discretion, elect to terminate this agreement.

6. AS-IS.

(a) County acknowledges that it has made thorough inspections and investigations of the CCSD Parcel and County agrees to accept title to the CCSD Parcel "AS-IS, WHERE IS, AND WITH ALL FAULTS" and in the condition existing as of the Effective Date of this Agreement.

County has undertaken all such investigations of the CCSD Parcel as County deems necessary or appropriate under the circumstances as to the status of the CCSD Parcel and accepts such as-is.

(b) CCSD acknowledges that it has made thorough inspections and investigations of the County Parcel and CCSD agrees to take title to the County Parcel "AS-IS, WHERE IS, AND WITH ALL FAULTS" and in the condition existing as of the Effective Date of this Agreement, subject to reasonable use, ordinary wear and tear. CCSD has undertaken all such investigations of the County Parcel as CCSD deems necessary or appropriate under the circumstances as to the status of the County Parcel and accepts such as-is.

7. No Representations.

(a) Neither party to this Agreement is relying on any statement or representation not expressly stated in this Agreement.

(b) County specifically confirms and acknowledges that in entering into this Agreement, it has not been induced by, and has not relied upon, whether express or implied, warranties, guaranties, promises, statements, inducements, representations, or information pertaining to the CCSD Parcel or its uses, the physical condition, environmental condition, state of title, income, expenses, or operation of the CCSD Parcel, or any other matter or thing with respect thereto, written or unwritten, whether made by CCSD or any agent, employee, or other representative of CCSD, or any other person representing (or purporting to represent) CCSD, which are not expressly set forth in this Agreement. CCSD shall not be liable for or bound by any written or unwritten statements, representations, warranties, or other information pertaining to the County Parcel furnished by CCSD, any agent, employee, or other actual (or purported) representative of CCSD, or any person, unless and only to the extent the same are expressly set forth in this Agreement.

(c) CCSD specifically confirms and acknowledges that in entering into this Agreement, it has not been induced by, and has not relied upon, whether express or implied, warranties, guaranties, promises, statements, inducements, representations, or information pertaining to the County Parcel or its uses, the physical condition, environmental condition, state of title, income, expenses, or operation of the County Parcel, or any other matter or thing with respect thereto, written or unwritten, whether made by County or any agent, employee, or other representative of County, or any other person representing (or purporting to represent) County, which are not expressly set forth in this Agreement. County shall not be liable for or bound by any written or unwritten statements, representations, warranties, or other information pertaining to the County Parcel furnished by County, any agent, employee, or other actual (or purported) representative of County, or any person, unless and only to the extent the same are expressly set forth in this Agreement.

(d) The provisions of this Section 7 shall survive the Closing and shall not be deemed to have merged into any of the documents executed or delivered at the Closing.

8. Condition of Properties at Closing.

(a) County warrants that at time of Closing, the County Parcel will be in the same or similar condition as it was on the Effective Date of this Agreement.

(b) CCSD warrants that at time of Closing, the CCSD Parcel will be in the same or similar condition as it was on the Effective Date of this Agreement.

9. No Commission to Broker.

Neither party has used the services of any real estate broker or agent in conjunction with any aspect of this agreement and/or the transaction contemplated by this agreement. Each party hereby warrants and affirms to the other that no real estate broker or agent is entitled to any commission or other compensation in this transaction.

10. Closing and Possession.

(a) This transaction shall be closed by the Closing Attorney on or before the 31st day of October, 2023, provided however that if a party fails to satisfy valid title objections, or the Closing Attorney requires additional time to assess the applicable chain or chains of title, either party may, at its option, by written notice to the other, extend this Agreement's closing date up to fourteen (14) calendar days from the closing date above.

(b) Each party shall retain possession of their respective parcels until the date and time of closing.

11. Miscellaneous.

(a) This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

(b) This Agreement constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. This Agreement is entered into after full investigation, no party is relying upon any statement or representation, not set forth in this Agreement, made by any other party.

(c) Except as otherwise provided in this Agreement, no representations, warranties, covenants, or other obligations of either party set forth in this Agreement shall survive the Closing and no action based thereon shall be commenced after the Closing.

(d) Whenever any action must be taken (including the giving of notices) under this Agreement during a certain time period (or by a particular date) that ends or occurs on a non-business day, then such period (or date) shall be extended until the next succeeding business day. As used herein, the term "Business Day" shall mean any day other than a Saturday, a Sunday, or a legal holiday on which national banks are not open for general business in the State of Georgia.

(e) This Agreement cannot under any circumstance be modified or amended orally, and no agreement shall be effective to waive, change, modify, terminate, or discharge this Agreement, in whole or in part, unless such agreement is in writing and is signed by both parties.

(f) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs or successors and permitted assigns. Neither party may assign, transfer, or convey its rights and obligations under this Agreement or in the Property without the prior written consent of the other party. If a party consents to such assignment, and an assignee assumes all obligations under this Agreement in writing, then upon the effective date of the assignment of this Agreement to such assignee, the assigning party shall be released from all obligations under this Agreement.

(g) If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other term or provision of this Agreement. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in

good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated by this Agreement be consummated as originally contemplated to the greatest extent possible.

(h) Each of the parties hereto shall execute and deliver such additional documents, instruments, conveyances, and assurances and take such further actions as may be reasonably required to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby, provided such documents are customarily delivered in real estate transactions in the State of Georgia and do not impose any material obligations upon any party hereunder except as set forth in this Agreement.

(i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original for all purposes, but all such counterparts shall together constitute one and the same instrument.

(j) The captions or paragraph titles contained in this Agreement are for convenience and reference only and shall not be deemed a part of the text of this Agreement.

(k) No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party providing the waiver. No waiver by either party of any failure or refusal to comply with any obligations under this Agreement shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

(l) This Agreement shall not be deemed an offer or binding upon any party until this Agreement is fully executed and delivered by each party hereto.

(m) The parties hereto acknowledge and agree that, except as otherwise expressly provided in this Agreement, TIME IS OF THE ESSENCE for the performance of all actions (including, without limitation, the giving of Notices, the delivery of documents, and the funding of money) required or permitted to be taken under this Agreement. Whenever action must be taken (including, without limitation, the giving of Notices, the delivery of documents, or the funding of money) under this Agreement, prior to the expiration of (but no later than), or on a particular date, unless otherwise expressly provided in this Agreement, such action must be completed by 11:59 p.m. EST on such date. However, notwithstanding anything to the contrary herein, whenever action must be taken (including, without limitation, the giving of Notices, the delivery of documents, or the funding of money) under this Agreement prior to the expiration of (but no later than), or on a particular date that is not a Business Day, then such date shall be extended until the immediately following Business Day.

