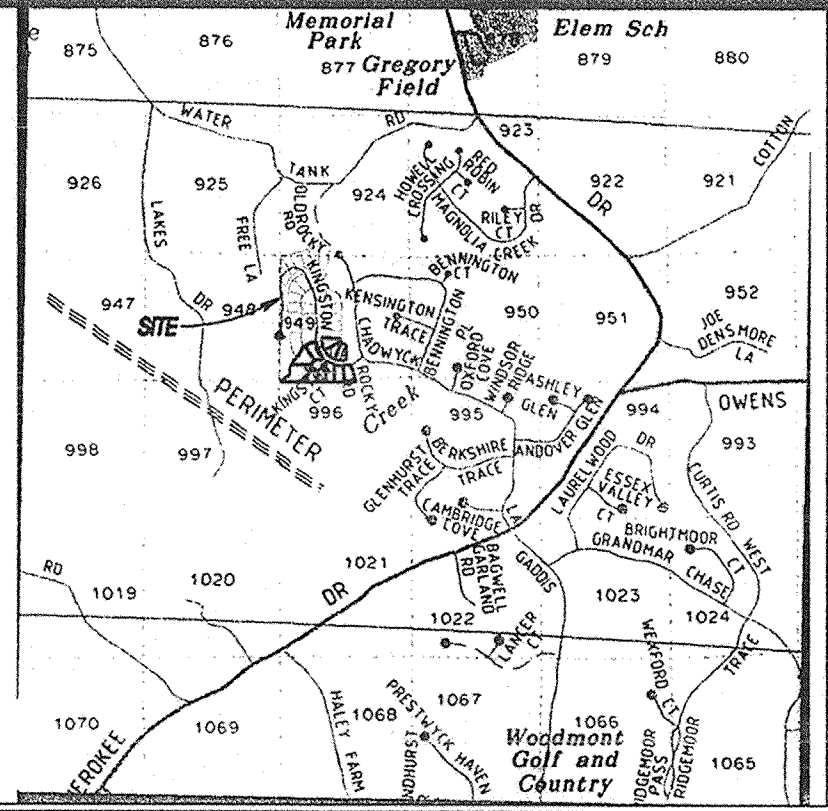
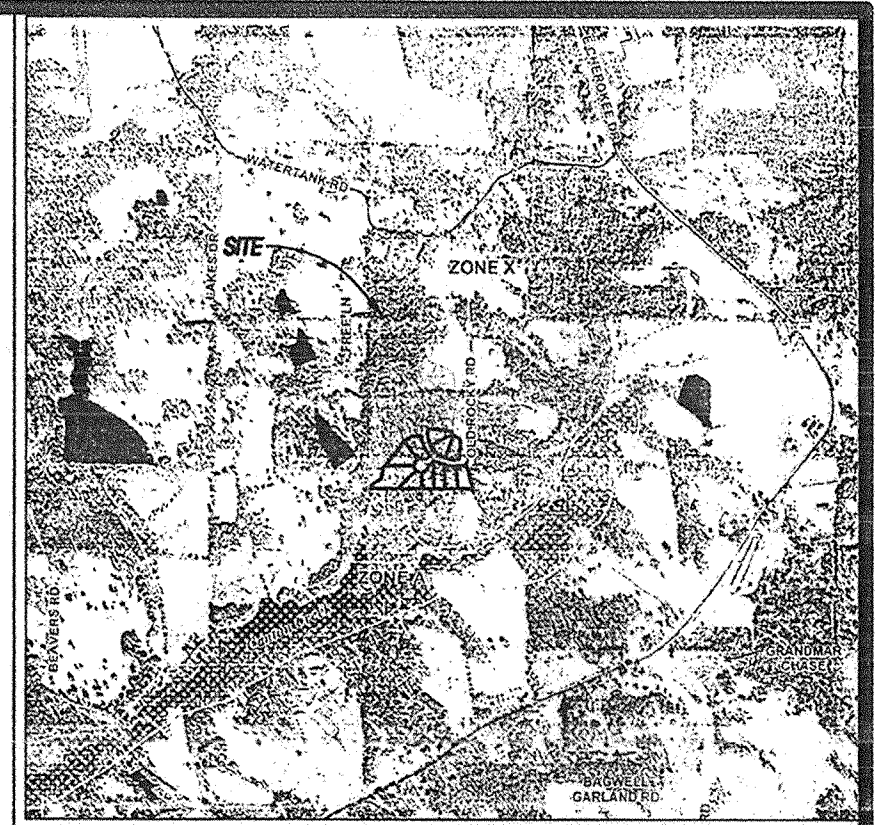


FINAL SUBDIVISION PLAT OF
WOODMONT
 UNIT 17 - PHASE 1

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



LOCATION MAP
 N.T.S.



