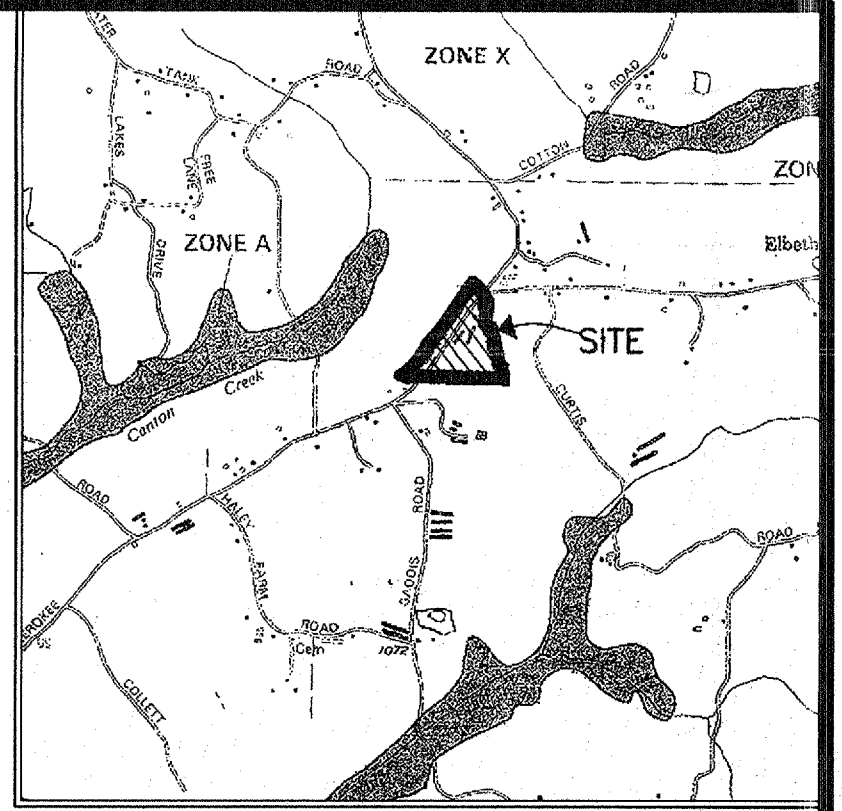


VICINITY MAP  
N.T.S.

FINAL SUBDIVISION PLAT OF  
**WOODMONT**  
UNIT 11A  
LOCATED IN  
LAND LOTS 994, 995, 1022, 1023  
3rd DISTRICT 2nd SECTION  
CHEROKEE COUNTY, GEORGIA



FLOOD MAP  
N.T.S.

THIS PHASE IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA. PANEL NO. 130424 0275 B, EFFECTIVE DATE: JULY 15, 1988.

**OWNER/DEVELOPER**  
**JOHN WIELAND HOMES & NEIGHBORHOODS, INC.**  
1950 SULLIVAN ROAD  
ATLANTA, GEORGIA 30337  
CONTACT: CARL HAWTHORNE  
(770) 996-1400

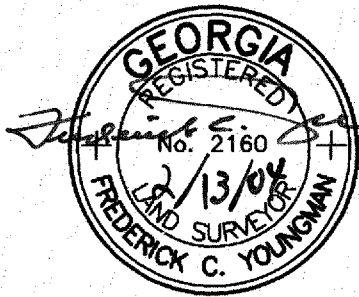
**ENGINEER/SURVEYOR**  
**ROCHESTER & ASSOCIATES, INC.**  
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501  
ATLANTA: (404) 252-1334 GAINESVILLE: (770) 718-0600  
ENGINEER: STEVEN D. SPACE, P.E.  
SURVEYOR: FREDERICK C. YOUNGMAN