[signature page to follow]

APPROVED by the Cherokee County Board of Commissioners
this 7th day of November, 2023.

Signed On Behalf of Cherokee County, Georgia:

By: _____ 11/7/2023
HARRY B. JOHNSTON, Chairman Date

Attest: _____ 11/7/2023
CHRISTY BLACK, County Clerk Date

APPROVED by the Cherokee County School Board of Education
this ____ day of _____, 2023.

Signed On Behalf of Cherokee County School System d/b/a Cherokee County School District:

By: _____ _____
KYLA CROMER, Board Chair Date

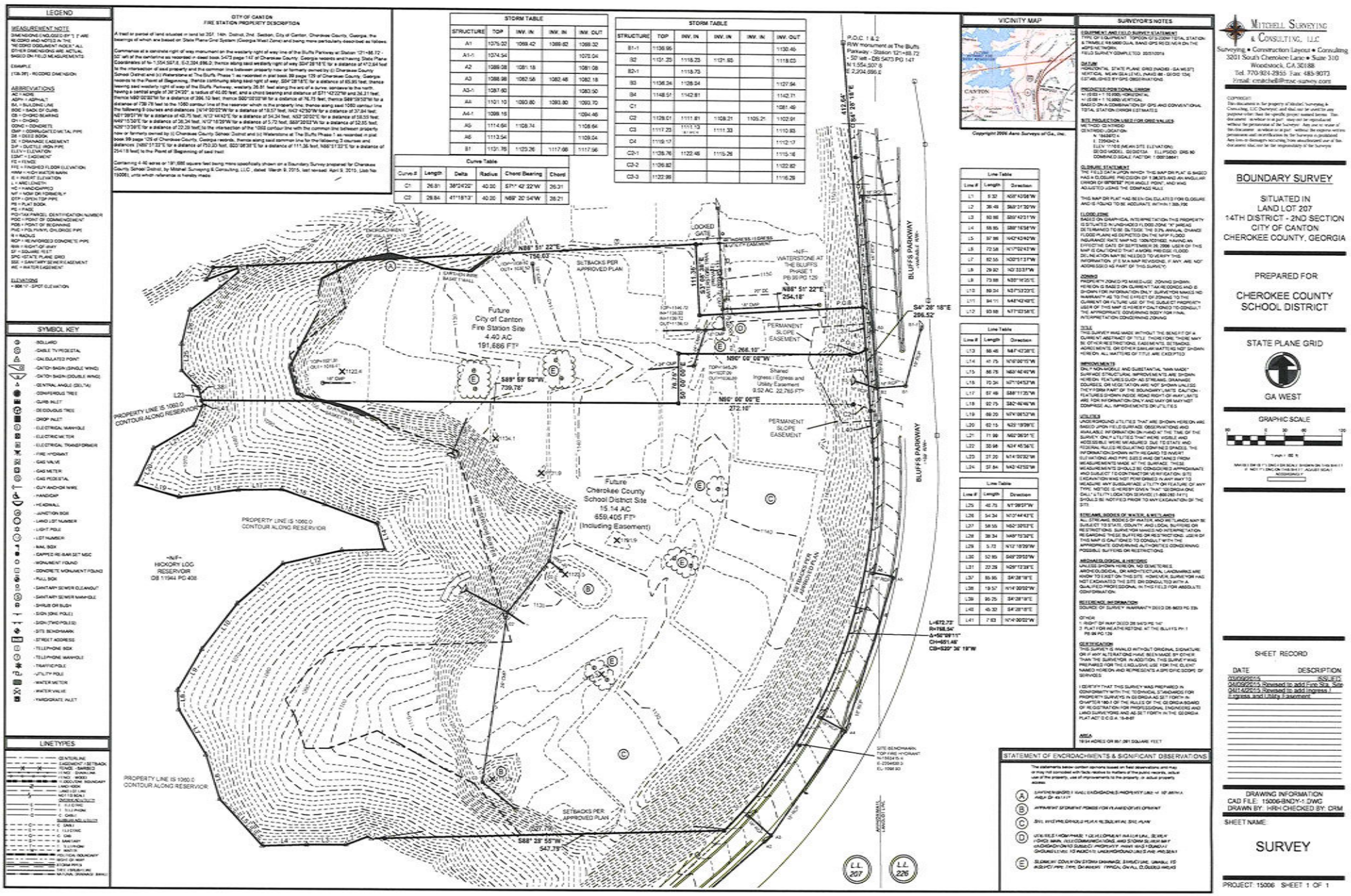
Attest: _____ _____
Date



A tract or parcel of land situated in land lot 207, 14th. District, 2nd. Section, City of Canton, Cherokee County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

