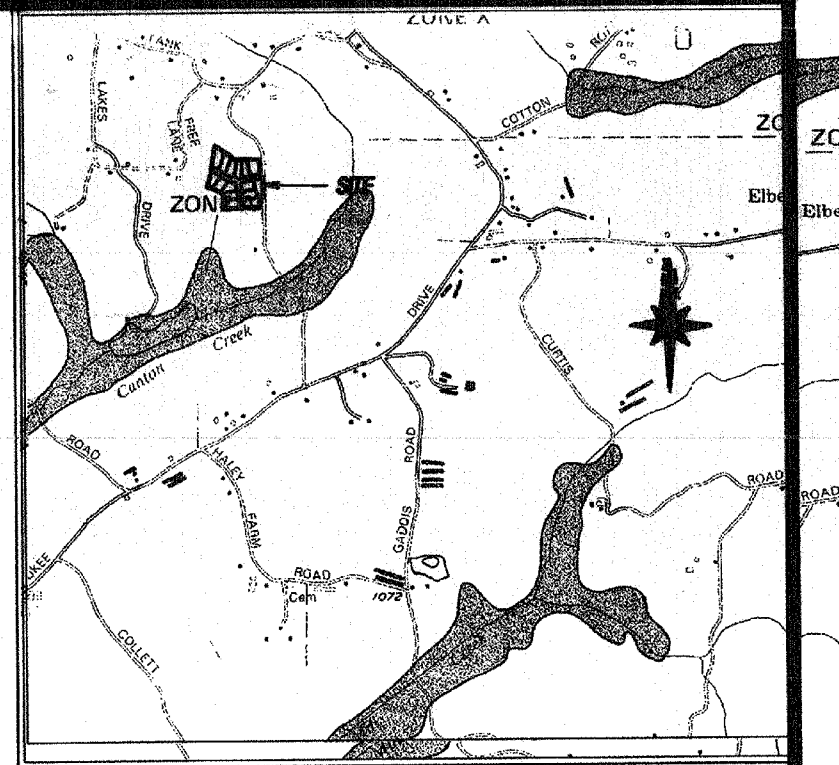


LOCATION MAP
N.T.S.

FINAL SUBDIVISION PLAT OF WOODMONT UNIT 16C-2

LOCATED IN
LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA



FLOOD MAP
N.T.S.

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, 1999, (COMR CASE NO. 01-04-365R; MAP PANEL AFFECTED - 13057C0275B, CHEROKEE CO., GEORGIA, DATED JULY 15, 1988)

ENGINEER / SURVEYOR

ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
ATLANTA: (404) 252-1334 GAINESVILLE: (770) 718-0600
SURVEYOR: CECIL LAMAR SMITH, R.L.S.
ENGINEER: JEANNE M. KERNEY P.E.

OWNER / DEVELOPER

JOHN WIELAND HOMES & NEIGHBORHOODS
2355 LOG CABIN DRIVE
SMYRNA GEORGIA 30080
CONTACT: JASON GARRETT (770) 616-8668

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.

Cecil Lamar Smith 05-02-06
C.C.W.S.A., GPS/GIS DATE

Keith Allen 05-03-06
C.C.W.S.A., INSPECTION 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.

Paul M. Smith 05-03-06
FIRE MARSHAL DATE

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
- 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

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.

Geoffrey E. Smith 5/4/06
COUNTY ENGINEER DATE

REVISION NOTE #1

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 90 PAGE 120-122. THE PURPOSE OF THIS REVISION IS TO REVISE THE PROPERTY LINE BETWEEN LOTS 698 & 699, ADDED 12.41' TO THE BACK OF 699 AND REDUCED THE BACK OF 698 12.41'

Allen L. Baker 2.14.05

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 899110 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

Plat Book 101 Pg 23
Filed and Recorded 2/15/2008 1:34:00 PM
28-2008-000124
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

PLANNING DEPARTMENT CERTIFICATION

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

Michael A. Smith 05.02.06
ZONING ADMINISTRATOR DATE

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.

