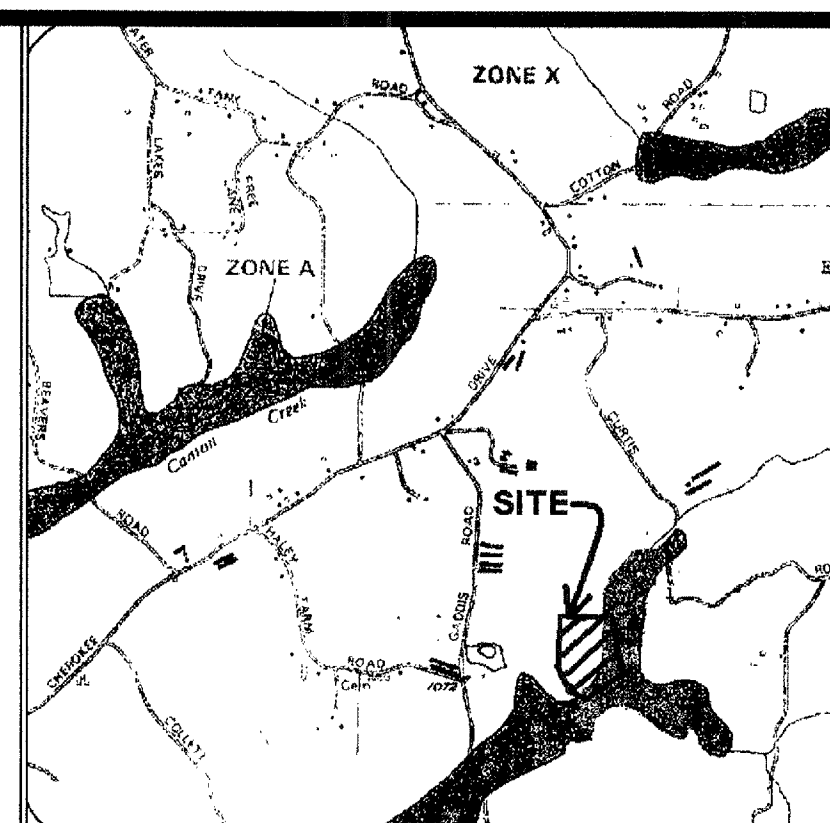
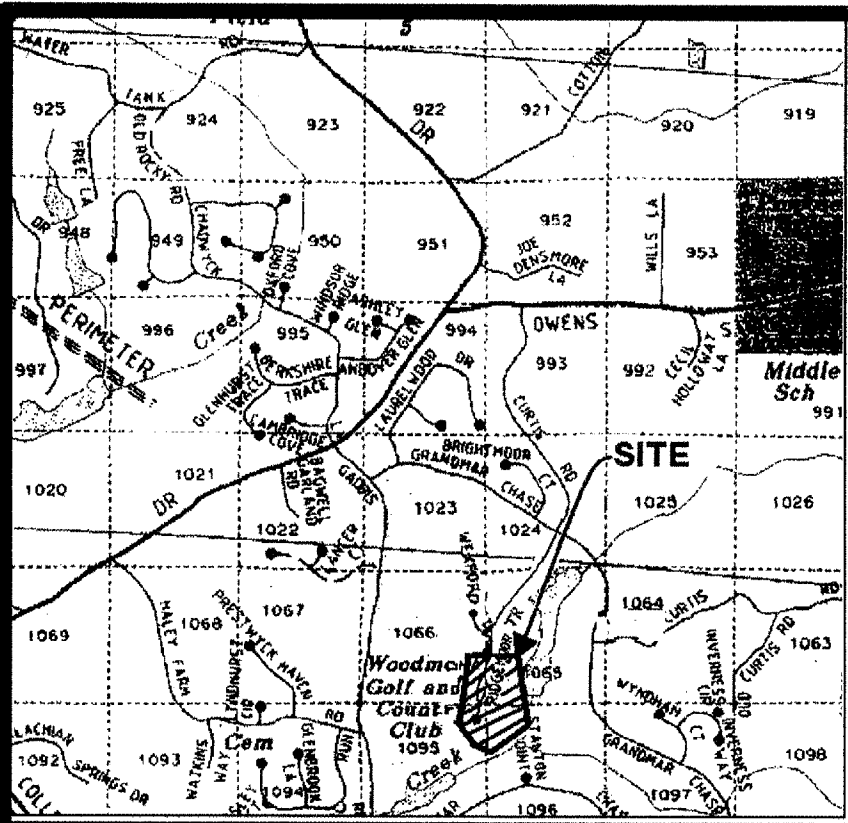


FINAL SUBDIVISION PLAT OF WOODMONT UNIT 14B

LOCATED IN
LAND LOTS 1065, 1066, 1095 & 1096
3rd DISTRICT 2nd SECTION
CHEROKEE COUNTY, GEORGIA



LOCATION MAP
N.T.S.