FLOOD MAP
 N.T.S.

WOODMONT PHASE 17 IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, COMMUNITY PANEL NO. 13057C 0280D, REVISED SEPTEMBER 29, 2006.

ENGINEER / SURVEYOR
 ROCHESTER & ASSOCIATES, INC.
 425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
 GAINESVILLE: (770) 718-0600
 SURVEYOR: MICHAEL A. DRIGGERS, R.L.S.
 ENGINEER: ERIC M. CHINI P.E.

OWNER / DEVELOPER
 JOHN WIELAND HOMES & NEIGHBORHOODS, INC.
 2355 LOG CABIN DRIVE
 SMYRNA GEORGIA 30080
 CONTACT: JASON GARRETT (770) 616-8668

- 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
 - CORP - 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

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] 8-3-10
 C.C.W.S.A., GPS/GIS DATE

[Signature] 8-3-10
 C.C.W.S.A., INSPECTION 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] 8/3/2010
 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] 8-3-10
 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] 08/03/10
 FIRE MARSHAL 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.

[Signature] 6-18-10
 MICHAEL A. DRIGGERS, GEORGIA REGISTERED LAND SURVEYOR #3168

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 392888 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

Plat Book 105 Pg 144
 Filed and Recorded 8/3/2010 10:15:15 AM
 28-2010-00093
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

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 B IN UNIT 17. THE DETENTION POND PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND APPROVED HYDROLOGY STUDY FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, INC. ANY MODIFICATIONS TO A STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

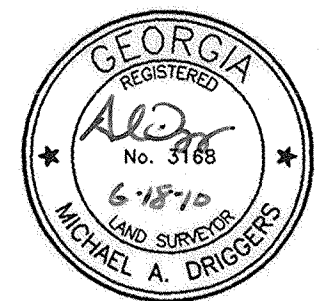
[Signature] 6/21/10
 MATTHEW T. McGRATH, P.E. DATE

THIS PLAT IS FOR THE EXCLUSIVE USE OF JOHN WIELAND HOMES & NEIGHBORHOODS, INC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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] 6/26/10
 OWNER/SUBDIVIDER DATE
 JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.

GA. CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 AT _____ M
 RECORD IN PLAT
 BOOK _____ PAGE _____
 PATTY BAKER
 CLERK SUPERIOR COURT



JOB NO. G197112.17A.00-1725

SHEET 1 OF 3
 DATE: 04/15/2010
 SCALE: N/A
 FILE# P19-17-1
 JOB# G197112.17A.00
 DRAWN JY MAD

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
 FOR :
WOODMONT
 UNIT 17 - PHASE 1
 LOCATED IN
 LAND LOT 949
 3rd DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

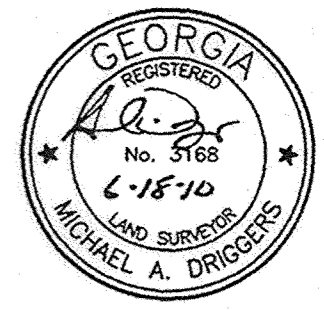
NOTES

- NUMBER OF LOTS IS 11.
- AS PER CONSTRUCTION PLANS (SHEET 4) FOR LOTS 650, 651 - ROAD DRAINAGE AND DRIVEWAY FOR LOTS SHALL BE DIRECTED TO THE ROADWAY.
- ZONING IS R-15.
- DENSITY IS 2.00 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.
- TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 602 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.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY THEREFORE, IT IS CHEROKEE COUNTY POLICY THAT NO COUNTY FORCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION TO ANY DRAINAGE EASEMENT WITHIN CHEROKEE COUNTY, UNLESS SAID EASEMENT LIES WITHIN CHEROKEE COUNTY RIGHT-OF-WAY AND/OR SAID WORK IS NECESSARY TO PROTECT COUNTY RIGHT-OF-WAY PER CHEROKEE COUNTY POLICY ADOPTED JANUARY 14, 1997.
- THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.