- NUMBER OF LOTS IS 30.
- ZONING IS R-15.
- DENSITY IS 1.766 LOTS PER ACRE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT = 25'  
SIDE = 10'  
REAR = 30'  
ALL LOTS IN THIS UNIT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF 80'  
AVERAGE LOT SIZE = 18,500 SF / MINIMUM LOT AREA = 15,000 SF
- BENCHMARK FOR THIS PROJECT IS A CHISELED "X" IN A CONCRETE HEADWALL AT THE INTERSECTION OF GADDIS ROAD AND MILL CREEK:  
ELEVATION = 1034.57' MEAN SEA LEVEL.  
BENCHMARK FOR THIS UNIT IS THE LID OF THE CATCH BASIN LOCATED ON ESSEX VALLEY COURT, BETWEEN LOTS 536 AND 537. ELEVATION=1151.33.
- LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- THIS PHASE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, PER FLOOD ANALYSIS FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, DATED JANUARY 20, 1998, REVISED AUGUST 10, 1999.
- THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR WOODMONT GOLF AND COUNTRY CLUB, RECORDED IN DEED BOOK 3433, PAGE 099. CHEROKEE COUNTY RECORDS.
- NO WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
- NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL THE DRIVEWAY PIPE IS DESIGNED AND APPROVED.
- VISION CLEARANCE AT INTERSECTIONS. IN ALL ZONING DISTRICTS, NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION TO VISION BETWEEN THE HEIGHTS OF THREE FEET AND FIFTEEN FEET, EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN TWENTY-FIVE (25) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STREETS, ROADS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME ALSO COMPLIES WITH STATE LAW.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT "DRAINAGE EASEMENTS" WHILE DEDICATED TO PUBLIC USE ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY, ALTHOUGH CHEROKEE COUNTY MAINTAINS THE RIGHT TO ACCESS DRAINAGE EASEMENTS FOR EMERGENCY PURPOSES AS DEEMED NECESSARY BY THE COUNTY.
- ENDANGERED SPECIES NOTE:  
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WHICH MAY RESULT IN THE TAKE OF ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- WETLANDS NOTE:  
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE U.S. ARMY CORPS OF ENGINEERS FOR A FEDERAL PERMIT FOR ANY WETLAND THAT IS DISTURBED.
- TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 1528 FEET.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
- IF A NEW OR EXISTING LAKE IS PROPOSED FOR INCLUSION IN THE SUBDIVISION THE DEVELOPER SHALL SUBMIT A BREACH ANALYSIS AND SHOW A DAM BREACH ZONE ON THE PLAT. (CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.09.E, STORM WATER MANAGEMENT)
- REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY SURVEY FOR JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. AND PREMIER BANK, BEING WOODMONT GOLF AND COUNTRY CLUB, CONTAINING 468.386 ACRES, BY ROCHESTER & ASSOCIATES, INC., DATED JULY 10, 1997 AND LAST REVISED ON JUNE 1, 1998.
- MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN ( 7 ) DAYS OF DISTURBANCE 6-33.
- ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO GEORGIA E.P.D. REQUIREMENTS.

- ALL EROSION CONTROL PONDS SHALL HAVE OUTLET STRUCTURE DETAILS WITH INVERT ELEVATIONS. AS BUILT PLANS SHALL SHOW ACTUAL AS BUILT ELEVATIONS ON INVERTS AND THE 100 YEAR FLOOD ELEVATION AT TOP OF POND.
- TWO ROWS OF GA D.O.T. TYPE C SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WILL PROTECT STATE WATERS FROM ANY LAND DISTURBING ACTIVITY.
- THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- UTILITIES SERVICE:  
NATURAL GAS - ATLANTA GAS LIGHT  
TELEPHONE - ALLTEL  
ELECTRICITY - SAWNEE E.M.C.  
WATER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY  
SANITARY SEWER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY  
PROPERTY IS SERVED BY SANITARY SEWER.
- AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), WERE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED. IRON PINS WILL BE SET ON THE FRONT LOT CORNERS AT THE SUBSTANTIAL COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION OR UPON THE JUDGEMENT OF ROCHESTER & ASSOCIATES, INC., WHERE THERE ARE NATURAL OR MANMADE OBSTACLES AT THE FRONT LOT CORNERS PREVENTING ACCURATE PLACEMENT OF IRON PINS, NO IRON PIN WILL BE SET.
- BEARINGS ARE CALCULATED FROM ANGLES TURNED.
- " \* " SYMBOL SHALL INDICATE ALL LOTS THAT ARE WITHIN A WETLANDS AREA.
- SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS AT TIME OF HOUSE CONSTRUCTION. SIDEWALK TO BE INSTALLED ON SIDE OF STREET OPPOSITE WATER MAIN PRIOR TO ISSUANCE OF C.O.
- THIS PHASE CONTAINS 0.0 ACRES OF OPEN SPACE.
- REFERENCE IS HEREBY MADE TO ZONING RESOLUTION 98-R-171, CASE # 98-12-085, GEORGE SATTERFIELD AS TO THE ZONING CONDITIONS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS. AN AS BUILT CERTIFICATION FOR THE DETENTION POND TO WHICH THIS PHASE DRAINS HAS PREVIOUSLY BEEN SUBMITTED TO CHEROKEE COUNTY.

*Steven D. Space* 2/13/04  
STEVEN D. SPACE, P.E. DATE:



**CHEROKEE COUNTY FIRE MARSHAL'S CERTIFICATE**

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

*Emory Phillips* 2-27-04  
FIRE MARSHAL DATE

**CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE**

PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER DEPARTMENT HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.

*Walter Rodgers* 3-1-04  
CHEROKEE COUNTY WATER DEPARTMENT DATE

**COUNTY ENGINEER'S CERTIFICATE**

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTIONS PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JANUARY 15, 2002.

*Gullett* 3/2/2004  
COUNTY ENGINEER DATE

**PLANNING DEPARTMENT CERTIFICATION**

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

*Vaiki A. Taylor* 3.2.04  
ZONING ADMINISTRATOR DATE

**SURVEYOR'S ACKNOWLEDGMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON MEETS THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CHEROKEE COUNTY DEVELOPMENT STANDARDS, WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

*Frederick C. Youngman* 2/10/04  
FREDERICK C. YOUNGMAN, GEORGIA REGISTERED LAND SURVEYOR #2160

**OWNERS CERTIFICATION AND DEDICATION**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE THEREIN EXPRESSED.

*John Wieland Homes* CRVP 2/10/04  
OWNER/SUBDIVIDER DATE

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/2/04 AT 2:00 PM  
RECORD IN PLAT  
BOOK 77, PAGE 134  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/29/04 AT 1:20 PM  
RECORD IN PLAT  
BOOK 81, PAGE 43  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

