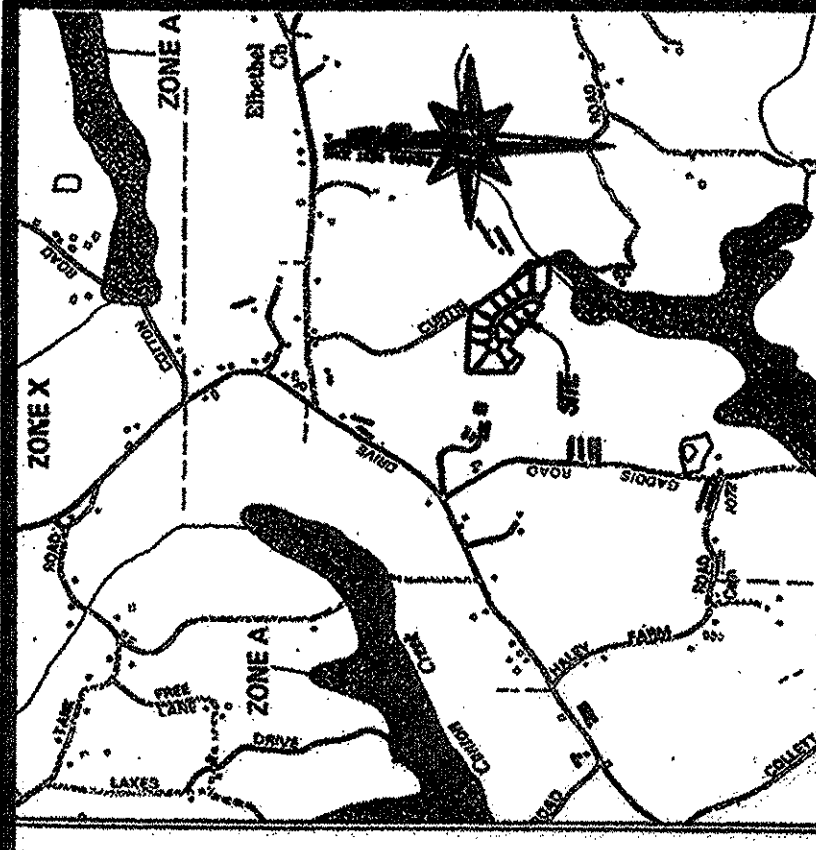


FINAL SUBDIVISION PLAT OF WOODMONT 12B

LOCATED IN
LAND LOT 1024
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA



ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30601
ATLANTA: (404) 282-1334 GAINESVILLE: (770) 718-0660
SURVEYOR: JASON LOUIRE, P.L.S.
ENGINEER: SHONA M. GIBSON, P.E.

OWNER / DEVELOPER
JOHN WELAND HOMES & NEIGHBORHOODS
2386 LOG CABIN DRIVE
SMYRNA, GEORGIA 30080
CONTACT: JASON GARRETT (770) 616-8668

LOCATION MAP
N.T.S.

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.

[Signature] 1-11-07
C.C.W.S.A. S.P.S./S.S. DATE
[Signature] 1-11-07
C.C.W.S.A. INSPECTOR DATE
[Signature] 10/27/08
C.C.W.S.A. S.P.S./S.S. 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.

[Signature] 1/18/07
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.

[Signature] 1.17.07
ZONING OFFICIAL 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.

[Signature] 01-18-07
FIRE MARSHAL DATE

- LEGEND**
- AC ACRES
 - AKA ALSO KNOWN AS
 - BC BACK OF CURB
 - BL BUILDING SETBACK LINE
 - CA COMMON AREA
 - CG CURB & GUTTER
 - CI CENTER LINE
 - CL CURB INLET
 - CM CONCRETE MONUMENT FOUND
 - CNC CORRUGATED METAL PIPE
 - CNS CONCRETE
 - CONC CONCRETE
 - CONC CORRUGATED METAL SET
 - CORPS US ARMY CORPS OF ENGINEERS
 - DB, PG DEED BOOK, PAGE
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - DIP DUCTILE IRON PIPE
 - DNCR DOUBLE-NING CATCH BASIN
 - EP EASEMENT
 - EA EXISTING
 - EX EXISTING PAVEMENT
 - FH FIRE HYDRANT
 - OFFSET OFFSET
 - GM GAS METER
 - GV GATE VALVE
 - HM HEADWALL
 - IPF IRON PIN FOUND
 - JB JUNCTION BOX
 - JUN JUNCTION
 - LAT LATERAL
 - LL LAND LOT
 - LLF LAND LOT LINE
 - MFE MINIMUM FLOOR ELEVATION
 - MH MANHOLE
 - MON MONUMENT
 - MSL MEAN SEA LEVEL
 - N/F NON OR FORMERLY
 - OCS OUTLET CONTROL STRUCTURE
 - O/S OFFSET
 - PB, PG PLAT BOOK, PAGE
 - PL PROPERTY LINE
 - POB POINT OF BEGINNING
 - POL POINT ON LINE
 - 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
 - SMCB SINGLE-NING CATCH BASIN
 - TBM TEMPORARY BENCHMARK
 - LF LINEAR FEET
 - WT WATER TOWER
 - WM WATER METER
 - N.T.S. NOT TO SCALE
 - POINT POINT NOT SET