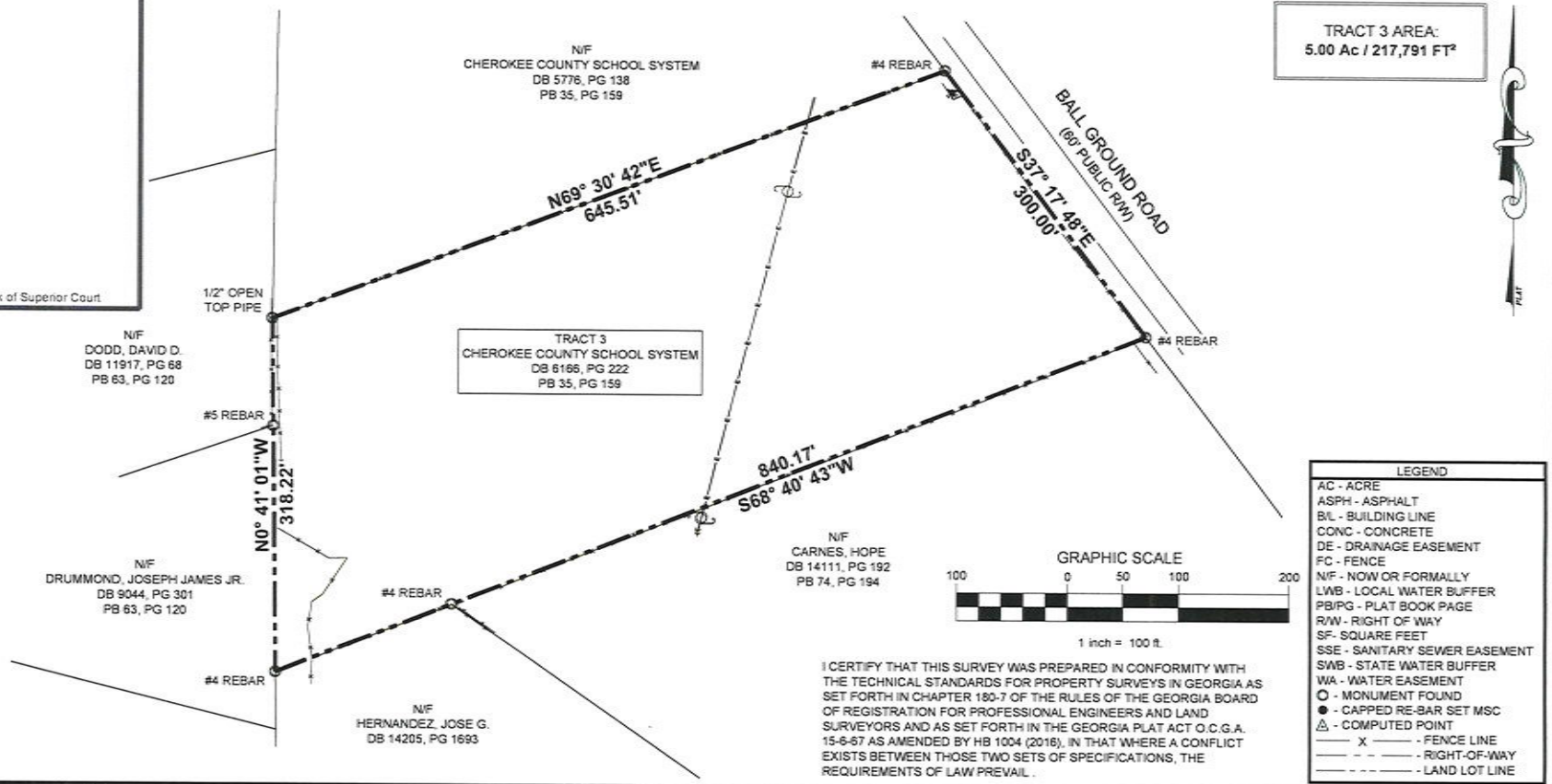
Commence at a concrete right of way monument on the westerly right of way line of the Bluffs Parkway at Station 121+88.72 -50' left of the centerline as recorded in deed book 5473 page 147 of Cherokee County, Georgia records and having State Plane Coordinates of N-1,554,507.8, E-2,204,696.0; thence along said westerly right of way S04°28'1B"E for a distance of 412.64 feet to the intersection of said property and the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records to the **Point of Beginning**; thence continuing along said right of way, S04°28'18"E for a distance of 65.95 feet; thence leaving said westerly right of way of the Bluffs Parkway, westerly 26.81 feet along the arc of a curve, concave to the north, having a central angle of 38°24'20", radius of 40.00 feet, and a chord bearing and distance of S71°42'22'W and 26.31 feet; thence N90°00'00'W for a distance of 266.10 feet; thence S00°00'00'W for a distance of 76. 75 feet; thence S89°59'50'W for a distance of 739.78 feet to the 1060 contour line of the reservoir which is the property line; thence along said 1060 contour line the following 9 courses and distances: [N14°00'02"W for a distance of 19.57 feet; N43°42'50"W for a distance of 37.84 feet; N01°09'07"W for a distance of 40.75 feet; N13°44'43"E for a distance of 54.34 feet; N52°30'02"E for a distance of 58.55 feet; N49°15'30"E for a distance of 38.34 feet; N12°18'29"W for a distance of 5.72 feet; S69°20'03"W for a distance of 52.85 feet; N29°13'39"E for a distance of 22.29 feet] to the intersection of the 1060 contour line with the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records; thence along said common line for the following 3 courses and distances: [NB6°51'22"E for a distance of 750.03 feet; S03°08'38"E for a distance of 111.36 feet; N86°51'22"E for a distance of 254.18 feet] to the **Point of Beginning** of said tract.

Containing 4.40 acres or 191,686 square feet being more specifically shown on a Boundary Survey prepared for Cherokee County School District, by Mitchell Surveying & Consulting, LLC., dated: March 9, 2015, last revised: April 9, 2015, (Job No. 15006), unto which reference is hereby made.