LINE/CURVE DATA TABLE

LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
1	N32°42'28"E	18.68'		
2	N43°15'51"E	30.74'		
3	S80°36'59"E	30.22'		
4	N01°11'20"E	40.36'	40.40'	250.00'
5	N05°49'06"E	18.63'		
6	N55°20'07"W	25.30'	27.39'	20.00'
7	S85°44'13"W	2.17'		
8	S86°02'27"W	61.59'		
9	N84°06'27"W	85.55'	85.97'	250.00'
10	N66°06'51"W	70.81'	71.05'	250.00'
11	N88°57'28"W	20.59'	21.63'	20.00'
12	S50°19'53"W	41.93'	41.99'	225.00'
13	S32°42'30"W	15.61'	16.04'	20.00'
14	S45°50'35"W	64.82'	69.31'	55.00'
15	N72°03'14"W	48.22'	49.92'	55.00'
16	N23°01'54"W	43.02'	44.20'	55.00'
17	N29°01'25"E	53.38'	55.74'	55.00'
18	N86°33'13"E	52.48'	54.71'	55.00'
19	N83°23'43"E	20.99'	22.10'	20.00'
20	N49°20'02"E	14.69'		
21	N04°05'53"E	27.19'	29.90'	20.00'
22	N21°05'11"W	151.56'	153.99'	250.00'
23	S05°49'06"W	18.63'		
24	S10°26'33"E	112.00'	113.52'	200.00'
25	S48°47'50"E	150.45'	154.24'	200.00'
26	S82°25'30"E	79.98'	80.52'	200.00'
27	N86°02'27"E	31.00'		

- 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.
- 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.
- ENDANGERED SPECIES NOTE:**
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES THAT 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
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF THE PROPERTY LINES; 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR REAR PROPERTY LINES.
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN. FLOW SHALL ENTER AND EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWNSTREAM AFFECTED PROPERTIES.
- FENCES A MINIMUM OF FIVE (5) FEET IN HEIGHT WITH A MINIMUM OF A TEN (10) FOOT GATE SHALL BE REQUIRED ON ALL DETENTION PONDS WHERE THE SIDES OF THE POND HAVE A VERTICAL SLOPE OF GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL OR GREATER, AND PER THE BASIN DESIGN IN THE HYDROLOGICAL STUDY, THE 100-YEAR STORM DEPTH OF WATER IN THE POND IS GREATER THAN FOUR (4) FEET. IF THE POND HAS A SIDE SLOPE OF THREE (3) FOOT HORIZONTAL TO THE ONE (1) FOOT VERTICAL OR LESS THEN FENCING WILL NOT BE REQUIRED.



CENTERLINE/CURVE DATA TABLE

CENTERLINE CURVE	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT	DEGREE OF CURVE
C1	N44°04'14"W	344.16'	391.83'	225.00'	267.09'	25°27'53"
C2	S55°01'53"W	93.42'	94.29'	200.00'	48.04'	28°38'52"

Plat Book 105 Pg 145
Filed and Recorded 8/3/2010 10:15:15 AM
28-2010-00094
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

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

A resolution 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~~ is now located in the R15 w/conditions district, and the Cherokee County Planner hereby is directed to change ~~the~~ the district maps accompanying and being part of the rezoning resolution.

Adopted this 23rd day of October, 1998

Hollis Q. Latham, Chairman

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.)

CLEANOUT EASEMENT NOTE

IN THE EVENT A SANITARY SEWER TAP/CLEAN-OUT OR ASSOCIATED SEWER INFRASTRUCTURE IS LOCATED OUTSIDE THE RIGHT-OF-WAY LINE AND WITHIN INDIVIDUAL LOTS, THEN THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY SHALL HAVE A TEN (10) FOOT WIDE SANITARY SEWER TAP/CLEAN-OUT EASEMENT. THE CENTER OF SAID EASEMENT SHALL BE DEFINED BY THE PHYSICAL LOCATION OF THE LATERAL LINE AS MEASURED FROM THE CENTER OF THE TAP STRUCTURE TO ITS ENTRY POINT ON THE MAIN SEWER LINE. SAID EASEMENT SHALL BE TEN (10)