FLOOD MAP
N.T.S.

OWNER/DEVELOPER
JW HOMES, LLC
4125 ATLANTA ROAD
SMYRNA, GEORGIA 30080
CONTACT: JEFF FOSTER
(770) 703-1647

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

LEGEND

- AC - ACRES
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- CA - COMMON AREA
- C&G - 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
- MFE - MINIMUM FLOOR ELEVATION
- MH - MANHOLE
- MON - MONUMENT
- MSL - MEAN SEA LEVEL
- N/F - NOW 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
- SG 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
- ### - ADDRESS
- △ - POINT NOT SET

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.
William Payne 1-27-15
CHEROKEE COUNTY WATER/DEPARTMENT 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.
David J. Beaman 1-27-15
FIRE MARSHAL DATE

COUNTY ENGINEER'S CERTIFICATE
WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JANUARY 15, 2002.
[Signature] 1/26/15
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] 1/27/15
PLANNING DIRECTOR DATE

RESOLUTION 96-R-19
A resolution approving the rezoning of the following described property:
320.5 acres located in land lot(s) 1135, 1097, 1136, 1023, 1066, 1095, 1167 & 1169 of the 3rd district, 2nd section of Cherokee County, Georgia, and indicated as tax map 3N11 parcels 199, 200, 201, 202, 203, 204, 205, 206, 207, 192 and tax map 3N12 parcels 154, 143, & 153.
WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from AG to R2B was filed on January 24, 1996.
Proposed Use: Residential Community and Golf Course
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, March 12, 1996 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission is to approve with the following conditions: 1) Developer shall provide an 80 foot right-of-way for Gaddis Road through property. 2) Developer shall provide 60 foot right-of-way for Curtis Road adjacent to the subject property. 3) Developer shall provide an additional 5 feet of pavement width for Gaddis Road adjacent to the subject property. 4) Developer shall provide an additional 5 feet of pavement width for Curtis Road adjacent to the subject property. 5) Minimum home size shall be 2,000 square feet. 6) Developer shall provide buffers in compliance with Cherokee County standard requirements.
NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property rezoning is now located in the R2B conditions district, and the Cherokee County Planner hereby is directed to change the zoning map and the district maps accompanying and being part of the rezoning resolution.
Adopted this 23rd day of March, 1996

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.
REVISION NOTE NO. 1, DATED: 09.26.2007
THIS PLAT SET SUPERSEDES THE PLAT SET RECORDED IN PLAT BOOK 87 PAGES 75-78. THE PURPOSE OF THIS REVISION IS TO ADJUST THE BACK PROPERTY LINES OF LOTS 819-824 AND TO ADJUST THE NORTH LINE OF LOT 808.
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 442,687 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.
THE AS BUILT, STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.

Plat Book 113 Pg 92
Filed 01/27/2015 11:30 AM
28-2015-000047
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

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.

[Signature] 1/10/05
OWNER/SUBDIVIDER DATE
JW HOMES, LLC.

[Signature]
Hollis Q. Latham, Chairman

[Signature]
Karen Huey, County Clerk

[Signature]
Richard E. Millard
LAND SURVEYOR

GEORGIA REGISTERED LAND SURVEYOR
No. 2476 PROFESSIONAL
9-26-07
CHRISTOPHER M. SHANNON

GEORGIA REGISTERED LAND SURVEYOR
No. 2955
CECIL LAMAR SMITH

GEORGIA REGISTERED ENGINEER
No. 11015
STEVEN D. SPACE

GEORGIA REGISTERED LAND SURVEYOR
No. 2160
FREDERICK C. YOUNGMAN

REVISION NO. 2 ONLY
9/05/2008

CHEROKEE COUNTY PLAT FILED FOR RECORD
RECORD IN PLAT BOOK PAGE
PATTY BAKER
CLERK SUPERIOR COURT

JOB NO. G197112.14A.00-1725

SHEET OF
1 **4**
DATE: 1/10/05
SCALE:
FILE# WM14B-FP.PRO
JOB# G197112.14A
DRAWN BY BLD

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

NO.	DATE	DESCRIPTION
▲	12/9/14	SEE REVISION NOTE 3 SHT. 2
▲	9/05/08	SEE REVISION NOTE 2 SHT. 2
▲	9/26/07	SEE REVISION NOTE 1 SHT. 2
NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR:
**WOODMONT
UNIT 14B**
LOCATED IN
LAND LOTS 1065, 1066, 1095 & 1096
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

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.

