

**CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 35,916. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 380,768

**GENERAL NOTES**

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET5 30R3.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

VERTICAL DATUM IS NAVD 88.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

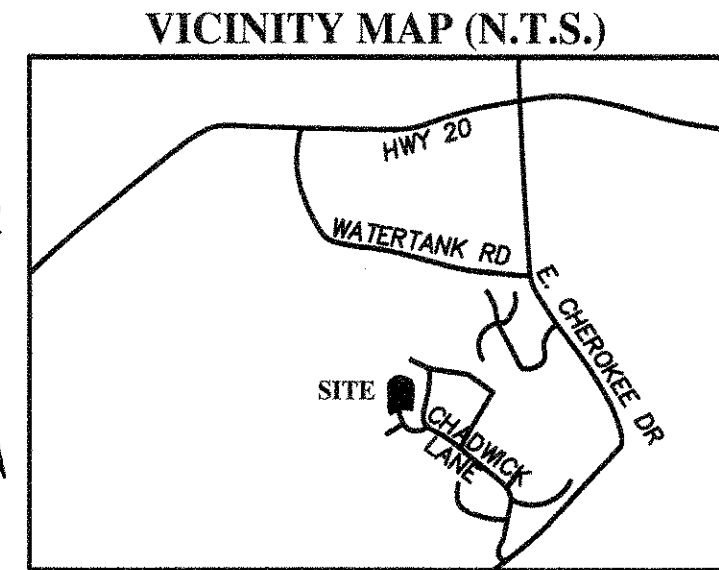
WOODMONT UNIT 17-PHASE 2 IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, PANEL NUMBER 13057C 0280D, REVISED SEPTEMBER 29, 2006

**NOTES**

- NUMBER OF LOTS IS 11  
TOTAL AREA: 4.984 ACRES  
DEDICATED R/W: 0.528  
TOTAL AREA OF LOTS: 4.456 ACRES  
AVERAGE LOT SIZE = 17,646 SF  
DENSITY, LOTS PER ACRE = 2.21  
MINIMUM LOT WIDTH IS 80 FEET. ALL LOTS MEET THE MINIMUM REQUIREMENT.
- SETBACKS: FRONT - 25'  
REAR - 30'  
SIDE - 10'
- ZONING IS R-15 (ZONING RESOLUTION 98-R-120, CASE 98-10-057)
- 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.
- 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 IS 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.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT 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.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE COUNTY RIGHT-OF-WAY; THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHTS-OF-WAY AND ARE CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- UTILITIES MAY EXIST IN LOCATIONS NOT SHOWN. CALL THE UTILITY PROTECTION CENTER THREE DAYS BEFORE ANY EXCAVATION (1.800.282.7411)
- DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS FOR WOODMONT GOLF AND COUNTY CLUB RECORDED IN DEED BOOK 3433, PAGE 99 AS AMENDED
- STREET DEDICATION - 133± L.F. KINGSTON LANE
- 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.
- ROOF AND DRIVEWAY DRAINAGE SHALL BE DIRECTED TO THE ROADWAY FOR LOTS 652 AND 653 PER APPROVED CONSTRUCTION PLANS.
- FINISHED FLOORS AND DRIVEWAYS ON LOTS UPSTREAM OF ROAD CULVERTS MUST BE BUILT ONE FOOT HIGHER THAN THE LOWEST POINT ON THE ADJACENT STREET.

# FINAL PLAT OF WOODMONT UNIT 17 - PHASE 2

LOCATED IN LAND LOT 949  
3rd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
JANUARY 18, 2013



Plat Book 109 Pg 11  
Filed and Recorded 4/15/2013 1:18:47 PM  
28-2013-000073  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

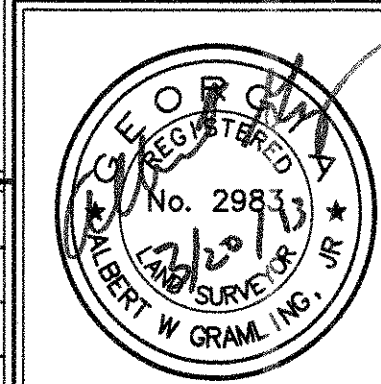
Owner/Developer:

**John Wieland Homes**  
AND NEIGHBORHOODS  
jwhomes.com

4125 Atlanta Road SE • Smyrna, GA 30080  
24 Hour Contact: Jason Garrett 770.703.1646

FINAL PLAT OF  
**WOODMONT UNIT 17 - PHASE 2**  
LOCATED IN LAND LOT 949  
3rd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
JANUARY 18, 2013

**Gunnin**  
Land Surveying  
www.gunninlandsurveying.com  
270 E Main St., Suite M Canton, GA 30114  
Tel: 678.880.7502  
Fax: 678.609.4731