REVISION NO. 1 ONLY
10/14/08

OWNERS CERTIFICATION AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON,
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, 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.

[Signature] 1-4-07
DATE
OWNERS SUBSCRIBER IN SCRIP
CHARLES E. BIELE, JR.
JOHN WELAND HOMES AND NEIGHBORHOODS

~~SA, CHEROKEE COUNTY
PLAT FILED FOR RECORD
RECORD BOOK 94, PAGE 138-141
PATTY BAKER
CLERK SUPERIOR COURT~~

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS
TO 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.

[Signature] 1-2-07
JASON LOUIRE, GEORGIA REGISTERED LAND SURVEYOR #3029 DATE

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 1769902 FEET.
TOPCON GTS-313 USED FOR ANGULAR AND LINEAR
MEASUREMENTS.
BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

ENGINEER'S ACKNOWLEDGMENT
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
(BASIN "B" POND) HAS PREVIOUSLY BEEN SUBMITTED TO CHEROKEE COUNTY
WITH THE OVERALL STORMWATER MANAGEMENT REPORT FOR WOODMONT
SUBDIVISION.

[Signature] 01-03-07
SHONA M. GIBSON, P.E. DATE

REVISION NOTE NO. 1, DATED: 10/14/08
THIS PLAT SUPERCEDES THE PLAT SET RECORDED IN
PLAT BOOK 94, PAGES 138-141. THE PURPOSE OF THIS
REVISION IS TO ADJUST THE SOUTH PROPERTY LINE OF LOT 365.
[Signature] 10-28-08
APPROVED BY

Plat Book 103 Pg 17
Filed and Recorded 10/28/2008 2:08:30 PM
28-2008-000533
Patty Baker
Clerk of Superior Court Cherokee City, GA



JOB NO. 0197112.12B.00-1726

FINAL SUBDIVISION PLAT
FOR
WOODMONT 12B
LOCATED IN
LAND LOT 1024
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

NO.	DATE	REVISION NOTE	DESCRIPTION	REVISIONS
1	10/14/08	SEE REVISION NOTE 1, SHT. 1		

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

SHEET 1 OF 4
DATE: 12/15/2008
SCALE: FIN.P01.PRO
JOB# G197112.12B
DRAWN BY: SER

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30601
(770) 718-0660 (770) 718-9999 Fax • www.rochester-associates.com

NOTES

1. NUMBER OF LOTS IS 14.
2. ZONING IS PUD.
3. DENSITY IS 1.669 LOTS PER ACRE.
4. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 25'
SIDE = 10'
REAR = 30' OR AS SHOWN
5. 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 TOP OF THE SH08 LOCATED BETWEEN LOTS 891 AND 892. ELEVATION=1140.08
6. THIS PROPERTY 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, 1998.
7. THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR WOODMONT GOLF AND COUNTRY CLUB, RECORDED IN DEED BOOK 3433, PAGE 089, CHEROKEE COUNTY RECORDS.
8. NO WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
9. 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 COMPLES WITH STATE LAW.
10. 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.
11. 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.
12. 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.
13. TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 893.0 FEET.
14. IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
15. REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY SURVEY FOR JOHN WELAND 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.
16. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE 6-33.
17. 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.
18. 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.
19. 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.
20. THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
21. UTILITIES SERVICE:
NATURAL GAS - ATLANTA GAS LIGHT
TELEPHONE - ALLTEL
ELECTRICITY - SANNEE E.M.C.
WATER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY
SANITARY SEWER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY
PROPERTY IS SERVED BY SANITARY SEWER.
22. 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 AFTER CONSTRUCTION OR UPON THE JUDGMENT OF ROCHESTER & ASSOCIATES, INC., WHERE THERE ARE NATURAL OBSTACLES OR OBSTACLES AT THE FRONT LOT CORNERS PREVENTING ACCURATE PLACEMENT OF IRON PINS, NO IRON PIN WILL BE SET.
23. BEARINGS ARE CALCULATED FROM ANGLES TURNED.
24. SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS AT THE TIME OF HOUSE CONSTRUCTION. SIDEWALK TO BE INSTALLED ON SIDE OF STREET OPPOSITE WATER MAIN PRIOR TO ISSUANCE OF C.O.
25. THE OPEN CHANNEL DRAINAGE EASEMENTS SHOWN ARE NOT TO BE CONSTRUED AS EXACT IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORM WATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES ON THE EXTERIOR PROPERTY LINE. THE INTENDED LOCATIONS ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
26. STORM AND SANITARY SEWER EASEMENTS ARE 20' WIDE AND ARE DEFINED AS 10 FEET ON EACH SIDE OF CENTERLINE OF PIPE UNLESS OTHERWISE NOTED BY DIMENSIONS HEREON.
27. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN THE SANITARY OR UTILITY EASEMENT. NO PRIOR APPROVAL FROM THE COUNTY WATER AND SEWER DEPARTMENT.
28. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY DEPARTMENT OF ENGINEERING.