Cecil Lamar Smith 4/25/06
CECIL LAMAR SMITH, GEORGIA REGISTERED LAND SURVEYOR #2955

ENGINEER'S ACKNOWLEDGMENT

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS. DETENTION FOR THIS PHASE HAS BEEN PROVIDED IN DETENTION POND 1 IN UNIT 16A. DETENTION REQUIREMENTS ARE SATISFIED THROUGH THE HYDROLOGY STUDY FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, INC.

Jeanne M. Kerney 4-25-06
JEANNE M. KERNEY, P.E. DATE

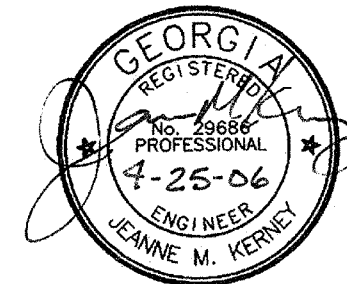
OWNERS CERTIFICATION AND DEDICATION

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.

Charles E. Biele, III Sr. VP. 3/31/06
DATE

OWNER/SUBDIVIDER
CHARLES E. BIELE, III, SRVP
JOHN WIELAND HOMES & NEIGHBORHOODS

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
5-4-06 AT 9:49 A.M.
RECORD IN PLAT
BOOK 90, PAGE 120
PATTY BAKER
CLERK SUPERIOR COURT



JOB NO. G197112.16C.00-1725

SHEET OF
1 3

DATE: 3/2/06
SCALE:
FILE: Woodmont16C-2FF
JOB: G197112.16C
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	2/6/08	SEE SHEET 1 FOR REVISION NOTE 1
REVISIONS		

FINAL SUBDIVISION PLAT
FOR:
**WOODMONT
UNIT 16C-2**

LOCATED IN
LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

NOTES

- NUMBER OF LOTS IS 15.
- ZONING IS R-15.
- DENSITY IS 2.249 LOTS PER ACRE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 25'
SIDE = 10'
REAR = 30' OR AS SHOWN
ALL LOTS IN THIS UNIT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF 80'
AVERAGE LOT SIZE = 15,908 SF / MINIMUM LOT AREA = 11,000 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 SWCB LOCATED BETWEEN LOTS 691 AND 692. ELEVATION=1140.08
- 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, 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.
- 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 893.0 FEET.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
- 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.
- 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.
- 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.
- 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.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY SANITARY OR UTILITY EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY WATER AND SEWER DEPARTMENT.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY DEPARTMENT OF ENGINEERING.

Plat Book 101 Pg 24
Filed and Recorded 2/15/2008 1:35:00 PM
28-2008-000125
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

JOB NO. G197112.16C.00-1725

- REFERENCE IS HEREBY MADE TO ZONING RESOLUTION 98-12-120, CASE # 98-10-057, AS TO THE ZONING CONDITIONS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
- MINIMUM HOME SIZE SHALL BE 2,000 SQUARE FEET.
- THIS DEVELOPMENT WAS APPROVED PRIOR TO THE ESTABLISHMENT OF THE TREE PROTECTION PLAN REQUIREMENT AND CONTAINS NO DESIGNATED TREE SAVE AREAS.
- 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.