**JOB NO. G197112.11A.00-1725**

SHEET 1 OF 5  
DATE: 2/10/2004  
SCALE: N/A  
FILES-004643.PRO  
JOB# G197112.11A  
DRAWN BY SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

| NO. | DATE   | DESCRIPTION                  |
|-----|--------|------------------------------|
| 1   | 9/7/04 | SEE REVISION NOTE 1, SHEET 3 |

FINAL SUBDIVISION PLAT OF  
**WOODMONT**  
UNIT 11A  
LOCATED IN  
LAND LOTS 994, 995, 1022, 1023  
3rd DISTRICT 2nd SECTION  
CHEROKEE COUNTY, GEORGIA

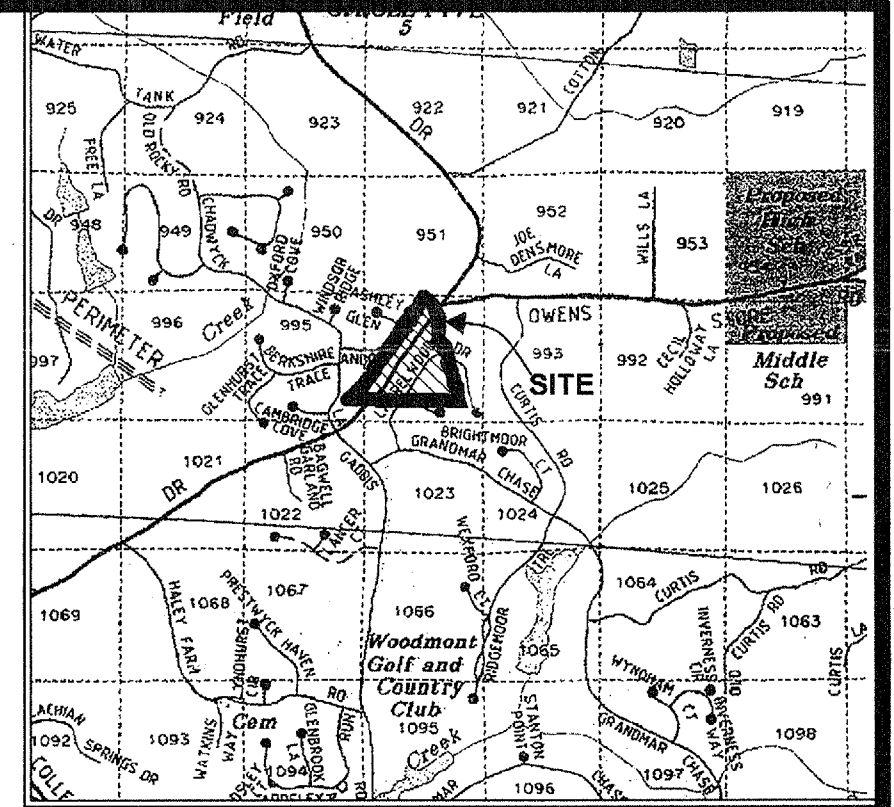
**Rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
(770)718-0600 (770)718-9090 Fax  
www.rochester-assoc.com

**CENTER LINE/CURVE DATA TABLE**

| LINE | ARC     | RADIUS   | DELTA     | TANGENT | DEGREE OF CURVE | CHORD BEARING | CHORD   |
|------|---------|----------|-----------|---------|-----------------|---------------|---------|
| C1   | 241.87' | 250.00'  | 55°26'01" | 131.35' | 22°55'06"       | N10°47'22"E   | 232.55' |
| C2   | 358.06' | 3279.97' | 6°15'17"  | 179.21' | 1°44'49"        | N35°22'44"E   | 357.88' |
| C3   | 179.39' | 150.00'  | 68°31'23" | 102.18' | 38°11'50"       | N66°30'47"E   | 168.89' |
| C4   | 51.31'  | 200.00'  | 14°42'01" | 25.80'  | 28°38'52"       | S46°57'50"E   | 51.17'  |
| C5   | 177.70' | 225.00'  | 45°14'59" | 93.77'  | 25°27'53"       | S62°14'18"E   | 173.11' |

**STREET LENGTH**  
**LAURELWOOD COURT - 1082 LF**  
**ESSEX VALLEY COURT - 446 LF**  
**TOTAL LENGTH - 1528 LF**

**AREA SUMMARY**  
**TOTAL LOT AREA = 14.410 ACRES**  
**ROAD AREA = 1.887 ACRES**  
**TOTAL AREA = 16.297 ACRES**



VICINITY MAP  
N.T.S.