JOB NO. G197112.128.00-1726

SHEET OF 2 4
DATE: 12/15/2006
SCALE: PLAN/POI/PRO
FILE: G197112.128
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	REVISIONS
1	10/14/06	SEE REVISION NOTE 1, SHT. 1	

FINAL SUBDIVISION PLAT FOR:
WOODMONT 12B
LOCATED IN
LAND LOT 1024
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. - Gainesville, Georgia 30501
(770) 718-9000 (770) 718-9050 Fax: e: www.rochester-associates.com

Plat Book 103 Pg 18
Filed and Recorded 10/28/2006 2:09:30 PM
28-2006-000534
Patty Baker
Clerk of Superior Court Cherokee Co., GA

AREA SUMMARY
TOTAL LOT AREA = 7.105 ACRES
ROAD AREA = 1.061 ACRES
OPEN SPACE = 0.227 ACRES
TOTAL AREA = 8.393 ACRES

STREET LENGTH
BRIGHTMOOR COURT - 809 LF

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.

C.C.W.S.A. GFS/GIS DATE 1-11-07
C.C.W.S.A. INSPECTION DATE 1-11-07
C.C.W.S.A. GFS/GIS DATE 1-11-07

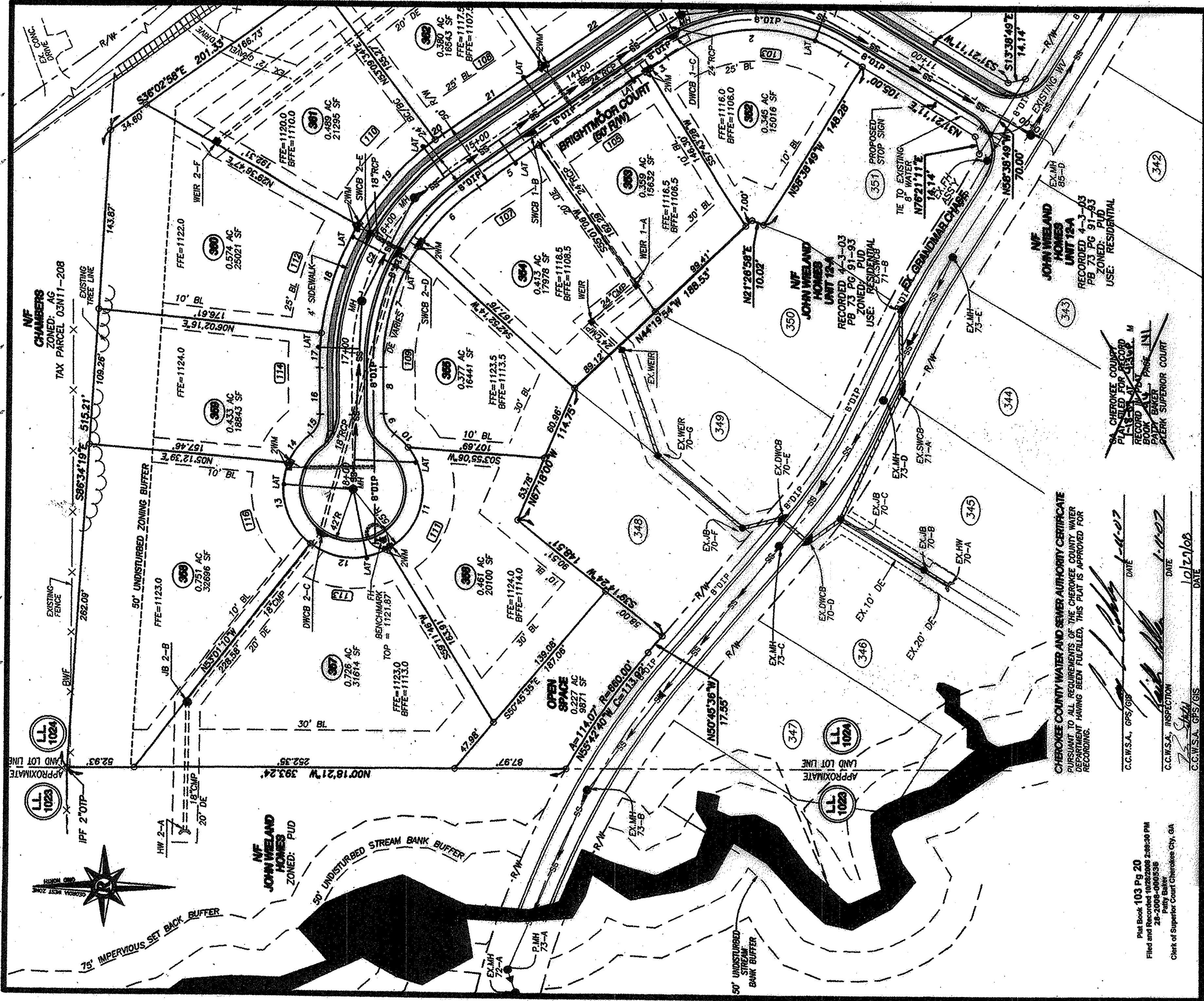
CENTERLINE/CURVE DATA TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA	TANGENT
C-1	N01°48'52"W	164.13	150.00	173.66	66°20'04"	98.03
C-2	N63°02'43"W	188.18	200.00	195.92	56°07'39"	106.63