LEGEND
MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY ( ) ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE
(139.39') - RECORD DIMENSION
ABBREVIATIONS
AC = ACRE
ASPH = ASPHALT
BA, = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FE = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OPP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID (TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SF = SQUARE FEET
SPC =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
ELEVATIONS
+ 806.17' - SPOT ELEVATION
SYMBOL KEY
- BOLLARD
- CABLE TV PEDESTAL
- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFEROUS TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS PEDESTAL
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- LOT NUMBER
- MAIL BOX
- CAPPED REBAR SET MSC
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PULL BOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SHRUB OR BUSH
- SIGN (SING. POLE)
- SIGN (TWO POLES)
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD/GRATE INLET
LINETYPES
- CENTERLINE
- EASEMENT / SETBACK
- FENCE - BARBED
- FENCE - CHAIN LINK
- FENCE - WOOD
- PROPERTY BOUNDARY
- LAND LOCK
- LAND LINE
- NOT TO SCALE
- OVERHEAD UTILITY
- E - ELECTRIC
- T - TELEPHONE
- C - CABLE
- UNDERGROUND UTILITY
- C - CABLE
- E - ELECTRIC
- G - GAS
- S - SANITARY
- T - TELEPHONE
- W - WATER
- POLITICAL BOUNDARY
- RIGHT OF WAY
- STORM PIPES
- TYPE I STRUCTURE
- NATURAL DRAINAGE WAYS
CITY OF CANTON
FIRE STATION PROPERTY DESCRIPTION
A tract or parcel of land situated in land lot 207, 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:
Commence at a concrete right of way monument on the westerly right of way line of the Bluffs Parkway at Station 121+88.72 - 50' left of the centerline as recorded in deed book 5473 page 147 of Cherokee County, Georgia records and having State Plane Coordinates of N- 1,554,507.8, E-2,224,896.2; thence along said westerly right of way S04°26'18"E for a distance of 412.64 feet to the intersection of said property and the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs, Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records to the Point of Beginning; thence continuing along said right of way, S04°26'18"E for a distance of 65.86 feet, thence leaving said westerly right of way of the Bluffs Parkway, westerly 26.81 feet along the arc of a curve, concave to the north, having a central angle of 36°24'20", a radius of 40.00 feet, and a chord bearing and distance of S71°42'22"W and 26.31 feet; thence N89°00'28"W for a distance of 394.10 feet; thence S00°28'28"W for a distance of 76.73 feet; thence S89°39'32"W for a distance of 739.76 feet to the 1060 contour line of the reservoir; which is the property line; thence along said 1060 contour line the following 9 courses and distances (N74°20'22"W for a distance of 18.57 feet; N42°42'30"W for a distance of 37.84 feet; N21°29'37"W for a distance of 49.75 feet; N13°44'42"E for a distance of 54.34 feet; N33°20'22"E for a distance of 58.55 feet; N49°15'30"E for a distance of 36.24 feet; N12°18'29"W for a distance of 5.73 feet; S68°20'03"W for a distance of 52.85 feet; N29°12'39"E for a distance of 22.28 feet) to the intersection of the 1060 contour line with the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records; thence along said common line for the following 3 courses and distances (N89°17'33"E for a distance of 750.20 feet, S20°08'38"E for a distance of 111.36 feet, N68°17'33"E for a distance of 254.18 feet) to the Point of Beginning of said tract.
Containing 4.40 acres or 191,686 square feet being more specifically shown on a Boundary Survey prepared for Cherokee County School District, by Mitchell Surveying & Consulting, LLC , dated March 9, 2015, last revised April 9, 2015, Job No 15006, units which reference is hereby made.
STORM TABLE
STRUCTURE | TOP | INV. IN | INV. IN | INV. OUT
A1 | 1075.02 | 1069.42 | 1069.62 | 1068.32
A1-1 | 1074.54 | | | 1073.04
A2 | 1089.08 | 1081.18 | | 1081.08
A3 | 1088.98 | 1082.58 | 1082.48 | 1082.18
A3-1 | 1087.92 | | | 1083.50
A4 | 1101.10 | 1093.80 | 1093.90 | 1093.70
A4-1 | 1099.16 | | | 1094.46
A5 | 1114.64 | 1108.74 | | 1108.64
A6 | 1113.54 | | | 1109.04
B1 | 1131.76 | 1123.26 | 1117.66 | 1117.56
STORM TABLE
STRUCTURE | TOP | INV. IN | INV. IN | INV. IN | INV. OUT
B1-1 | 1136.96 | | | | 1130.46
B2 | 1131.25 | 1118.23 | 1121.93 | | 1118.03
B2-1 | | 1118.73 | | |
B3 | 1136.34 | 1128.54 | | | 1127.94
B4 | 1148.51 | 1142.81 | | | 1142.71
C1 | | | | | 1081.49
C2 | 1128.01 | 1111.81 | 1108.21 | 1105.21 | 1102.91
C3 | 1117.25 | 1112.13 (at pipe) | 1111.33 | | 1110.83
C4 | 1119.17 | | | | 1112.17
C2-1 | 1126.76 | 1122.46 | 1119.26 | | 1115.16
C2-2 | 1126.82 | | | | 1122.82
C2-3 | 1122.99 | | | | 1116.29
Curve Table
Curve # | Length | Delta | Radius | Chord Bearing | Chord
C1 | 26.81 | 36°24'20" | 40.00 | S71° 42' 22"W | 26.31
C2 | 28.84 | 41°18'13" | 40.00 | N69° 20' 54"W | 28.21
Line Table
Line # | Length | Direction
L1 | 9.32 | N05°43'06"W
L2 | 38.48 | S89°31'30"W
L3 | 50.66 | S00°42'31"W
L4 | 58.85 | S89°16'58"W
L5 | 97.86 | N42°42'40"W
L6 | 72.58 | N17°50'47"W
L7 | 82.55 | N05°51'37"W
L8 | 29.92 | N3°.33'37"W
L9 | 73.88 | N30°11'25"E
L10 | 59.04 | N37°33'23"E
L11 | 94.71 | N44°42'48"E
L12 | 93.58 | N77°03'58"E
Line Table
Line # | Length | Direction
L13 | 88.46 | N47°42'28"E
L14 | 41.75 | N76°09'15"W
L15 | 86.75 | N83°40'40"W
L16 | 70.24 | N71°04'53"W
L17 | 87.49 | S88°11'25"W
L18 | 92.75 | S82°46'46"W
L19 | 69.20 | N74°08'52"W
L20 | 62.15 | N25°19'09"E
L21 | 71.99 | N62°26'31"E
L22 | 30.98 | N34°45'36"E
L23 | 37.20 | N14°20'32"W
L24 | 37.84 | N42°42'50"W
Line Table
Line # | Length | Direction
L25 | 42.75 | N1°29'37"W
L26 | 54.34 | N13°44'42"E
L27 | 58.55 | N33°.20'22"E
L28 | 38.24 | N49°15'30"E
L29 | 5.73 | N12°18'29"W
L30 | 52.85 | S68°20'03"W
L31 | 22.28 | N29°12'39"E
L37 | 89.96 | S4°.38'18"E
L38 | 19.57 | N14°.20'02"W
L39 | 80.25 | S4°.28'18"E
L40 | 45.32 | S4°.28'18"E
L41 | 7.83 | N74°20'02"W
P.O.C. 1 & 2
R/W monument at The Bluffs Parkway - Station 121+88.72 - 50' left - DB 5473 PG 147
N 1,554,507.8
E 2,224,896.2
412.64'
S04° 26' 18"E
65.86'
N89° 51' 22"E
756.03'
SETBACKS PER APPROVED PLAN
LOCKED GATE
SETBACKS / EGRESS & UTILITY EASEMENT
-N/F- WATERSTONE AT THE BLUFFS PHASE 1 PB 99 PG 129
BLUFFS PARKWAY - (PUBLIC R/W)
S89° 51' 22"E
254.18'
P.O.B.
S4° 26' 18"E
266.52'
Future City of Canton Fire Station Site 4.40 AC 191,686 FT²
PERMANENT SLOPE EASEMENT
S89° 59' 58"W
739.76'
N90° 00' 00"W
266.10'
N90° 00' 00"E
272.10'
Shared Ingress / Egress and Utility Easement 9.52 AC. 22,765 FT²
PROPERTY LINE IS 1060.0 CONTOUR ALONG RESERVOIR
Future Cherokee County School District Site 15.14 AC 659,405 FT² (Including Easement)
-N/F- HICKORY LOG RESERVOIR DB 11944 PG 408
SETBACKS PER APPROVED PLAN
L=672.73'
R=758.54'
Δ=50°.89'11"
CH=651.48'
CB=S20° 36' 19"W
SITE BENCHMARK TOP FIRE HYDRANT N-1554,515.9 E-2224,622.3 EL- 1096.80
S88° 28' 55"W
547.79'
L.L. 207
L.L. 226
VICINITY MAP
Copyright 2006 Aero Surveys of Ga., Inc.
SURVEYOR'S NOTES
EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GTS-229 TOTAL STATION & TRIMBLE R8 GNSS DUAL BAND GPS RECEIVER ON THE VRS NETWORK.
FIELD SURVEY COMPLETED: 03/31/2015
DATUM
HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)
VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A)
SURVEY CONTROL IMPROVEMENTS
PROJECTED POSITIONAL ERROR
+/- (0.03 + 1 TO 0.05) HORIZONTAL
+/- (0.05 + 1 TO 0.08) VERTICAL
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.
SITE CALIBRATION USED FOR GPS VALUES
HORIZONTAL:
N: 1554507.8
E: 2224896.2
ELEV: 1116.8 (MEAN SITE ELEVATION)
GEOID MODEL: GEOID12A ELLIPSOID: GRS 80
COMBINED SCALE FACTOR: 1.000126641
CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 267,673 AND AN ANGULAR ERROR OF 08"SQ*SQ" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+
FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13057C0152D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. USER OF THIS MAP IS CAUTIONED THAT ANOTHER PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. IF A NEW MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY.
ZONING
PROPERTY ZONED PD MIXED USE. ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EXACT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING
TITLE
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND, THEREFORE, THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED
IMPROVEMENTS
ONLY NON-MOBILE AND SUBSTANTIAL "MAN-MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION: FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR UTILITIES
UTILITIES
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES. THE INFORMATION SHOWN WITH REGARD TO INVERT ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE LOCATION AND NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA811 DIAL-A-UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE
STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, FEDERAL, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS
ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT PERFORMED THIS SERVICE AND REFERS YOU TO A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFIRMATION.
REFERENCE INFORMATION
SOURCE OF SURVEY WARRANTY DEED DB 5603 PG 339
OTHER
1 - RIGHT OF WAY DEED DB 5473 PG 147
2 PLAT FOR WATERSTONE AT THE BLUFFS PH 1 PB 99 PG 129
CERTIFICATION
THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES
I CERTIFY THAT 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
AREA
19.94 ACRES OR 867,991 SQUARE FEET
STATEMENT OF ENCROACHMENTS & SIGNIFICANT OBSERVATIONS
The statements below contain opinions based on field observations and may or may not correspond with facts relative to matters of title, boundary, actual use of the property, use of improvements to the property, or actual property access.
A - SANITARY MANHOLE # 1 WALL ENCROACHING E PROPERTY LINE AT 10° (BEARING A HELD OF 43.17)*
B - APPARENT SEPARATE FENCES FOR YARDS OF VARIOUS ORIENT
C - STILL WHITE PINE GROVES PER ALL BOUNDARY SIDE PLANE
D - UTILITIES FROM PHASE 1 DEVELOPMENT (WATER LINE, SEWER FORCE MAIN, FIBER COMMUNICATIONS, AND STORM SEWER MAY UNDERGROWN TO SUBJECT PROPERTY. PAINT WAS FOUND AT GROUND LEVEL TO INDICATE UNDERGROUND LINES ARE PRESENT
E - SLOPE/CUT DOWN ON STORM DRAINAGE STRUCTURE, SMALL TO INSIGNIFICANT. TYPICAL ON ALL OUTLETED AREAS
MITCHELL SURVEYING & CONSULTING, LLC
Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel: 770-924-2955 Fax: 485-9073
Email: cmitchell@mitsc-survey.com
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BOUNDARY SURVEY
SITUATED IN
LAND LOT 207
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
PREPARED FOR
CHEROKEE COUNTY SCHOOL DISTRICT
STATE PLANE GRID
GA WEST
GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft
SHEET RECORD
DATE | DESCRIPTION
03/09/2015 | ISSUED
04/09/2015 Revised to add Fire Sta. Site
04/14/2015 Revised to add Ingress / Egress and Utility Easement
DRAWING INFORMATION
CAD FILE: 15006-BNDY-1.DWG
DRAWN BY: HRH CHECKED BY: CRM
SHEET NAME:
SURVEY
PROJECT: 15006 SHEET 1 OF 1

