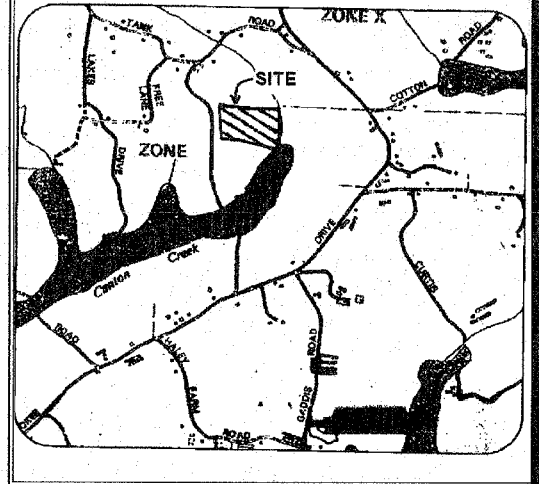


LOCATION MAP  
N.T.S.

FINAL SUBDIVISION PLAT OF  
**WOODMONT**  
UNIT 16B  
LOCATED IN  
LAND LOTS 949, 950  
3rd DISTRICT 2nd SECTION  
CHEROKEE COUNTY, GEORGIA



FLOOD MAP  
N.T.S.

**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

PORTIONS OF THIS PROPERTY ARE 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.

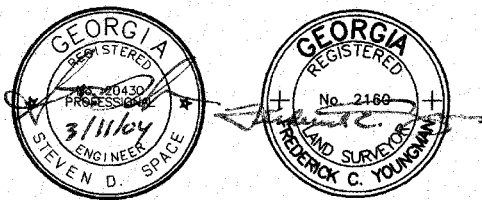
- NUMBER OF LOTS IS 21.
- ZONING IS R-15.
- DENSITY IS 1,901 LOTS PER ACRE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT = 25'  
SIDE = 10'  
REAR = 30'  
ALL LOTS IN THIS UNIT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF 80'  
AVERAGE LOT SIZE = 18,500 SF / MINIMUM LOT AREA = 15,000 SF
- BENCHMARK 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 TOP OF THE DWCB LOCATED ON BENNINGTON PLACE, BETWEEN LOTS 711 AND 712. ELEVATION = 1119.48.
- LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- A PORTION OF THIS PROPERTY IS 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 1052 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 ADJACENT TO A 100-YEAR FLOOD PLAIN REQUIRING AN ELEVATION CERTIFICATE INDICATING THAT THE FINISH FLOOR ELEVATION OF THE STRUCTURE SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE 100-YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
- 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.
- REFERENCE IS HEREBY MADE TO ZONING RESOLUTION 98-R-120, CASE # 98-10-057 (JERRY & JEFFERY DOSS, DONALD & LILA STEVENS), AND TRANSCRIPTION OF CHEROKEE COUNTY BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 23, 1998, 10:00 A.M. AS TO THE ZONING CONDITIONS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
1-20-04 AT 1:42 P.M.  
RECORD IN PLAT  
BOOK 88, PAGE 150  
PATTY BAKER  
CLERK SUPERIOR COURT

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS. AN AS BUILT CERTIFICATION FOR POND #1 FOR WOODMONT 9D (SHOWN AS "DETENTION POND 1" HEREON) DATED 7/17/03 HAS BEEN PREVIOUSLY SUBMITTED TO CHEROKEE COUNTY.

*Steven D. Space* 3/11/04  
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* 3-18-04  
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.

*Marty Rodgers* 3-19-04  
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.

*Shirley* 3/29/2004  
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.

*Vicki A. Taylor* March 23, 2004  
ZONING ADMINISTRATOR DATE

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE, CORRECT, 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.

*Frederick C. Youngman* 3-11-04  
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 & Neighborhoods, Inc.* 11/20/03  
OWNER/SUBDIVIDER DATE

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3-29-04 AT 2:00 P.M.  
RECORD IN PLAT  
BOOK 87, PAGE 59  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3-29-04 AT 2:13 P.M.  
RECORD IN PLAT  
BOOK 87, PAGE 67  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3-10-05 AT 2:38 P.M.  
RECORD IN PLAT  
BOOK 87, PAGE 105  
PATTY BAKER  
CLERK SUPERIOR COURT

JOB NO. G197112.16A.00-1725

SHEET OF  
1 4  
DATE: 03/11/04  
SCALE: N/A  
FILE# 5-004642.PRO  
JOB# G197112.16A  
DRAWN BY SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  
SURVEYOR: FREDERICK C. YOUNGMAN  
REGISTRATION NO. GA. 2160  
EXPIRATION DATE: 12/31/2004