CERTIFICATE OF CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature]
CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY DATE 8-3-10

AREA SUMMARY

TOTAL LOT AREA = 4.865 ACRES
ROAD AREA = 1.138 ACRES
OPEN SPACE = 0.000 ACRES
TOTAL AREA = 6.003 ACRES

STREET LENGTH

KENSINGTON LANE - 472 LF
KENSINGTON CT. - 130 LF

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
AT _____ M
RECORD IN PLAT
BOOK _____ PAGE _____
PATTY BAKER
CLERK SUPERIOR COURT

JOB NO. G197112.17A.00-1725

SHEET 2 OF 3

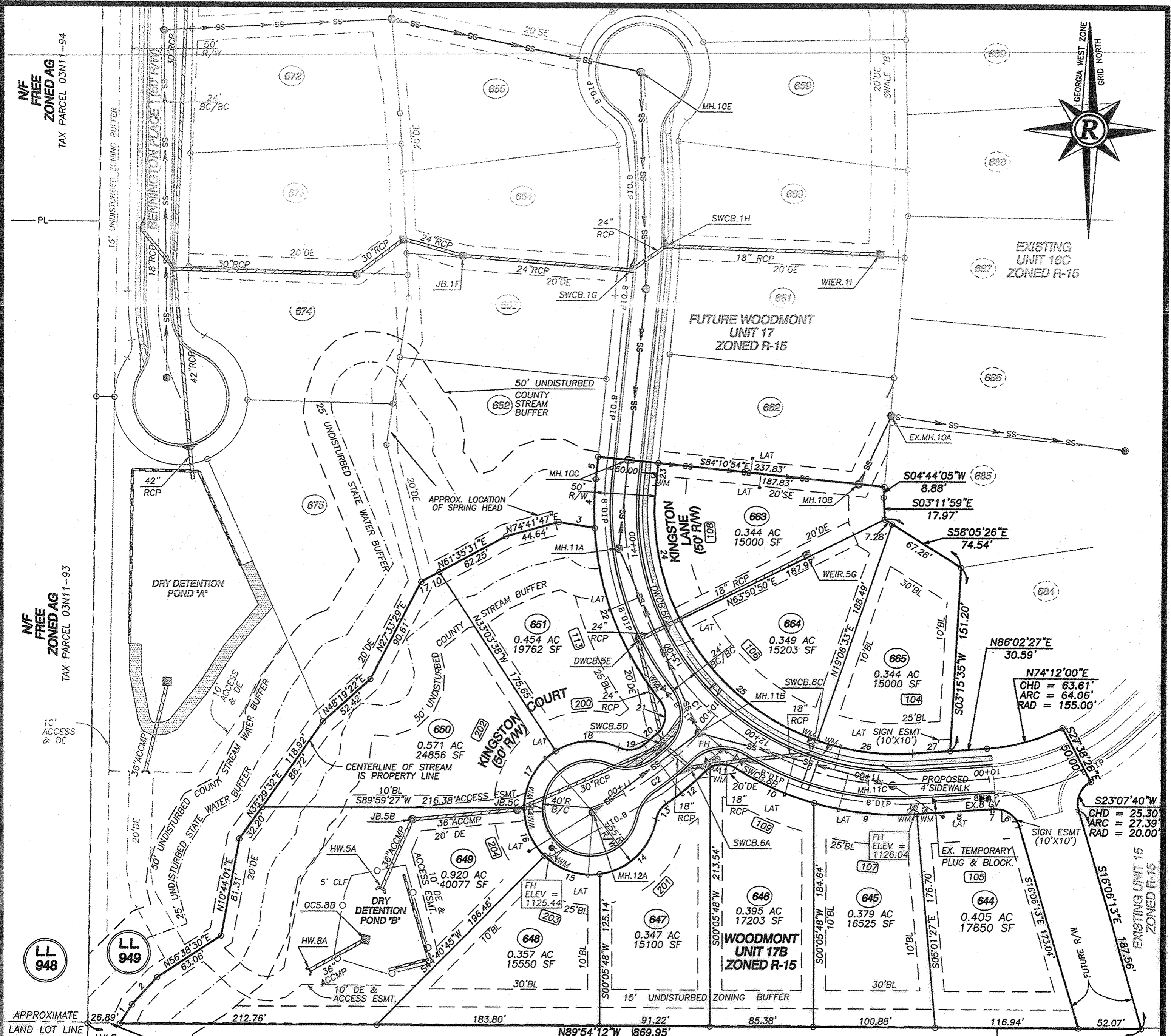
DATE: 04/15/2010
SCALE: N/A
FILE# NLP-17-1
JOB# G197112.17A.00
DRAWN BY MAD