**CALL TABLE**

| LINE | CHORD BEARING | CHORD   | ARC     | RADIUS   |
|------|---------------|---------|---------|----------|
| 1    | N16°55'39"W   | 59.10'  |         |          |
| 2    | N06°35'56"W   | 80.68'  | 81.12'  | 225.00'  |
| 3    | N21°07'04"E   | 134.48' | 136.57' | 225.00'  |
| 4    | N38°30'22"E   | 3.19'   |         |          |
| 5    | N38°30'22"E   | 47.05'  |         |          |
| 6    | N38°10'47"E   | 37.67'  | 37.67'  | 3304.97' |
| 7    | N37°07'55"E   | 83.21'  | 83.21'  | 3304.97' |
| 8    | N81°02'54"E   | 23.89'  | 26.49'  | 17.00'   |
| 9    | S46°57'50"E   | 44.78'  | 44.90'  | 175.00'  |
| 10   | S39°36'49"E   | 10.03'  |         |          |
| 11   | S50°06'52"E   | 91.12'  | 91.64'  | 250.00'  |
| 12   | S69°27'54"E   | 76.92'  | 77.23'  | 250.00'  |
| 13   | S79°43'21"E   | 12.28'  | 12.29'  | 250.00'  |
| 14   | S55°33'46"E   | 14.67'  | 15.17'  | 17.00'   |
| 15   | S64°39'52"E   | 62.57'  | 66.56'  | 55.00'   |
| 16   | N47°50'12"E   | 59.64'  | 63.03'  | 55.00'   |
| 17   | N14°58'01"W   | 54.96'  | 57.54'  | 55.00'   |
| 18   | N81°03'44"W   | 64.85'  | 69.35'  | 55.00'   |
| 19   | S52°10'59"W   | 20.30'  | 20.41'  | 55.00'   |
| 20   | S70°55'16"W   | 16.68'  | 17.43'  | 17.00'   |
| 21   | N66°50'21"W   | 89.09'  | 89.84'  | 200.00'  |
| 22   | N46°47'31"W   | 49.98'  | 50.11'  | 200.00'  |
| 23   | N46°57'50"W   | 57.57'  | 57.73'  | 225.00'  |
| 24   | N09°40'34"W   | 23.89'  | 26.49'  | 17.00'   |
| 25   | N34°12'36"E   | 86.71'  | 86.71'  | 3304.97' |
| 26   | N32°51'18"E   | 69.61'  | 69.62'  | 3304.97' |
| 27   | N70°28'07"E   | 154.66' | 166.75' | 125.00'  |
| 28   | S83°11'50"W   | 74.86'  | 75.44'  | 175.00'  |
| 29   | S58°41'11"W   | 73.73'  | 74.29'  | 175.00'  |
| 30   | S39°23'18"W   | 43.48'  | 43.60'  | 175.00'  |
| 31   | S33°02'30"W   | 77.78'  | 77.78'  | 3254.97' |
| 32   | N32°59'20"E   | 79.14'  | 79.14'  | 3075.00' |
| 33   | S34°29'17"W   | 86.56'  | 86.56'  | 3254.97' |
| 34   | N34°29'13"E   | 81.66'  | 81.66'  | 3075.00' |
| 35   | S36°02'49"W   | 90.56'  | 90.56'  | 3254.97' |
| 36   | N36°02'45"E   | 85.66'  | 85.66'  | 3075.00' |
| 37   | S37°37'24"W   | 88.56'  | 88.56'  | 3254.97' |
| 38   | N37°37'24"E   | 83.66'  | 83.66'  | 3075.00' |
| 39   | S38°27'16"W   | 5.88'   | 5.88'   | 3254.97' |
| 40   | S38°30'22"W   | 50.23'  |         |          |
| 41   | S35°44'53"W   | 26.46'  | 26.47'  | 275.00'  |
| 42   | N38°27'16"E   | 5.55'   | 5.55'   | 3075.00' |
| 43   | S24°25'13"W   | 81.96'  | 82.27'  | 275.00'  |
| 44   | S07°31'33"W   | 79.63'  | 79.91'  | 275.00'  |
| 45   | N39°50'50"E   | 41.12'  | 41.12'  | 878.47'  |
| 46   | S08°51'46"E   | 77.16'  | 77.41'  | 275.00'  |
| 47   | S16°55'39"E   | 44.58'  |         |          |
| 48   | N47°33'10"E   | 194.77' | 195.17' | 878.47'  |

**LEGEND**

- AC - ACRES
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- CA - COMMON AREA
- CSG - CURB & GUTTER
- CI - CURB INLET
- CL - CENTER LINE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CNS - CONCRETE NAIL SET
- CONC - CONCRETE
- CORPS - US ARMY CORPS OF ENGINEERS
- DB PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EASE - EASEMENT
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- FH - FIRE HYDRANT
- O/S - OFFSET
- GM - GAS METER
- GV - GATE VALVE
- HW - HEADWALL
- IPF - IRON PIN FOUND
- O - IRON PIN SET (1/2" RB)
- JB - JUNCTION BOX
- LAT - LATERAL
- LL - LAND LOT
- LLL - LAND LOT LINE
- MH - MANHOLE
- MON - MONUMENT
- MSL - MEAN SEA LEVEL
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- PB, PG - PLAT BOOK, PAGE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- PVC - POLYVINYL CHLORIDE PIPE
- R - RADIUS
- RB - REINFORCING IRON BAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SQ FT - SQUARE FEET
- S- - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- LF - LINEAR FEET
- WI - WEIR INLET
- W- - WATER LINE
- WM - WATER METER
- N.T.S. - NOT TO SCALE
- △ - POINT NOT SET
- ### - ADDRESS

RESOLUTION 98-R-171  
CASE # 98-12-085  
George Satterfield

A resolution ~~approving~~ approving the rezoning of the following described property:

30 +/- acres located in land lot(s) 994 of the 3rd District, 2nd section of Cherokee County, Georgia and indicated as parcel 183 on tax map 03N11.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from AG to R-15 was filed on October 30, 1998.