LINE/CURVE DATA TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
1	N05°49'53"W	99.03'	1265.00'	99.06'	4°29'12"
2	N10°18'06"W	98.32'	1265.00'	98.34'	4°27'15"
3	N13°41'42"W	51.49'	1265.00'	51.49'	2°19'56"
4	N10°44'12"W	17.98'	125.00'	18.00'	8°14'57"
5	N44°50'47"W	24.76'	20.00'	26.69'	76°28'06"
6	N76°19'32"W	78.81'	335.00'	78.99'	1°33'36"
7	N62°35'37"W	81.38'	335.00'	81.59'	1°35'14"
8	N55°37'00"W	10.52'			
9	N55°37'00"W	58.67'			
10	N65°18'13"W	58.89'	175.00'	59.17'	19°22'25"
11	S66°38'35"E	86.07'	225.00'	86.60'	22°03'08"
12	S55°37'00"E	69.19'			
13	S57°25'27"E	17.98'	285.00'	17.98'	3°36'52"
14	S69°21'27"E	100.22'	285.00'	100.74'	20°15'10"
15	S89°11'34"E	96.12'	285.00'	96.59'	19°25'03"
16	N77°16'50"E	37.95'	285.00'	37.98'	7°38'09"
17	N73°27'46"E	54.79'			
18	N73°27'46"E	10.63'			
19	N79°00'25"E	101.45'	525.00'	101.60'	11°05'19"
20	S81°04'35"W	112.45'	475.00'	112.71'	13°35'43"
21	S73°52'15"W	6.77'	475.00'	6.77'	0°48'58"
22	S73°27'46"W	65.42'			
23	S77°47'52"W	50.64'	335.00'	50.69'	8°40'12"
24	S33°40'35"W	29.94'	20.00'	33.83'	96°54'45"
25	S13°02'51"E	79.51'	1315.00'	79.52'	3°27'53"
26	S09°14'50"E	94.89'	1315.00'	94.92'	4°08'08"
27	S05°18'17"E	86.05'	1315.00'	86.06'	3°44'59"

CENTERLINE/CURVE DATA TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA	TANGENT
C1	N09°08'44"W	256.95'	1290.00'	257.38'	11°25'53"	129.12'
C2	N07°21'30"W	26.12'	100.00'	26.19'	15°00'20"	13.17'
C3	S66°38'35"E	76.50'	200.00'	76.98'	22°03'08"	38.97'
C4	S81°04'37"E	266.53'	310.00'	275.51'	50°55'14"	147.60'
C5	N79°00'25"E	96.61'	500.00'	96.77'	11°05'19"	48.53'

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

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

118.66 acres located in land lot(s) 924, 949, 950, 994 & 995 of the 3rd 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 hereby~~ is located in the R15 w/conditions^{*} district, and the Cherokee County Planner hereby is directed to change/~~rezone~~ 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 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.

AREA SUMMARY

TOTAL LOT AREA = 5.669 ACRES

ROAD AREA = 1.000 ACRES

TOTAL AREA = 6.669 ACRES

STREET LENGTH

CHADWYCK LANE - 309 LF

BENNINGTON PLACE - 584 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.

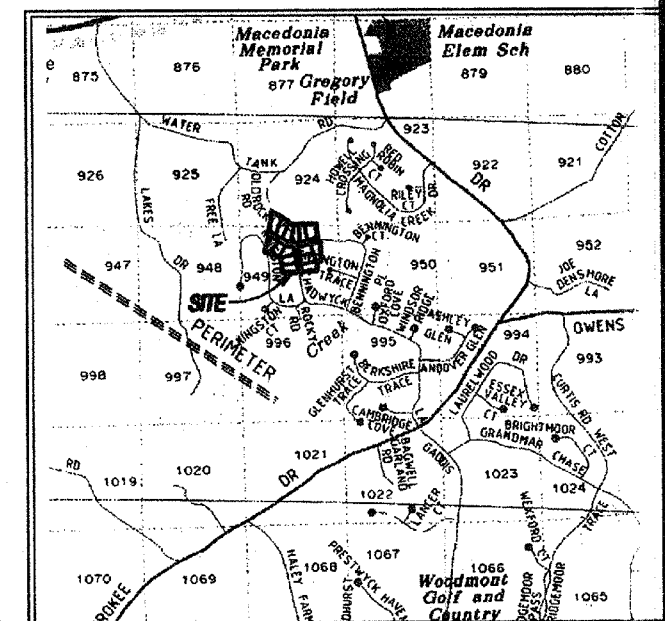
C.C.W.S.A. GPS/GIS DATE 05-08-08

C.C.W.S.A., INSPECTION DATE

PIPE NUMBER	SIZE (in.)	LENGTH (ft.)	Pipe Type
SWCB 2-B-SWCB 2-A	18"	60'	ACCOMP
SWCB 2-A-AS BUILT SWCB	24"	303'	ACCOMP
DWCB 3-B-DWCB 3-A	18"	28'	ACCOMP
DWCB 3-A-AS BUILT WEIR	18"	191'	ACCOMP