NO.	DATE	DESCRIPTION
4	1/06/06	SEE REVISION NOTE #4 SHEET 2
3	10/13/05	SEE REVISION NOTE #3 SHEET 2
2	5/10/05	SEE REVISION NOTE #2 SHEET 2
1	5/17/04	SEE REVISION NOTE #1 SHEET 2
NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT OF  
**WOODMONT**  
UNIT 16B  
LOCATED IN  
LAND LOTS 949, 950 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

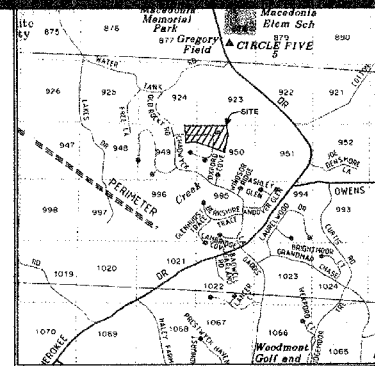
**LINE CURVE DATA TABLE**

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N89°13'43"E	85.62'	85.72'	525.00'
2	S83°18'26"E	51.05'	51.07'	525.00'
3	S83°32'44"E	76.52'	76.56'	725.00'
4	S71°59'26"E	88.11'	89.06'	175.00'
5	S69°32'45"E	7.15'	7.20'	17.00'
6	N71°46'19"E	15.20'	15.75'	17.00'
7	N45°13'30"E	23.87'		
8	N19°59'09"E	23.45'	24.23'	27.50'
9	N35°19'56"E	71.56'	77.92'	55.00'
10	S77°41'55"E	48.88'	50.65'	55.00'
11	S19°03'48"E	58.70'	61.92'	55.00'
12	S54°26'48"W	72.54'	79.21'	55.00'
13	S70°27'52"W	23.45'	24.23'	27.50'
14	S45°13'30"W	23.87'		
15	S06°32'35"W	21.25'	22.95'	17.00'
16	S26°15'00"E	35.91'	35.98'	175.00'
17	S07°12'52"E	79.60'	80.31'	175.00'
18	S11°22'43"W	33.22'	33.27'	175.00'
19	N34°52'22"W	196.19'	225.57'	125.00'
20	N85°43'03"W	23.08'	23.08'	775.00'
21	N82°41'33"W	58.74'	58.76'	775.00'
22	N86°19'23"W	96.05'	96.21'	475.00'
23	N86°12'46"E	27.54'	27.55'	475.00'

**CENTER LINE CURVE DATA TABLE**

LINE	ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE	CHORD BEARING	CHORD
C1	130.27'	500.00'	14°55'42"	65.51'	11°27'33"	S87°59'05"E	129.91'
C2	79.20'	750.00'	6°03'01"	39.64'	7°38'22"	S83°32'44"E	79.16'
C3	270.69'	150.00'	103°23'45"	189.92'	38°11'50"	S34°52'22"E	235.43'

RESOLUTION 98-R-120  
 CASE # 98-10-057  
 Jerry & Jeffery Doss  
 Donald & Lila Stevens



LOCATION MAP  
N.T.S.

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

118.66 acres located in land lot(s) 924, 949, 950, 994 & 995 of the 3<sup>rd</sup> District, 2nd section of Cherokee County, Georgia and indicated as parcels 128, 129, 130, 155 and 184 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 September 1, 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, October 13, 1998 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission is for approval with applicant's conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property ~~is~~ is now located in the R15 w/conditions\* district, and the Cherokee County Planner hereby is directed to change/~~delete~~ the district maps accompanying and being part of the rezoning resolution.

Adopted this 23rd day of October, 1998

*Hollis Q. Latham*  
 Hollis Q. Latham, Chairman

*Karen S. Huey*  
 Karen Huey, County Clerk

\*Said conditions are as follows: 1) no access to Watertank Road and 2) must maintain a 100 foot buffer with 50 foot undisturbed.

IN CONDITION #2 ABOVE, THE 100 FOOT BUFFER WITH 50 FOOT UNDISTURBED APPLIES ONLY TO PROPERTY LINES BOUNDED BY WATER TANK ROAD (AS PER TRANSCRIPTION OF CHEROKEE COUNTY BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 23, 1998, 10:00 A.M.)