This box reserved for the Clerk of Superior Court

EXHIBIT B



TRACT 3 AREA:
5.00 Ac / 217,791 FT²

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

I CERTIFY THAT 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 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL .

LEGEND
AC - ACRE
ASPH - ASPHALT
B/L - BUILDING LINE
CONC - CONCRETE
DE - DRAINAGE EASEMENT
FC - FENCE
N/F - NOW OR FORMALLY
LWB - LOCAL WATER BUFFER
PB/PG - PLAT BOOK PAGE
R/W - RIGHT OF WAY
SF- SQUARE FEET
SSE - SANITARY SEWER EASEMENT
SWB - STATE WATER BUFFER
WA - WATER EASEMENT
○ - MONUMENT FOUND
● - CAPPED RE-BAR SET MSC
△ - COMPUTED POINT
——— X ——— - FENCE LINE
——— – – ——— - RIGHT-OF-WAY
——— – – – ——— - LAND LOT LINE

PREPARED FOR
CHEROKEE COUNTY SCHOOL DISTRICT

MITCHELL SURVEYING & CONSULTING, LLC
Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel. 770-924-2955 Fax: 770-485-9073
Email: cmitchell@msc-survey.com

PROPERTY DESCRIPTION
5.00 ACRES (217,791 FT²)
TRACT 3
BALL GROUND ROAD
BALL GROUND, GEORGIA 30107
LAND LOT 550; 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY

SOURCE OF DATA:
-PLAT BOOK 35, PAGE 159
-DEED BOOK 6166, PAGE 222
CHEROKEE COUNTY, GEORGIA

SURVEY TYPE: BOUNDARY
DATE OF FIELD SURVEY: 4/28/2023
MAP ISSUE DATE: 05/11/2023
PROJECT #: 23023.00

GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

04/28/2023

NOTES:
1.ANGLES AND DISTANCES MEASURED WITH SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN **34,110** FEET AND AN ANGULAR ERROR OF **02"** PER ANGLE POINT. THE TRAVERSE NETWORK WAS ADJUSTED USING THE COMPASS RULE METHOD.
3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **1,024,261** FEET.
4. SEE RECORDED PLAT NOTES FOR LOT RESTRICTIONS, IF ANY.
5. THIS PROPERTY LIES WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL 13057C0195 E WITH AN EFFECTIVE DATE OF 05/07/2019.
6. ZONING: CHEROKEE COUNTY - AG (GENERAL AGRICULTURE)
7. ALL MATTERS OF TITLE EXCEPTED