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
5-4-08 AT 9:49 A.M.
RECORD IN PLAT
BOOK 90, PAGE 121
PATTY BAKER
CLERK SUPERIOR COURT

LOCATION MAP N.T.S.



SHEET 2 OF 3
DATE: 3/2/06
SCALE: FILE#Woodmnt16C-2FP
JOB# G197112.16C
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	2/6/08	SEE SHEET 1 FOR REVISION NOTE 1
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
WOODMONT UNIT 16C-2
LOCATED IN LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

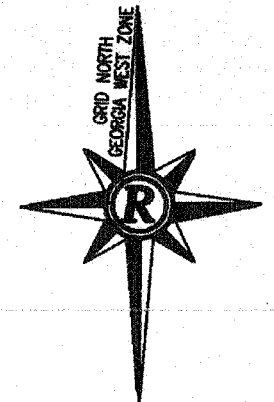
Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

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.

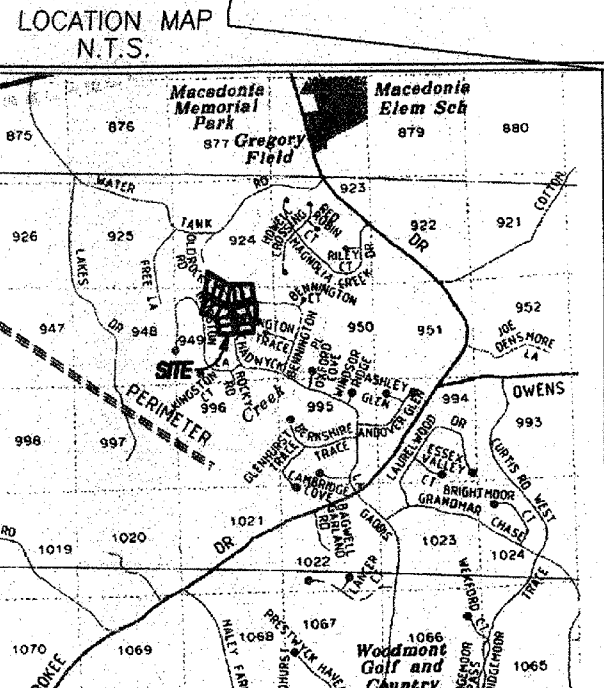
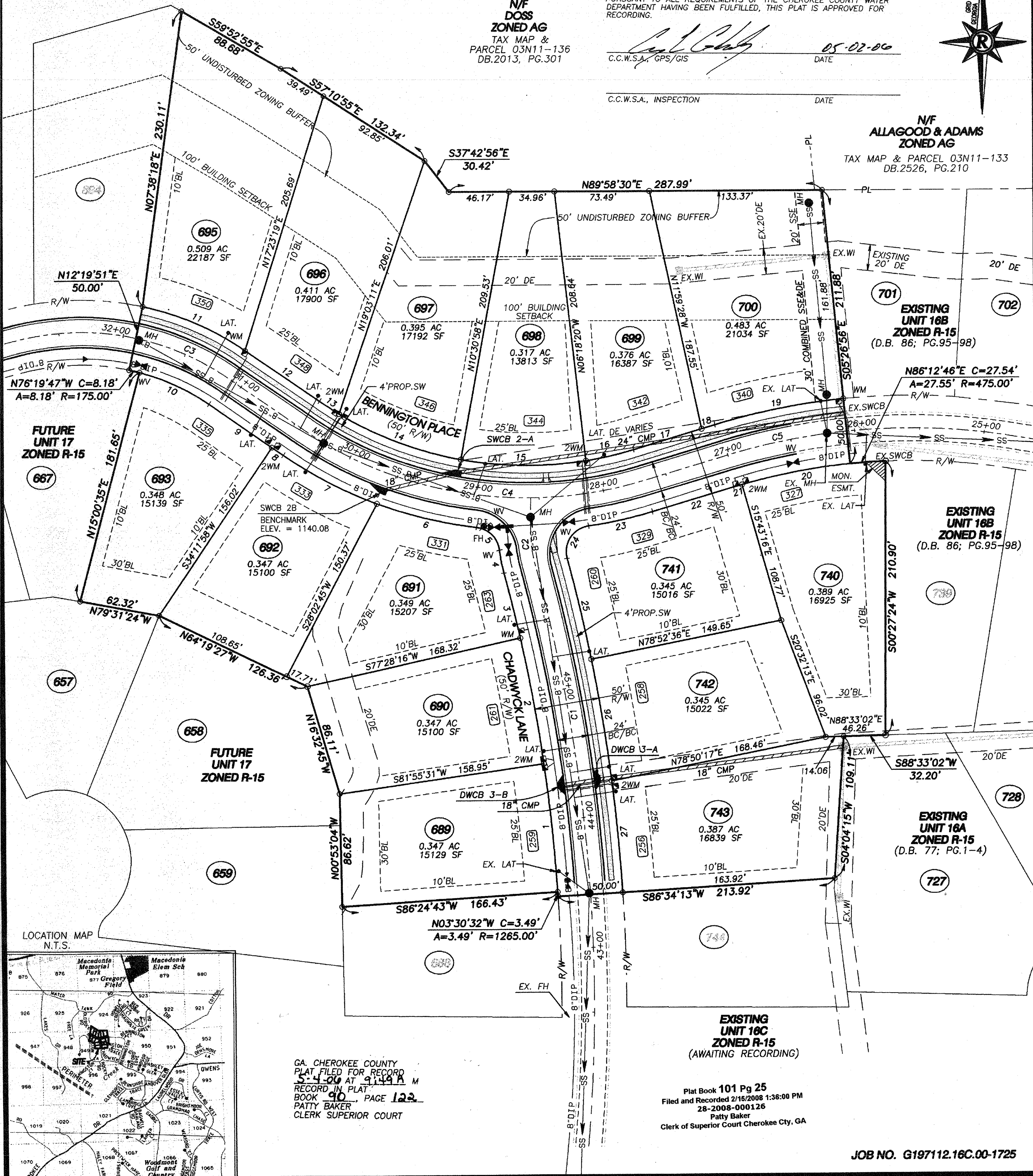
[Signature] 05-02-06
C.C.W.S.A., GPS/GIS DATE

C.C.W.S.A., INSPECTION DATE



N/F
DOSS
ZONED AG
TAX MAP &
PARCEL 03N11-136
DB.2013, PG.301

N/F
ALLAGOOD & ADAMS
ZONED AG
TAX MAP & PARCEL 03N11-133
DB.2526, PG.210



GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
5-4-06 AT 9:49 A.M.
RECORD IN PLAT
BOOK 90, PAGE 123
PATTY BAKER
CLERK SUPERIOR COURT

Plat Book 101 Pg 25
Filed and Recorded 2/15/2008 1:36:00 PM
28-2008-000126
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

JOB NO. G197112.16C.00-1725

SHEET 3 OF 3
DATE: 3/2/06
SCALE: 1" = 50'
FILE# Woodmnt16C-2FP
JOB# G197112.16C
DRAWN BY SERI

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'

NO.	DATE	DESCRIPTION
1	2/6/08	SEE SHEET 1 FOR REVISION NOTE 1

FINAL SUBDIVISION PLAT
FOR:
**WOODMONT
UNIT 16C-2**
LOCATED IN
LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

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