**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
- 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
- ### - ADDRESS
- △ - POINT NOT SET

**STREET LENGTH**  
**BENNINGTON COURT - 124 LF**  
**BENNINGTON PLACE - 928 LF**  
**TOTAL LENGTH - 1052 LF**

**AREA SUMMARY**  
**TOTAL LOT AREA = 9.705 ACRES**  
**ROAD AREA = 1.342 ACRES**  
**TOTAL AREA = 11.047 ACRES**

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.

REVISION NOTE #1, DATED 5/17/04  
 THIS PLAT SUPERSEDES THE PLAT SET RECORDED IN PLAT BOOK 78, PAGES 59-62. THE PURPOSE OF THE REVISION IS TO CHANGE THE UNDISTURBED BUFFER ALONG THE NORTH SIDE OF LOTS 700 THROUGH 710 FROM 50 FEET TO 15 FEET (ZONING NEVER REQUIRED A 50 FOOT UNDISTURBED BUFFER IN THIS AREA), AND TO RENUMBER LOTS 700 THROUGH 705 (NOW 701-706).  
*Thib. D. Taylor* 7-20-05  
 APPROVED BY

~~GA. CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 3-29-04 AT 2:20 P M  
 RECORD IN PLAT  
 BOOK 78, PAGE 59-62  
 ANNE M. RENEAU  
 CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 5-25-04 AT 2:13 P M  
 RECORD IN PLAT  
 BOOK 79, PAGE 67-70  
 ANNE M. RENEAU  
 CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 8-10-05 AT 2:19 P M  
 RECORD IN PLAT  
 BOOK 86, PAGE 96  
 ANNE M. RENEAU *Patty Baker*  
 CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 10-25-05 AT 2:37 P M  
 RECORD IN PLAT  
 BOOK 87, PAGE 106  
 PATTY BAKER  
 CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 1-20-06 AT 1:42 P M  
 RECORD IN PLAT  
 BOOK 88, PAGE 151  
 PATTY BAKER  
 CLERK SUPERIOR COURT

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.

REVISION NOTE #4, DATED 01/06/06  
 THIS PLAT SUPERSEDES THE PLAT SET RECORDED IN PLAT BOOK 87, PAGES 105-108. THE PURPOSE OF THE REVISION IS TO MOVE THE FRONT CORNER OF THE WESTERN PROPERTY LINE OF LOT 739, 10 FEET TO THE EAST.  
*Shirley Smith* 1-11-06  
 APPROVED BY

REVISION NOTE #3, DATED 10/13/05  
 THIS PLAT SUPERSEDES THE PLAT SET RECORDED IN PLAT BOOK 86, PAGES 95-98. THE PURPOSE OF THE REVISION IS TO MOVE THE WESTERN PROPERTY LINE OF LOT 739 10 FEET WEST TOWARD FUTURE PHASE 1B.  
*Shirley Smith* 10/20/05  
 APPROVED BY

REVISION NOTE #2, DATED 6/10/05  
 THIS PLAT SUPERSEDES THE PLAT SET RECORDED IN PLAT BOOK 79, PAGES 67-70. THE PURPOSE OF THE REVISION IS TO MOVE THE COMMON LOT LINE BETWEEN LOTS 707 AND 708.  
*Thib. D. Taylor* 7-20-05  
 APPROVED BY

JOB NO. G197112.16A.00-1725

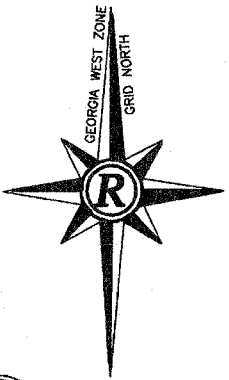
SHEET 2 OF 4  
 DATE: 03/11/04  
 SCALE: N/A  
 FILE#S-004642.PRO  
 JOB# G197112.16A  
 DRAWN BY: SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  
 SURVEYOR: FREDERICK C. YOUNGMAN  
 REGISTRATION NO. GA. 2160  
 EXPIRATION DATE: 12/31/2004

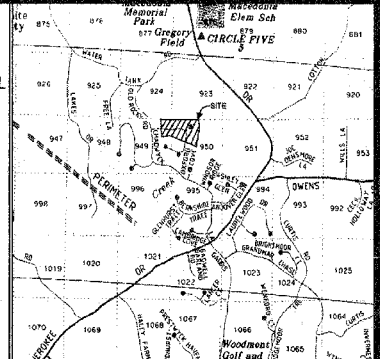
NO.	DATE	DESCRIPTION
4	1/06/06	SEE REVISION NOTE #4 SHEET 2
3	10/13/05	SEE REVISION NOTE #3 SHEET 2
2	6/10/05	SEE REVISION NOTE #2 SHEET 2
1	5/17/04	SEE REVISION NOTE #1 SHEET 2