When Recorded, Please Return To:
Cherokee County, Georgia
ATTN: County Manager
1130 Bluffs Parkway
Canton, Georgia 30114

Cross Reference:
Book 14145, Page 199; and
Book 14899, Page 2184
Office of Clerk of Court
of Cherokee County, Georgia

(For Official Use Only)

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS LIMITED WARRANTY DEED is hereby made this ____ day of November, 2023 between **CHEROKEE COUNTY, GEORGIA,** a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter referred to as "Grantor"), as party of the first part, and the **CHEROKEE COUNTY SCHOOL SYSTEM D/B/A CHEROKEE COUNTY SCHOOL DISTRICT,** a public school system authorized under the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Education (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include each party's respective heirs, executors, administrators, successors, and assigns, where the context requires or permits).

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, and conveyed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, and convey unto Grantee the following described real property located in Cherokee County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

WHEREAS, the described said property represents a parcel located off Bluffs Parkway, Canton, Georgia 30114, and identified in the records of the records of the Cherokee County, Georgia Tax Assessor's Office as parcel 14N22006K; and

WHEREAS, the described said property represents the parcel that was deeded to Grantor via a Limited Warranty Deed containing a restrictive covenant regarding the use of said parcel on or about December 29, 2016 with said deed being recorded in the Clerk of Superior Court's records for Cherokee County, Georgia in Deed Book 14145, Page 199; and

WHEREAS, said restrictive covenant was removed from deed on or about September 7, 2023, with said removal of restrictive covenant being recorded in the Clerk of Superior Court's records for Cherokee County, Georgia in Deed Book 14899, Page 2184; and

TO HAVE AND TO HOLD the said described premises to the said Grantee so that neither the said Grantor nor any person or persons claiming under it shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described property or its appurtenances or any right thereof.

THIS CONVEYANCE has been authorized by a resolution of the City of Canton City Council at a duly authorized meeting of said Body.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed on the day and year first above written.

By: _____

GEOFFREY E. MORTON, P.E.
County Manager, Cherokee County, Georgia

Signed, Sealed, and Delivered
in the Presence of:

_____
Signature of Unofficial Witness

_____
Signature of Notary Public

THERESA B. SEAY
NOTARY
EXPIRES
GEORGIA
November 30, 2026
PUBLIC
CHEROKEE COUNTY

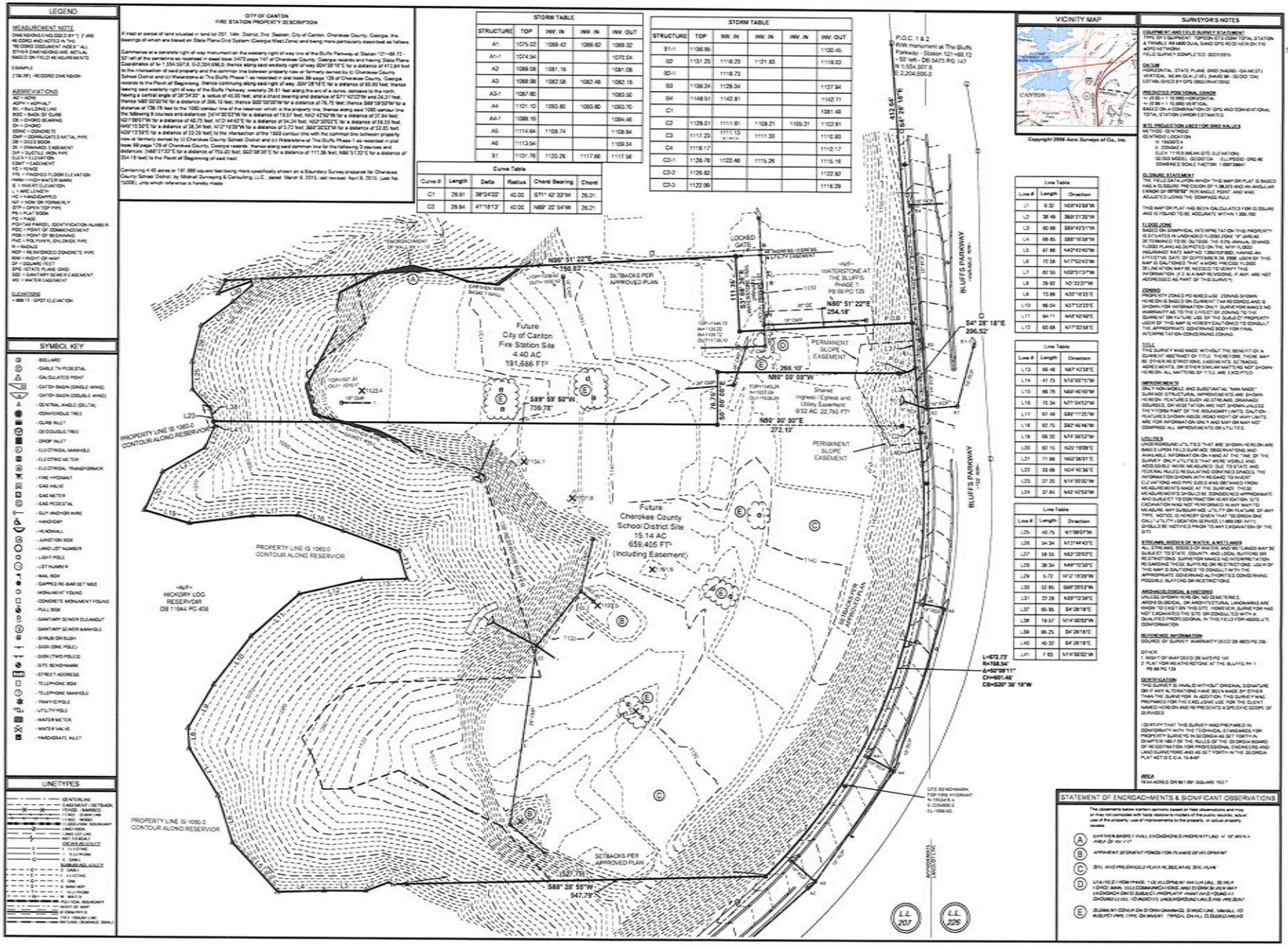
EXHIBIT

A

A tract or parcel of land situated in land lot 207, 14th. District, 2nd. Section, City of Canton, Cherokee County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Commence at a concrete right of way monument on the westerly right of way line of the Bluffs Parkway at Station 121+88.72 -50' left of the centerline as recorded in deed book 5473 page 147 of Cherokee County, Georgia records and having State Plane Coordinates of N-1,554,507.8, E-2,204,696.0; thence along said westerly right of way S04°28'1B"E for a distance of 412.64 feet to the intersection of said property and the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records to the **Point of Beginning**; thence continuing along said right of way, S04°28'18"E for a distance of 65.95 feet; thence leaving said westerly right of way of the Bluffs Parkway, westerly 26.81 feet along the arc of a curve, concave to the north, having a central angle of 38°24'20", radius of 40.00 feet, and a chord bearing and distance of S71°42'22'W and 26.31 feet; thence N90°00'00'W for a distance of 266.10 feet; thence S00°00'00'W for a distance of 76. 75 feet; thence S89°59'50'W for a distance of 739.78 feet to the 1060 contour line of the reservoir which is the property line; thence along said 1060 contour line the following 9 courses and distances: [N14°00'02"W for a distance of 19.57 feet; N43°42'50"W for a distance of 37.84 feet; N01°09'07"W for a distance of 40.75 feet; N13°44'43"E for a distance of 54.34 feet; N52°30'02"E for a distance of 58.55 feet; N49°15'30"E for a distance of 38.34 feet; N12°18'29"W for a distance of 5.72 feet; S69°20'03"W for a distance of 52.85 feet; N29°13'39"E for a distance of 22.29 feet] to the intersection of the 1060 contour line with the common line between property now or formerly owned by (i) Cherokee County School District and (ii) Waterstone at The Bluffs Phase 1 as recorded in plat book 99 page 129 of Cherokee County, Georgia records; thence along said common line for the following 3 courses and distances: [NB6°51'22"E for a distance of 750.03 feet; S03°08'38"E for a distance of 111.36 feet; N86°51'22"E for a distance of 254.18 feet] to the **Point of Beginning** of said tract.

Containing 4.40 acres or 191,686 square feet being more specifically shown on a Boundary Survey prepared for Cherokee County School District, by Mitchell Surveying & Consulting, LLC., dated: March 9, 2015, last revised: April 9, 2015, (Job No. 15006), unto which reference is hereby made.



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Woodstock, GA 30188
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BOUNDARY SURVEY

SITUATED IN
LAND LOT 207
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

PREPARED FOR

CHEROKEE COUNTY SCHOOL DISTRICT

STATE PLANE GRID

GA WEST

GRAPHIC SCALE

SHEET RECORD

DATE	DESCRIPTION
03/09/2015	ASSIGN
04/06/2015	Revised to add Fire Sta. Site
04/14/2015	Revised to add Ingress / Egress and Utility Easement

DRAWING INFORMATION
CAD FILE: 15006-BNDY-1.DWG
DRAWN BY: HRH CHECKED BY: CRM

SHEET NAME:

SURVEY

PROJECT: 15006 SHEET 1 OF 1

When Recorded, Please Return To:
Cherokee County School District
1205 Bluffs Parkway
Canton, Georgia 30114

Cross Reference:
Book 5740, Page 161; and
Office of Clerk of Court
of Cherokee County, Georgia

(For Official Use Only)

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS LIMITED WARRANTY DEED is hereby made this ____ day of November, 2023 between **CHEROKEE COUNTY SCHOOL SYSTEM D/B/A CHEROKEE COUNTY SCHOOL DISTRICT,** a public school system authorized under the laws of the State of Georgia, acting by and through its governing authority the Cherokee County Board of Education (hereinafter referred to as "Grantor"), as party of the first part, and **CHEROKEE COUNTY, GEORGIA,** a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include each party's respective heirs, executors, administrators, successors, and assigns, where the context requires or permits).

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, and conveyed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, and convey unto Grantee the following described real property located in Cherokee County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

WHEREAS, the described said property represents a portion of parcel 03N21036 that is owned by Grantor and which has been subdivided for this purposes of this transaction.

WHEREAS, the described said portion of property represents the parcel that was deeded to Grantor via a Warranty Deed on or about December 12, 2002 with said Warrant Deed being recorded in the Clerk of Superior Court's records for Cherokee County, Georgia in Deed Book 5740, Page 161; and

TO HAVE AND TO HOLD the said described premises to the said Grantee so that neither the said Grantor nor any person or persons claiming under it shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described property or its appurtenances or any right thereof.

THIS CONVEYANCE has been authorized by a resolution of the City of Canton City Council at a duly authorized meeting of said Body.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed on the day and year first above written.

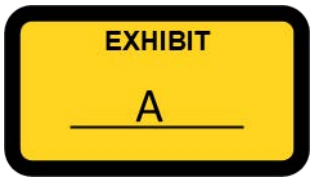
Cherokee County School System, a/k/a Cherokee County School District, a/k/a Cherokee County Board of Education

By: _____
KYLA CROMER, Chair
Cherokee County School Board

Signed, Sealed, and Delivered
in the Presence of:

_____
Signature of Unofficial Witness

_____
Signature of Notary Public *(Notary Seal/Stamp)*

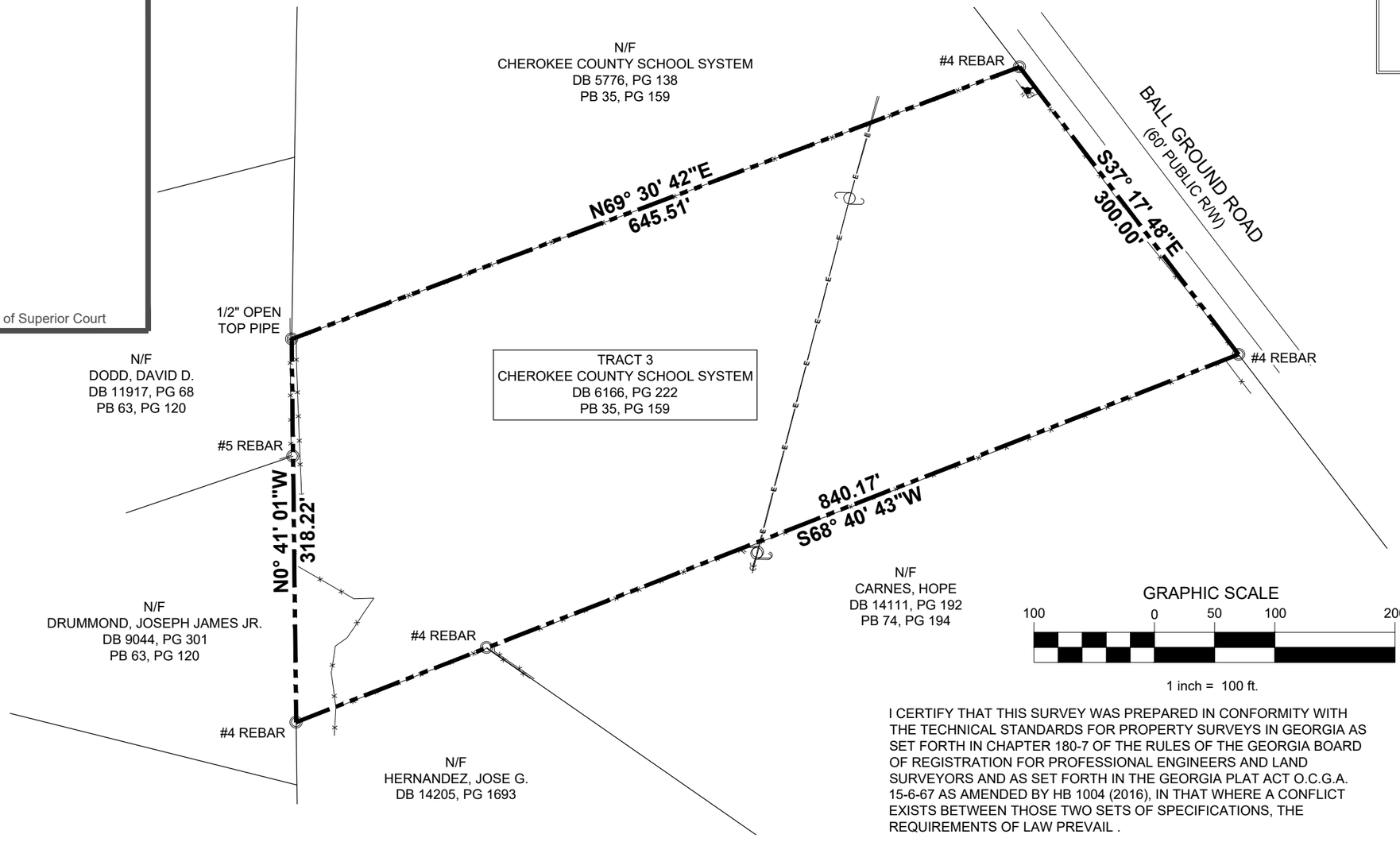


All that tract or parcel of land lying and being in Land Lots 531 and 550 of the 3rd District, 2nd Section, Cherokee County, Georgia, containing 5.00 acres, more or less, according to plat of survey entitled 11 Survey for James D. Cannon", prepared by Michael J. Savage, RLS #2737, dated November 20, 1999, being more particularly described as follows:

BEGINNING at a point that marks the intersection of Land Lots 550, 551, 602, and 603; thence running North 00 degrees 48 minutes 30 seconds East a distance of 852.15 feet along the common line of Land Lots 550 and 551 to an iron pin that marks the POINT OF BEGINNING; thence continuing North 00 degrees 4 8 minutes 3 o seconds East a distance of 318.31 feet along said common line of Land Lots 550 and 551 to an iron pin; thence North 70 degrees 59 minutes 23 seconds East a distance of 645.54 feet to an iron pin located on the southwesterly right of way line of State Route No. 372 (50 foot right of way); thence along said right of way South 36 degrees 4 minutes 43 seconds East a distance of 300 feet to an iron pin; thence South 70 degrees 07 minutes 38 seconds West a distance of 841.61 feet to an iron pin located on the common line of Land Lots 550 and 551 that marks the point of beginning.

This box reserved for the Clerk of Superior Court

TRACT 3 AREA:
5.00 Ac / 217,791 FT²



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

I CERTIFY THAT 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 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL .

LEGEND

- AC - ACRE
- ASPH - ASPHALT
- B/L - BUILDING LINE
- CONC - CONCRETE
- DE - DRAINAGE EASEMENT
- FC - FENCE
- N/F - NOW OR FORMALLY
- LWB - LOCAL WATER BUFFER
- PB/PG - PLAT BOOK PAGE
- R/W - RIGHT OF WAY
- SF- SQUARE FEET
- SSE - SANITARY SEWER EASEMENT
- SWB - STATE WATER BUFFER
- WA - WATER EASEMENT
- ◎ - MONUMENT FOUND
- ● - CAPPED RE-BAR SET MSC
- △ - COMPUTED POINT
- ——— X ——— - FENCE LINE
- ——— – – ——— - RIGHT-OF-WAY
- ——— – – – ——— - LAND LOT LINE

PREPARED FOR

CHEROKEE COUNTY SCHOOL DISTRICT

MITCHELL SURVEYING & CONSULTING, LLC
Surveying ● Construction Layout ● Consulting
3201 South Cherokee Lane ● Suite 310
Woodstock, GA 30188
Tel. 770-924-2955 Fax: 770-485-9073
Email: cmitchell@msc-survey.com

PROPERTY DESCRIPTION

5.00 ACRES (217,791 FT²)
TRACT 3
BALL GROUND ROAD
BALL GROUND, GEORGIA 30107
LAND LOT 550; 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY

SOURCE OF DATA:
-PLAT BOOK 35, PAGE 159
-DEED BOOK 6166, PAGE 222
CHEROKEE COUNTY, GEORGIA

SURVEY TYPE: BOUNDARY

DATE OF FIELD SURVEY: 4/28/2023

MAP ISSUE DATE: 05/11/2023

PROJECT #: 23023.00

GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

04/28/2023

NOTES:
1.ANGLES AND DISTANCES MEASURED WITH SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN **34,110** FEET AND AN ANGULAR ERROR OF **02"** PER ANGLE POINT. THE TRAVERSE NETWORK WAS ADJUSTED USING THE COMPASS RULE METHOD.
3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **1,024,261** FEET.
4. SEE RECORDED PLAT NOTES FOR LOT RESTRICTIONS, IF ANY.
5. THIS PROPERTY LIES WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL 13057C0195 E WITH AN EFFECTIVE DATE OF 06/07/2019.
6. ZONING: CHEROKEE COUNTY - AG (GENERAL AGRICULTURE)
7. ALL MATTERS OF TITLE EXCEPTED