Proposed Use: Residential uses

WHEREAS, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on Tuesday, December 8, 1998 in the Courtroom (2<sup>nd</sup> Floor) of the Historic Cherokee County Courthouse. Recommendation from the Planning Commission was for approval w/ staff conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property ~~is located in the R-15 w/conditions\* district, and the Clerk of the Superior Court hereby is directed to change the zoning of the district maps accompanying and being part of the rezoning resolution to~~ **RECORD IN PLAT**

Adopted this 18th day of December 1998 **BOOK 998, PAGE 134**  
**ANNE M. RENEAU**  
**CLERK SUPERIOR COURT**

*Hollis Q. Lathem*  
Hollis Q. Lathem, Chairman

*Karen Huey*  
Karen Huey, County Clerk

\*Said conditions are as follows: 1) a fifty (50) foot buffer along AG property line, 2) provide left turn storage lanes and deceleration lanes for development approaches to the new intersection with East Cherokee Drive, 3) provide deceleration lane for development entrance along Owens Store Road, 4) ~~provide new intersections to~~ **provide new intersections to**

1 9/7/04 SEE REVISION NOTE 1, SHEET 3

*ANNE M. RENEAU*  
**ANNE M. RENEAU**  
**CLERK SUPERIOR COURT**

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND & VISIBLE FIELD SURVEY DATA & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISES ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WETLANDS SHOWN ON THIS PLAT HAVE BEEN DELINEATED AND FIELD LOCATED. REGULATORY VERIFICATION OF THE WETLAND BOUNDARIES HAS NOT BEEN RECEIVED. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

THE FIELD DATA, DATED: MARCH 2002, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,907 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

**JOB NO. G197112.11A.00-1725**

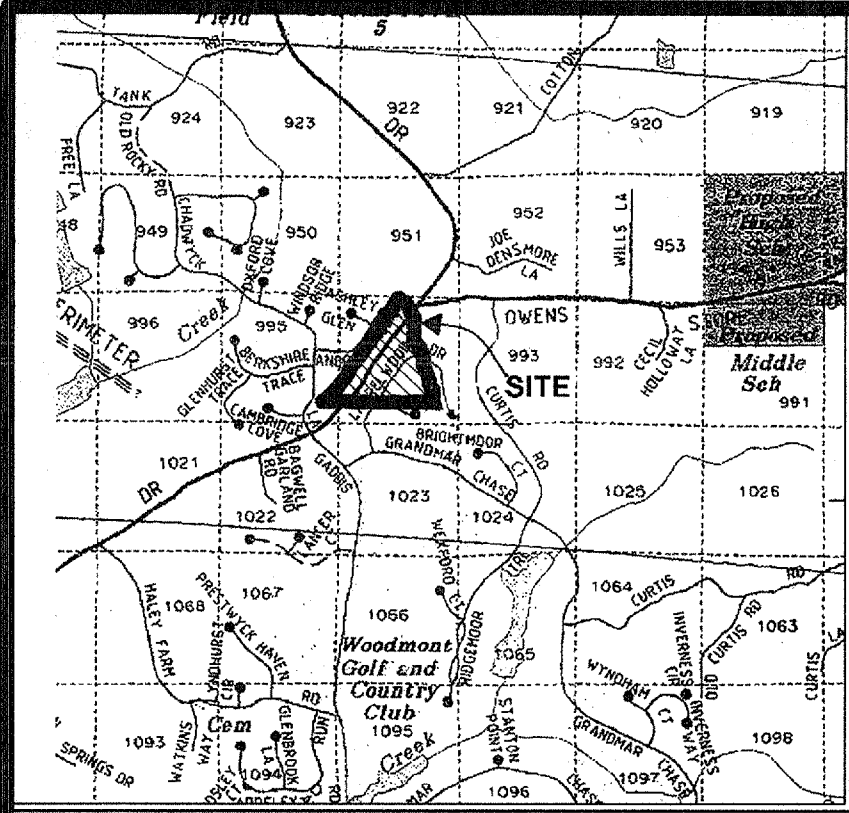
SHEET **2** OF **5**

DATE: 2/10/2004  
SCALE: N/A  
FILE#S-004643.PRO  
JOB# G197112.11A  
DRAWN BY SERI

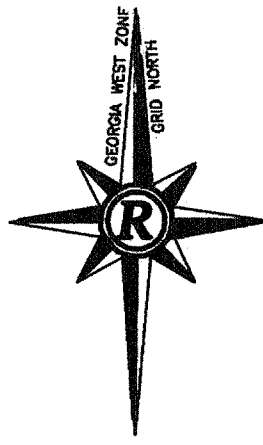
| NO.       | DATE   | DESCRIPTION                  |
|-----------|--------|------------------------------|
| 1         | 9/7/04 | SEE REVISION NOTE 1, SHEET 3 |
| REVISIONS |        |                              |

**FINAL SUBDIVISION PLAT OF WOODMONT UNIT 11A LOCATED IN LAND LOTS 994, 995, 1022, 1023 3rd DISTRICT 2nd SECTION CHEROKEE COUNTY, GEORGIA**

**Rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
(770)718-0600 (770)718-9090 Fax  
www.rochester-assoc.com



VICINITY MAP  
N.T.S.