FINAL SUBDIVISION PLAT OF  
**WOODMONT UNIT 16B**  
 LOCATED IN  
**LAND LOTS 949, 950 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



NOTE:  
BEARINGS  
ARE BASED  
ON THE  
"GEORGIA  
COORDINATE  
SYSTEM OF  
1985-  
WEST ZONE"



N/F  
**JEFFERY G. DOSS**  
ZONED: AG

N/F  
**MARTIN A. ALLAGOOD &  
MICHELLE A. ADAMS**  
ZONED: AG

LOCATION MAP  
N.T.S.

LL  
924

LL  
924

LL  
923

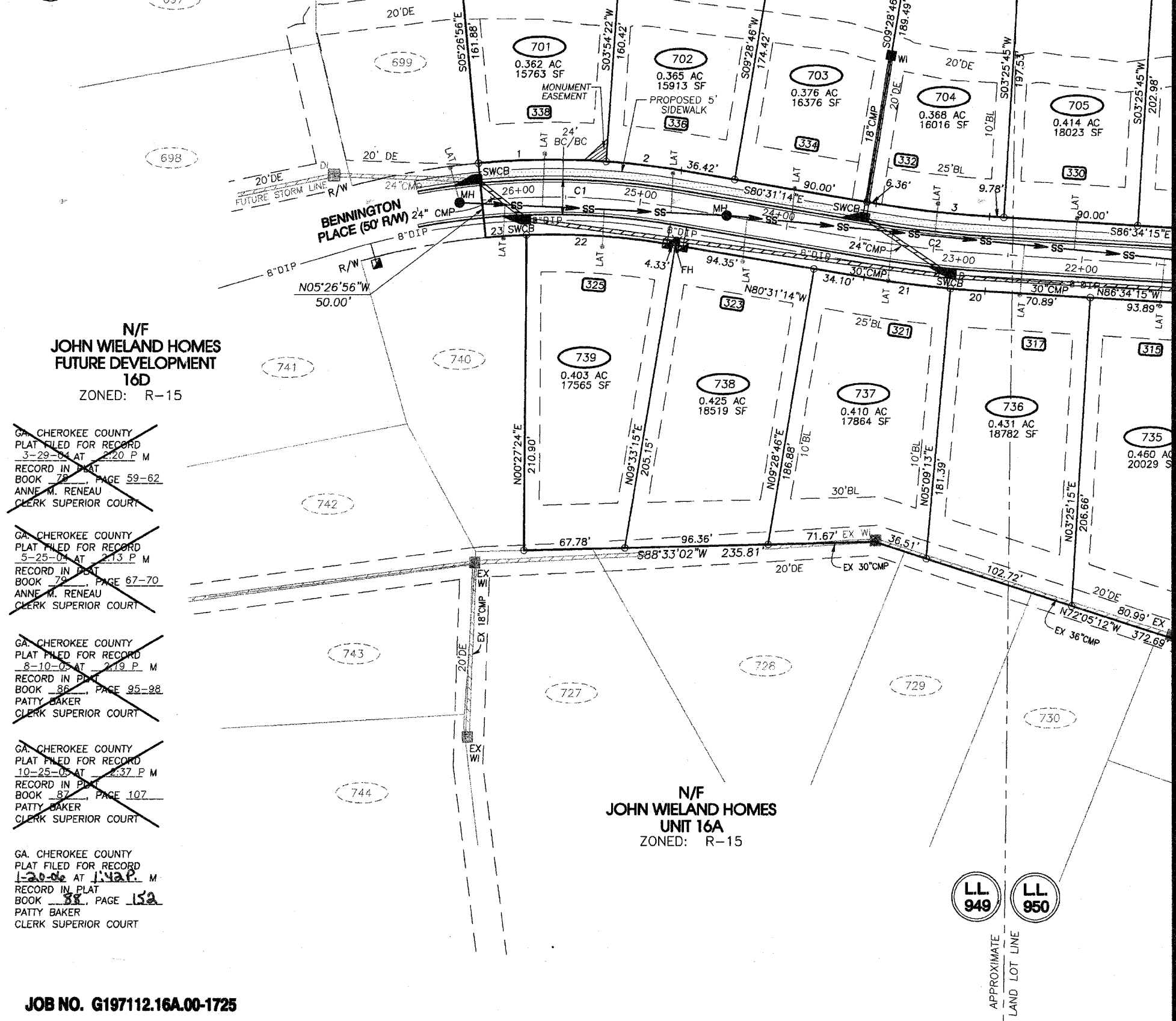
APPROXIMATE LAND LOT LINE

APPROXIMATE  
LAND LOT LINE

LL  
949

APPROXIMATE  
LAND LOT LINE

LL  
950



N/F  
**JOHN WIELAND HOMES  
FUTURE DEVELOPMENT  
16D**  
ZONED: R-15

N/F  
**JOHN WIELAND HOMES  
UNIT 16A**  
ZONED: R-15

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3-29-04 AT 2:20 P.M.  
RECORD IN PLAT  
BOOK 78, PAGE 59-62  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
5-25-04 AT 2:13 P.M.  
RECORD IN PLAT  
BOOK 79, PAGE 67-70  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
8-10-05 AT 2:19 P.M.  
RECORD IN PLAT  