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		

FINAL SUBDIVISION PLAT
FOR:
**WOODMONT
UNIT 17 - PHASE 1**
LOCATED IN
LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

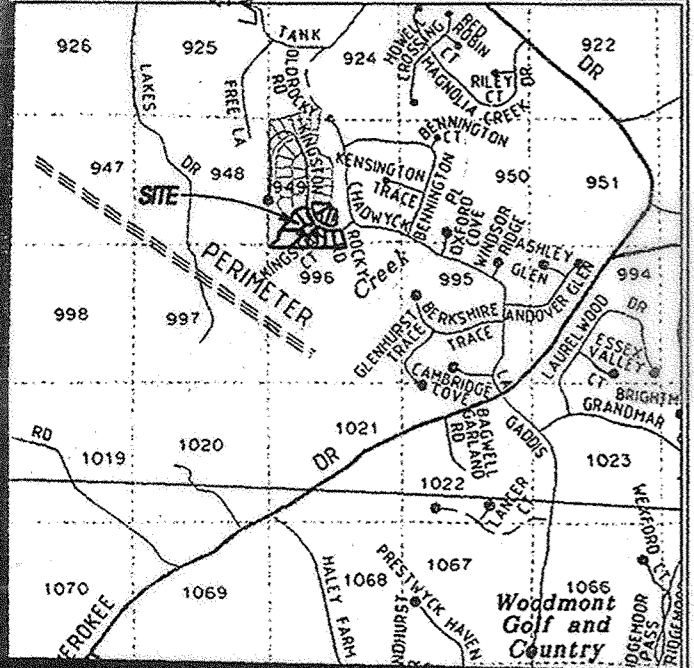


LL 948
LL 949
LL 997
LL 996

N/F FREE ZONED AG
TAX PARCEL 03N11-125

N/F GARDNER ZONED AG
TAX PARCEL 03N11-126

N/F FITZSIMMONS ZONED AG
TAX PARCEL 03N11-127



Plat Book 105 Pg 146
Filed and Recorded 8/3/2010 10:15:15 AM
28-2010-000095
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
AT _____ M
RECORD IN PLAT
BOOK _____ PAGE _____
PATTY BAKER
CLERK SUPERIOR COURT

CLEANOUT EASEMENT NOTE

IN THE EVENT A SANITARY SEWER TAP/CLEAN-OUT OR ASSOCIATED SEWER INFRASTRUCTURE IS LOCATED OUTSIDE THE RIGHT-OF-WAY LINE AND WITHIN INDIVIDUAL LOTS, THEN THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY SHALL HAVE A TEN (10) FOOT WIDE SANITARY SEWER TAP/CLEAN-OUT EASEMENT. THE CENTER OF SAID EASEMENT SHALL BE DEFINED BY THE PHYSICAL LOCATION OF THE LATERAL LINE AS MEASURED FROM THE CENTER OF THE TAP STRUCTURE TO ITS ENTRY POINT ON THE MAIN SEWER LINE. SAID EASEMENT SHALL BE TEN (10)

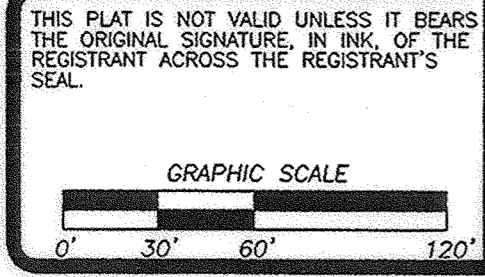
CERTIFICATE OF CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] 8-3-10
CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY DATE



JOB NO. G197112.17A.00-1725

SHEET 3 OF 3
DATE: 04/15/2010
SCALE: 1" = 60'
FILE# FNP-17-1
JOB# G197112.17A.00
DRAWN BY MAD



NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR:
WOODMONT UNIT 17 - PHASE 1
LOCATED IN
LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com