**JOHN WIELAND HOMES**  
ZONED: AG

SHEET 5  
MATCH LINE

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/27/04 AT 2:00 P M  
RECORD IN PLAT  
BOOK 77, PAGE 136  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:20 P M  
RECORD IN PLAT  
BOOK 81, PAGE 45  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

**EAST CHEROKEE DRIVE**  
(RW VARIES)

**N/F  
JOHN WIELAND HOMES  
WOODMONT UNIT 10  
PB 65 PG 41-43**  
ZONED: PUD  
USE: RESIDENTIAL

**N/F  
JOHN WIELAND HOMES  
WOODMONT UNIT 10  
PB 65 PG 41-43**  
ZONED: PUD  
USE: RESIDENTIAL

**GRANDMAR CHASE**  
(50' R/W)

REVISION NOTE#: 1 DATE: 9/7/04

THIS PLAT SET SUPERSEDES THE PLAT SET  
RECORDED IN PLAT BOOK 77 PAGES 134-138.  
THE PURPOSE OF THIS REVISION IS TO REVISE  
LOTS 537, 538 & 539.

*Nikki A. Taylor* 9.24.04  
AUTHORIZED BY

JOB NO. G197112.11A.00-1725

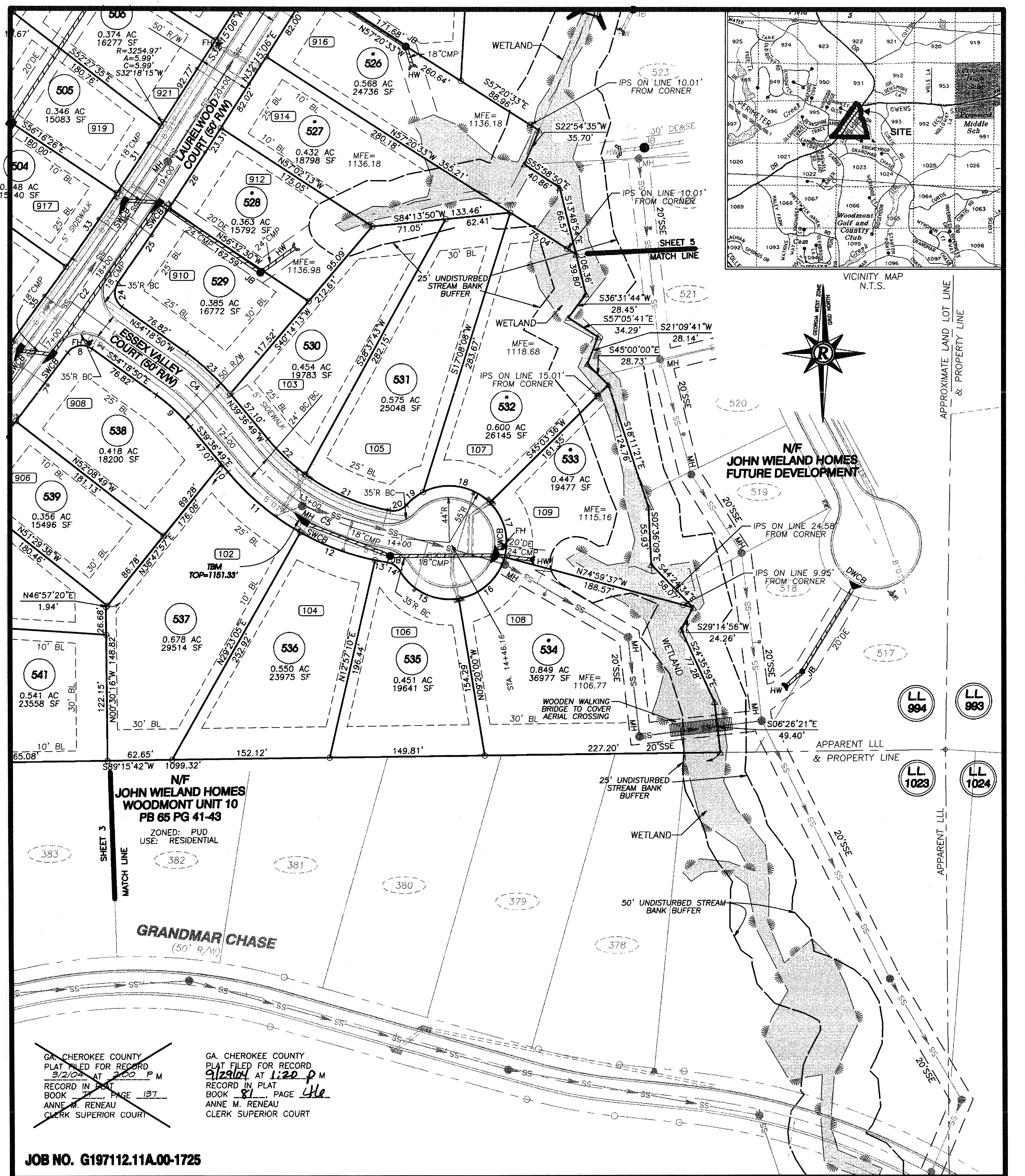
SHEET 3 OF 5  
DATE: 2/10/2004  
SCALE: 1"=60'  
FILE # S-004643.PRO  
JOB # G197112.11A  
DRAWN BY SERI