BOOK 86, PAGE 95-98  
PATTY BAKER  
CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
10-25-05 AT 2:37 P.M.  
RECORD IN PLAT  
BOOK 87, PAGE 107  
PATTY BAKER  
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
1-20-06 AT 1:44 P.M.  
RECORD IN PLAT  
BOOK 88, PAGE 152  
PATTY BAKER  
CLERK SUPERIOR COURT

JOB NO. G197112.16A.00-1725

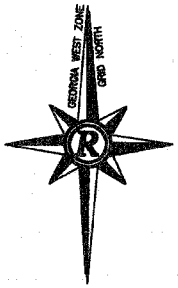
SHEET OF  
**3 4**  
DATE: 03/11/04  
SCALE: 1"=50'  
FILE#S-004642.PRO  
JOB# G197112.16A  
DRAWN BY SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  
SURVEYOR: FREDERICK C. YOUNGMAN  
REGISTRATION NO. GA. 2160  
EXPIRATION DATE: 12/31/2006  
GRAPHIC SCALE  
0' 25' 50' 100'

NO.	DATE	DESCRIPTION
4	1/06/06	SEE REVISION NOTE #4 SHEET 2
3	10/13/05	SEE REVISION NOTE #3 SHEET 2
2	6/10/05	SEE REVISION NOTE #2 SHEET 2
1	5/17/04	SEE REVISION NOTE #1 SHEET 2

FINAL SUBDIVISION PLAT OF  
**WOODMONT  
UNIT 16B**  
LOCATED IN  
LAND LOTS 949, 950 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