Chris Payne 1-27-15
CHEROKEE COUNTY WATER DEPARTMENT DATE

N/F
WOODMONT
GOLF COURSE
ZONED: P.U.D.

LOCATION MAP
N.T.S.



Plat Book 113 Pg 94
Filed 01/27/2015 11:30 AM
28-2015-000049
Patty Baker
Clerk of Superior Court Cherokee City, GA

N/F
WOODMONT
GOLF COURSE
ZONED: P.U.D.

JOB NO. G197112.14A.00-1725

COMMON AREA
63723 SQ FT
(1.46 ACRES)

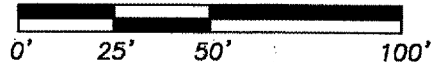
RIDGEMOOR PASS
50' R/W

RIDGEMOOR TRACE
50' R/W

SHEET 3 OF 4

DATE: 1/10/05
SCALE: 1" = 50'
FILE# WM14B-FP.PRC
JOB# G197112.14A
DRAWN BY BLD

GRAPHIC SCALE

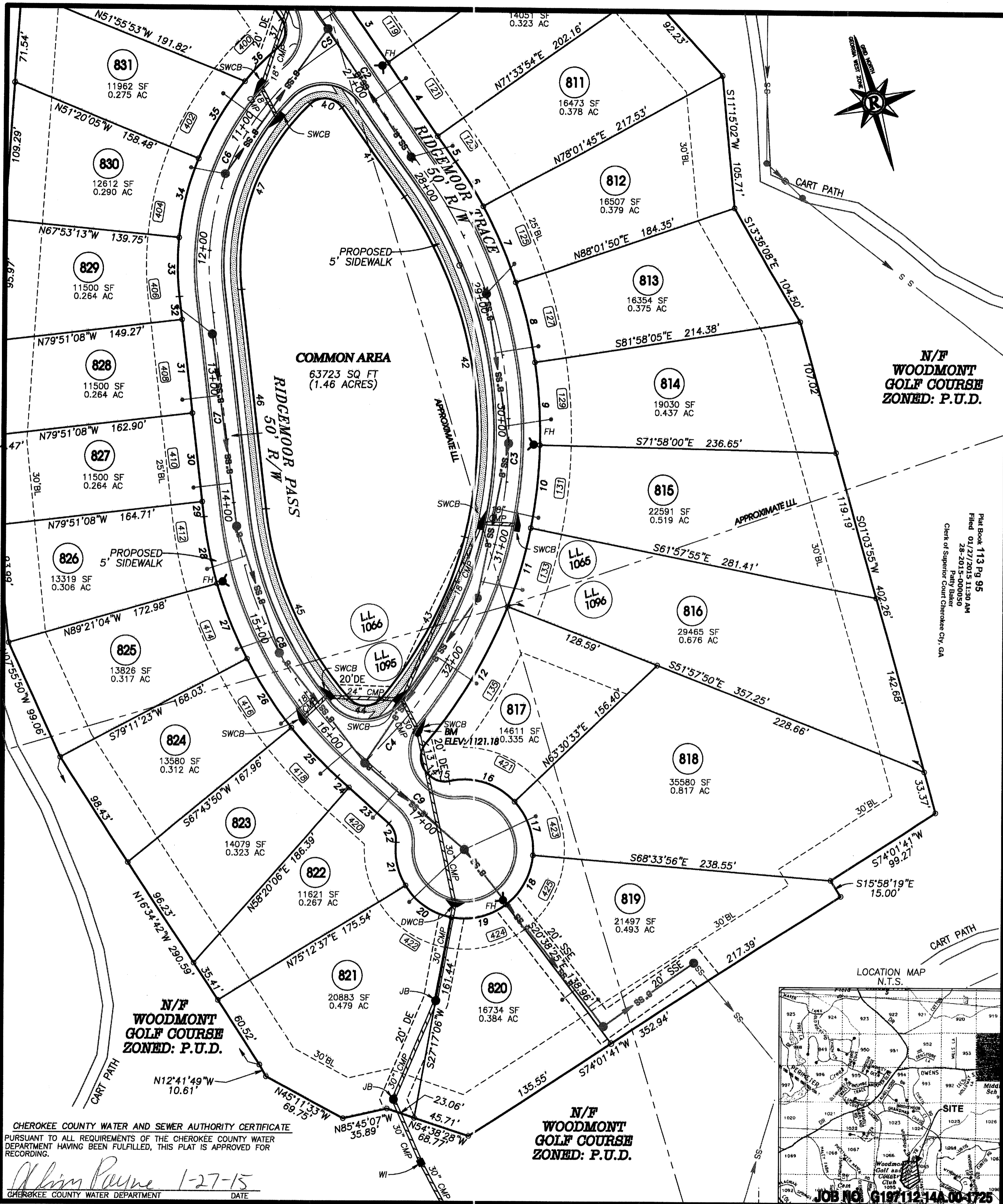


NO.	DATE	DESCRIPTION
1	12/9/14	SEE REVISION NOTE 3 SHT. 2
2	9/05/08	SEE REVISION NOTE 2 SHT. 2
3	9/26/07	SEE REVISION NOTE 1 SHT. 2

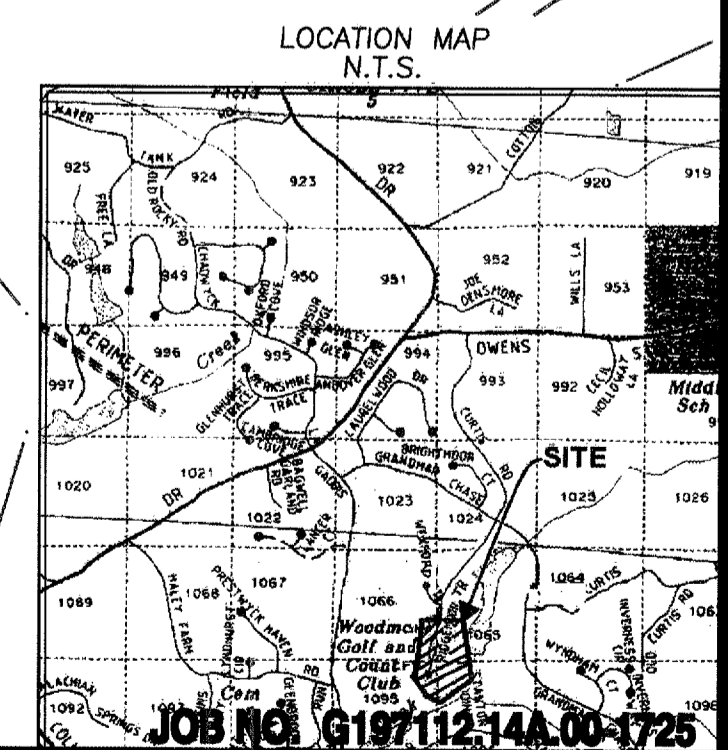
REVISIONS

FINAL SUBDIVISION PLAT FOR:
WOODMONT
UNIT 14B
LOCATED IN
LAND LOTS 1065, 1066, 1095 & 1096
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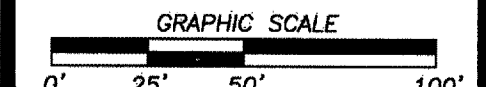
Plat Book 113 Pg 95
 Filed 01/27/2015 11:30 AM
 28-2015-000050
 Patty Baker
 Clerk of Superior Court Cherokee City, GA



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.

Alvin Payne 1-27-15
 CHEROKEE COUNTY WATER DEPARTMENT DATE

SHEET	OF
4	4
DATE: 1/10/05	
SCALE: 1" = 50'	
FILE# WM14B-FP.PRD	
JOB# G197112.14A	
DRAWN BY BLD	



NO.	DATE	DESCRIPTION
1	12/9/14	SEE REVISION NOTE 3 SHT. 2
2	9/05/08	SEE REVISION NOTE 2 SHT. 2
3	9/26/07	SEE REVISION NOTE 1 SHT. 2
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
WOODMONT
UNIT 14B
 LOCATED IN
LAND LOTS 1065, 1066, 1095 & 1096
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