GRAPHIC SCALE  
0 30 60 120'

| NO.       | DATE   | DESCRIPTION                  |
|-----------|--------|------------------------------|
| 1         | 9/7/04 | SEE REVISION NOTE 1, SHEET 3 |
| REVISIONS |        |                              |

**FINAL SUBDIVISION PLAT OF  
WOODMONT  
UNIT 11A  
LOCATED IN  
LAND LOTS 994, 995, 1022, 1023  
3rd DISTRICT 2nd SECTION  
CHEROKEE COUNTY, GEORGIA**

**Rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
(770)718-0600 (770)718-9090 Fax  
www.rochester-assoc.com



N/F  
JOHN WIELAND HOMES  
WOODMONT UNIT 10  
PB 65 PG 41-43  
ZONED: PUD  
USE: RESIDENTIAL

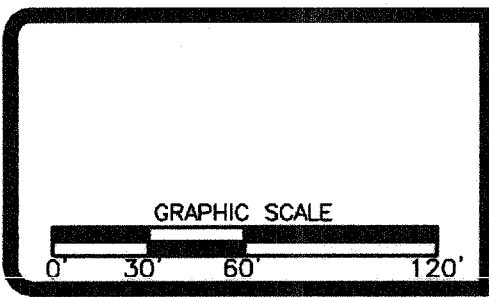
GRANDMAR CHASE  
(50' R/W)

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/2/04 AT 2:00 P.M.  
RECORD IN PLAT  
BOOK 71, PAGE 137  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:20 P.M.  
RECORD IN PLAT  
BOOK 81, PAGE 446  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

JOB NO. G197112.11A.00-1725

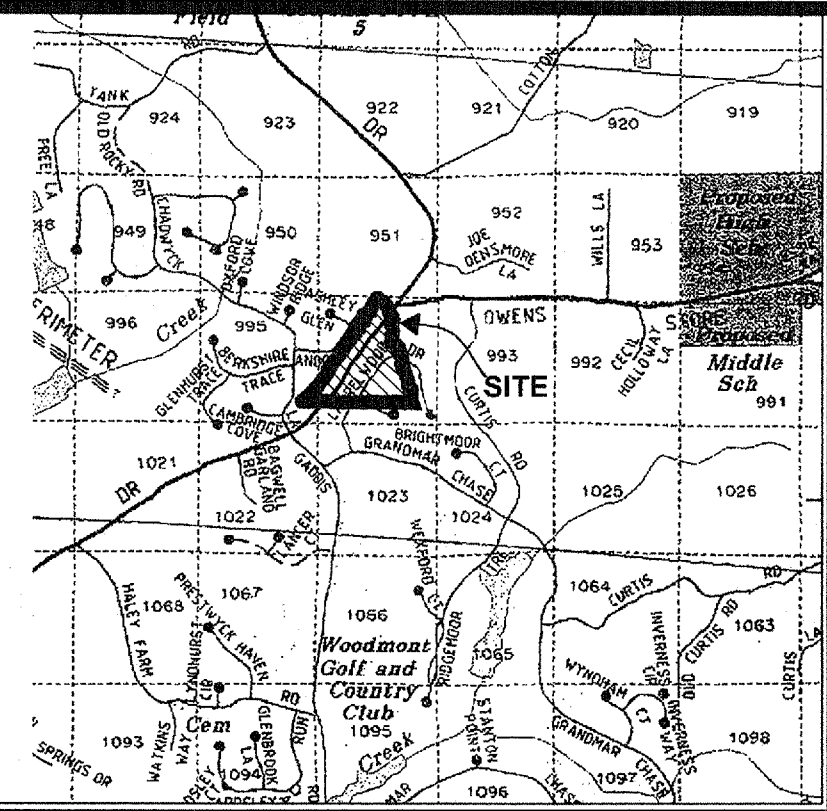
SHEET OF  
4 5  
DATE: 2/10/2004  
SCALE: 1"=60'  
FILE#S-004643.PRO  
JOB# G197112.11A  
DRAWN BY SERI



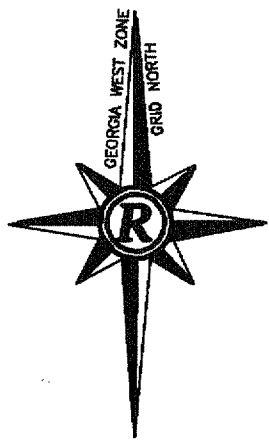
| NO. | DATE   | DESCRIPTION                  |
|-----|--------|------------------------------|
| 1   | 9/7/04 | SEE REVISION NOTE 1, SHEET 3 |