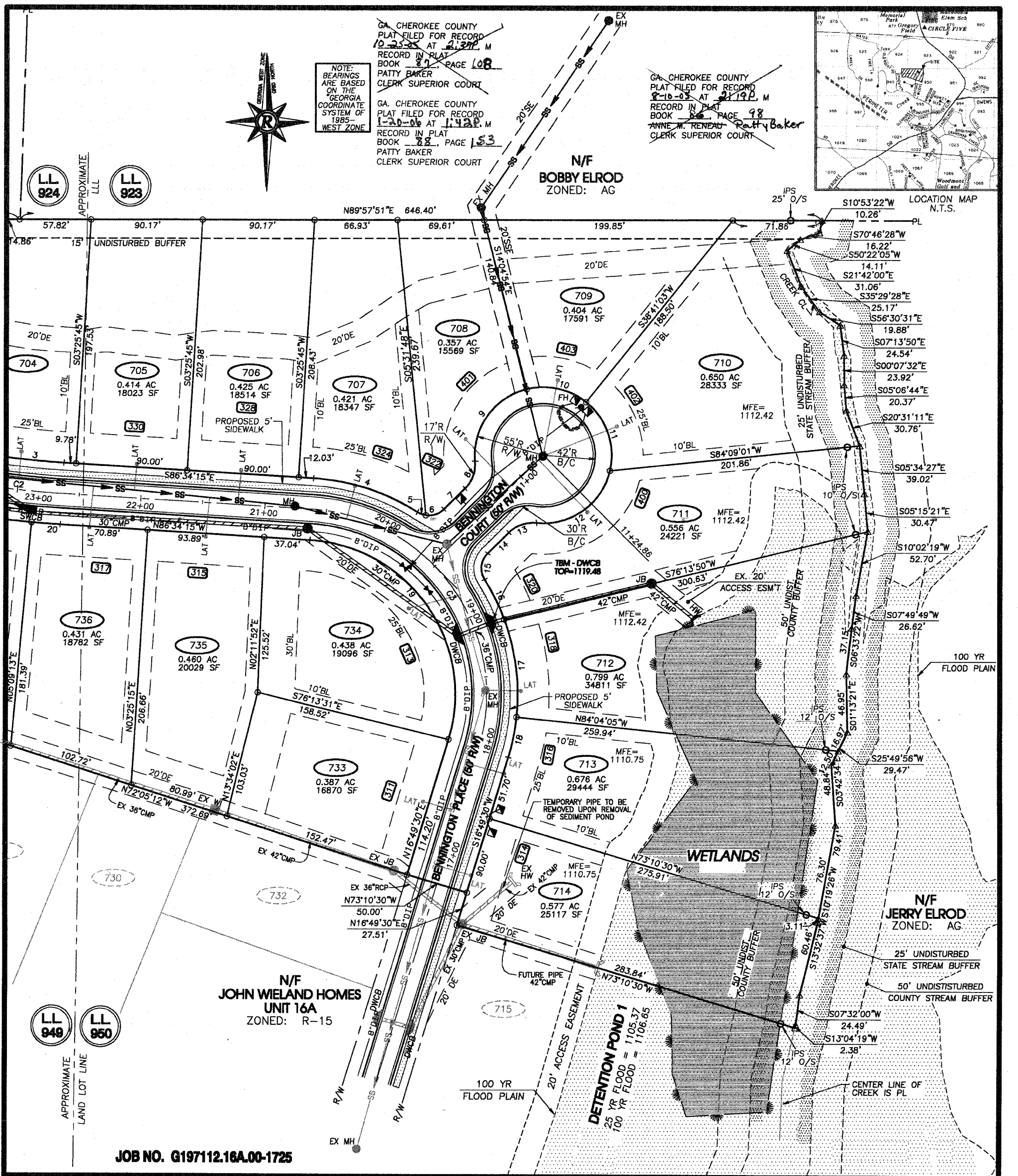
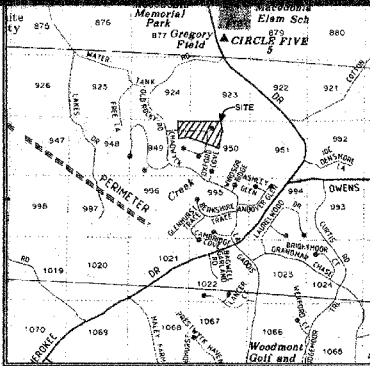


NOTE:  
BEARINGS  
ARE BASED  
ON THE  
"GEORGIA  
COORDINATE  
SYSTEM OF  
1985 -  
WEST ZONE"

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
10-25-06 AT 1:27 P.M.  
RECORD IN PLAT  
BOOK 87, PAGE 108  
PATTY BAKER  
CLERK SUPERIOR COURT

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
1-20-06 AT 1:12 P.M.  
RECORD IN PLAT  
BOOK 88, PAGE 153  
PATTY BAKER  
CLERK SUPERIOR COURT

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
8-10-05 AT 2:19 P.M.  
RECORD IN PLAT  
BOOK 86, PAGE 98  
ANNE M. RENEAU  
Patty Baker  
CLERK SUPERIOR COURT



N/F  
JOHN WIELAND HOMES  
UNIT 16A  
ZONED: R-15

N/F  
BOBBY ELROD  
ZONED: AG

N/F  
JERRY ELROD  
ZONED: AG

JOB NO. G197112.16A.00-1725

SHEET 4 OF 4  
DATE: 03/11/04  
SCALE: 1"=50'  
FILE #S-004842.PRO  
JOB# G197112.16A  
DRAWN BY SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  
SURVEYOR: FREDERICK C. YOUNGMAN  
REGISTRATION NO. GA. 2160  
EXPIRATION DATE: 12/31/2004  
GRAPHIC SCALE  
0 25 50 100'

NO.	DATE	DESCRIPTION
4	1/06/06	SEE REVISION NOTE #4 SHEET 2
3	10/13/05	SEE REVISION NOTE #3 SHEET 2
2	6/10/05	SEE REVISION NOTE #2 SHEET 2
1	5/17/04	SEE REVISION NOTE #1 SHEET 2

FINAL SUBDIVISION PLAT OF  
**WOODMONT**  
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