LINE/CURVE DATA TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
1	N31°21'11"E	20.75			
2	N01°48'52"W	138.77	125.00	144.72	66°20'04"
3	N34°58'54"W	18.53			
4	N39°28'54"W	103.00			
5	N34°58'54"W	57.84			
6	N45°59'22"W	66.83	175.00	67.24	22°00'56"
7	N74°03'11"W	102.88	175.00	104.19	34°08'43"
8	S88°53'27"W	37.77			
9	S62°19'33"W	17.89	20.00	18.55	53°07'48"
10	S43°50'27"W	15.46	55.00	15.51	16°09'36"
11	N79°26'30"W	82.56	55.00	93.38	97°16'37"
12	N03°05'18"E	61.34	55.00	65.07	67°47'03"
13	N74°25'59"E	68.89	55.00	71.90	74°54'18"
14	S53°02'48"E	28.80	55.00	28.93	30°08'08"
15	S64°32'39"E	17.89	20.00	18.55	53°07'48"
16	N88°53'27"E	37.77			
17	S87°32'08"E	28.05	225.00	28.07	7°08'48"
18	S72°10'29"E	91.93	225.00	92.58	23°34'32"
19	S48°36'49"E	91.82	225.00	92.47	23°32'47"
20	S35°54'40"E	7.30	225.00	7.30	1°51'32"
21	S34°58'54"E	96.89			
22	S34°58'54"E	84.28			
23	S32°01'22"E	18.07	175.00	18.07	5°55'03"
24	S14°39'56"E	87.03	175.00	87.96	28°47'50"
25	S19°02'35"W	95.28	175.00	96.58	31°27'12"

BY CHEROKEE COUNTY
PLAT FILED FOR RECORD
RECORD IN AT 1:54 P.M.
PATTY BAKER
CLERK SUPERIOR COURT



Plat Book: 103 Pg 20
 Filed and Recorded 10/28/2006 2:08:50 PM
 28-2008-000536
 Petty Baker
 Clerk of Superior Court Cherokee Co., GA

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.

C.C.W.S.A., GFS/GIS
 DATE 1-11-07
 C.C.W.S.A., INSPECTION
 DATE 1-11-07
 C.C.W.S.A., GFS/GIS
 DATE 10/27/08

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

GRAPHIC SCALE
 0' 25' 50' 100'

SHEET 4 OF 4
 DATE: 12/15/2006
 SCALE: 1" = 50'
 FILE: *PL01.PRO
 JOB: G19712.12B
 DRAWN BY: SER

NO.	DATE	DESCRIPTION	REVISIONS
1	10/14/08	SEE REVISION NOTE 1, SHT 1	

FINAL SUBDIVISION PLAT
 FOR:
WOODMONT 12B
 LOCATED IN
 LAND LOT 1024
 3rd DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.
 425 Oak Street N.W., Gainesville, Georgia 30601
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