FINAL SUBDIVISION PLAT OF  
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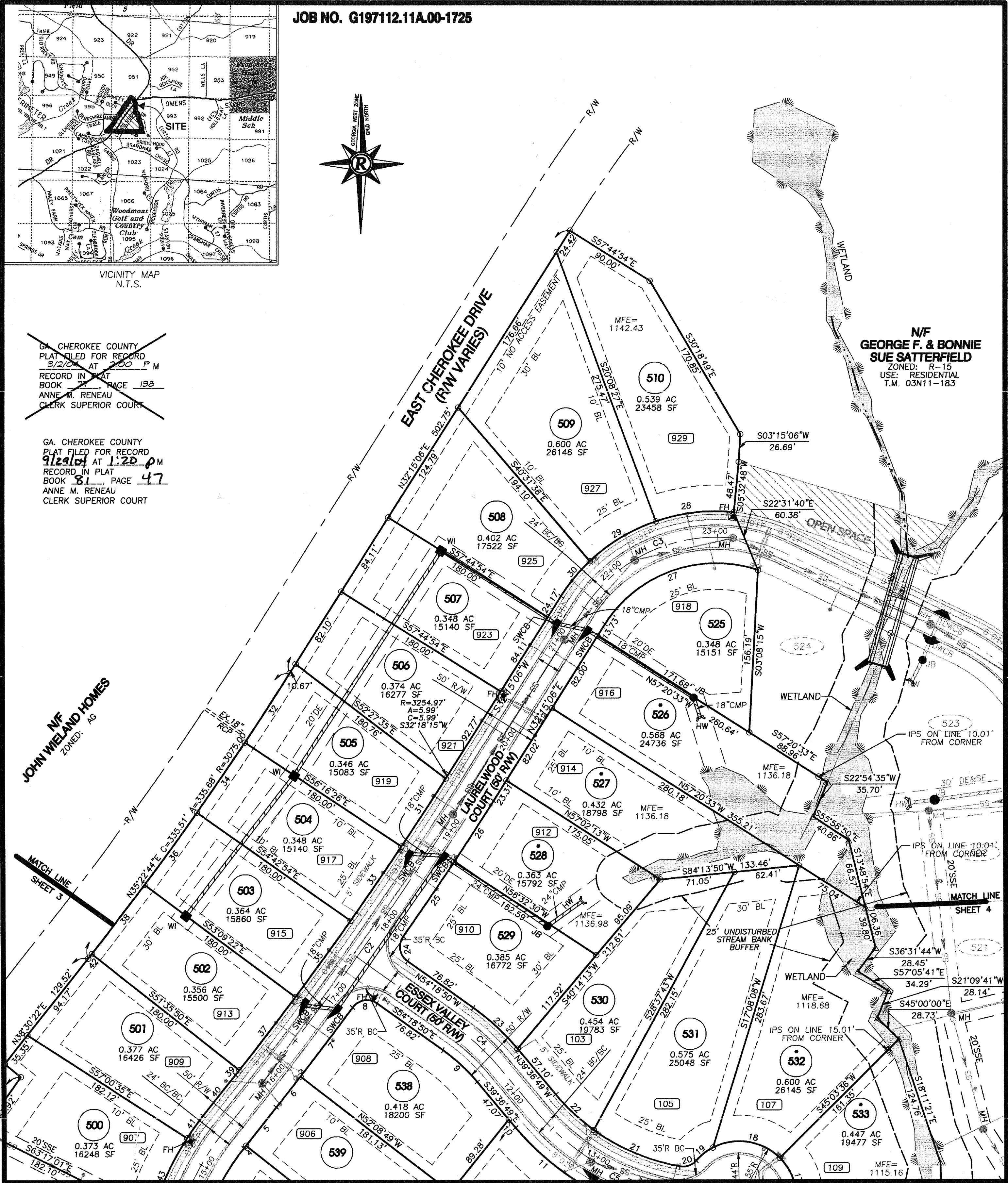
VICINITY MAP  
N.T.S.



~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/2/04 AT 2:00 P M  
RECORD IN PLAT  
BOOK 71 PAGE 138  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:20 P M  
RECORD IN PLAT  
BOOK 81 PAGE 47  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

N/F  
**GEORGE F. & BONNIE  
SUE SATTERFIELD**  
ZONED: R-15  
USE: RESIDENTIAL  
T.M. 03N11-183



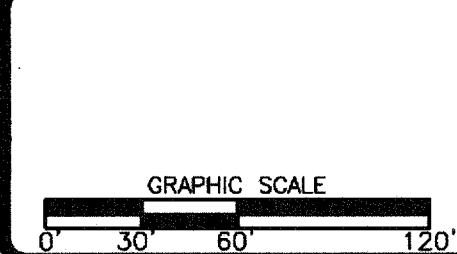
**JOHN WELAND HOMES**  
N/F  
ZONED: AG

MATCH LINE  
SHEET 3

MATCH LINE  
SHEET 4

SHEET 5 OF 5

DATE: 2/10/2004  
SCALE: 1"=60'  
FILE#S-004643.PRO  
JOB# G197112.11A  
DRAWN BY SERI



| NO.       | DATE   | DESCRIPTION                  |
|-----------|--------|------------------------------|
| 1         | 9/7/04 | SEE REVISION NOTE 1, SHEET 3 |
| REVISIONS |        |                              |

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