SHEET	OF
1	2

**FIRE MARSHAL 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.

*Donald J. Baumgartner* 4-12-13  
FIRE MARSHAL DATE

**OWNER'S CERTIFICATE**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID THAT ALL STREETS, WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC PLACE SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

*Albert W. Gramling, Jr.* 3-26-13  
OWNER/SUBDIVIDER DATE

**COUNTY ENGINEER CERTIFICATE**

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JANUARY 15, 2002

*Albert W. Gramling, Jr.* 4/12/13  
COUNTY ENGINEER DATE

**WATER AND SEWER CERTIFICATE**

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

*Albert W. Gramling, Jr.* 4-9-13  
INSPECTOR DATE

**STORM DRAIN CERTIFICATION**

IN MY OPINION THE STORM DRAIN SYSTEM AS CONSTRUCTED IN THIS SUBDIVISION WILL FUNCTION ESSENTIALLY AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS FOR THIS SUBDIVISION. WITH THE FOLLOW EXCEPTIONS:  
1. MATERIALS AND WORKMANSHIP ARE NOT CERTIFIED.  
2. FAILURE DUE TO NEGLECT, ABUSE, ALTERATIONS OR LACK OF MAINTENANCE.  
3. CHANGES OF DRAINAGE DUE TO LOT GRADING, LANDSCAPING, FUTURE DEVELOPMENT,

*Albert W. Gramling, Jr.* 3/20/13  
ALBERT W. GRAMLING, JR. GA RLS NO. 2983 DATE

**HEALTH DEPARTMENT CERTIFICATE**

THIS FINAL PLAT HAS BEEN APPROVED BY THE CHEROKEE COUNTY HEALTH DEPARTMENT AS BEING CONSISTENT WITH APPLICABLE STATE AND LOCAL ENVIRONMENTAL HEALTH REQUIREMENTS.

DIRECTOR, CHEROKEE COUNTY HEALTH DEPARTMENT

**ZONING DEPARTMENT CERTIFICATE**

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

*Albert W. Gramling, Jr.* 4/12/2013  
ZONING ADMINISTRATOR DATE

**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, THE 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 10.

**OWNER:**

JW HOMES, LLC  
4125 ATLANTA ROAD SE  
SMYRNA, GA, 30080  
770-703-1646

**SURVEYOR:**

GUNNIN LAND SURVEYING, LLC  
270 E MAIN STREET, SUITE M  
CANTON, GEORGIA 30114  
PHONE: 678.880.7502

DATE	REVISION
02.13.13	REVIEW COMMENTS
03.08.13	REVIEW COMMENTS

RESOLUTION 98-R-120  
CASE # 98-10-057  
Terry & Jeffery Dean  
Donald & Lila Stevens

A resolution adopting/approving the rezoning of the following described property:

118.66 acres located in land lot(s) 924, 949, 950, 951 & 952 of the 3rd District, 2nd Section of Cherokee County, Georgia and indicated as parcels 128, 129, 130, 131 and 134 on tax map 03821.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from AO to R-15 was filed on September 1, 1998.

Proposed Use: Residential Use

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 R-15 ~~zoning district~~ district, and the Cherokee County Planner hereby is directed to change/rezone ~~the~~ the district maps accompanying and being part of the rezoning resolution.

Adopted this 23rd day of October, 1998

*Hollis G. Lethen*  
Hollis G. Lethen, Chairman

*Harold H. Hester*  
Harold Hester, County Clerk

With conditions set 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.)

**SYMBOL LEGEND**

- IPF 1/2" REBAR FND.
- IPS 1/2" REBAR SET
- BM BENCHMARK
- CTV CABLE BOX
- CB CATCH BASIN
- CMF CONCRETE MONUMENT FOUND
- DI DROP INLET
- EM ELECTRIC METER
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- JB JUNCTION BOX
- PP POWER POLE
- CO SANITARY CLEANOUT
- MH SANITARY SEWER MANHOLE
- JB STORM JUNCTION BOX
- TX TRANSFORMER BOX
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TB TELEPHONE BOX
- WM WATER METER
- WV WATER VALVE
- WI WEIR INLET

**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, THE 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.

**ABBREVIATIONS**

- B.L. BUILDING LINE
- C.L. CENTERLINE
- CMP CORRUGATED PLASTIC PIPE
- DE DRAINAGE EASEMENT
- E.O.P. EDGE OF PAVEMENT
- FEN FENCE
- L.L.L. LAND LOT LINE
- L.F.E. LOWEST FLOOR ELEVATION
- RCP REINFORCED CONCRETE PIPE
- R.W. RIGHT OF WAY
- SS SANITARY SEWER
- SSE SANITARY SEWER EASEMENT

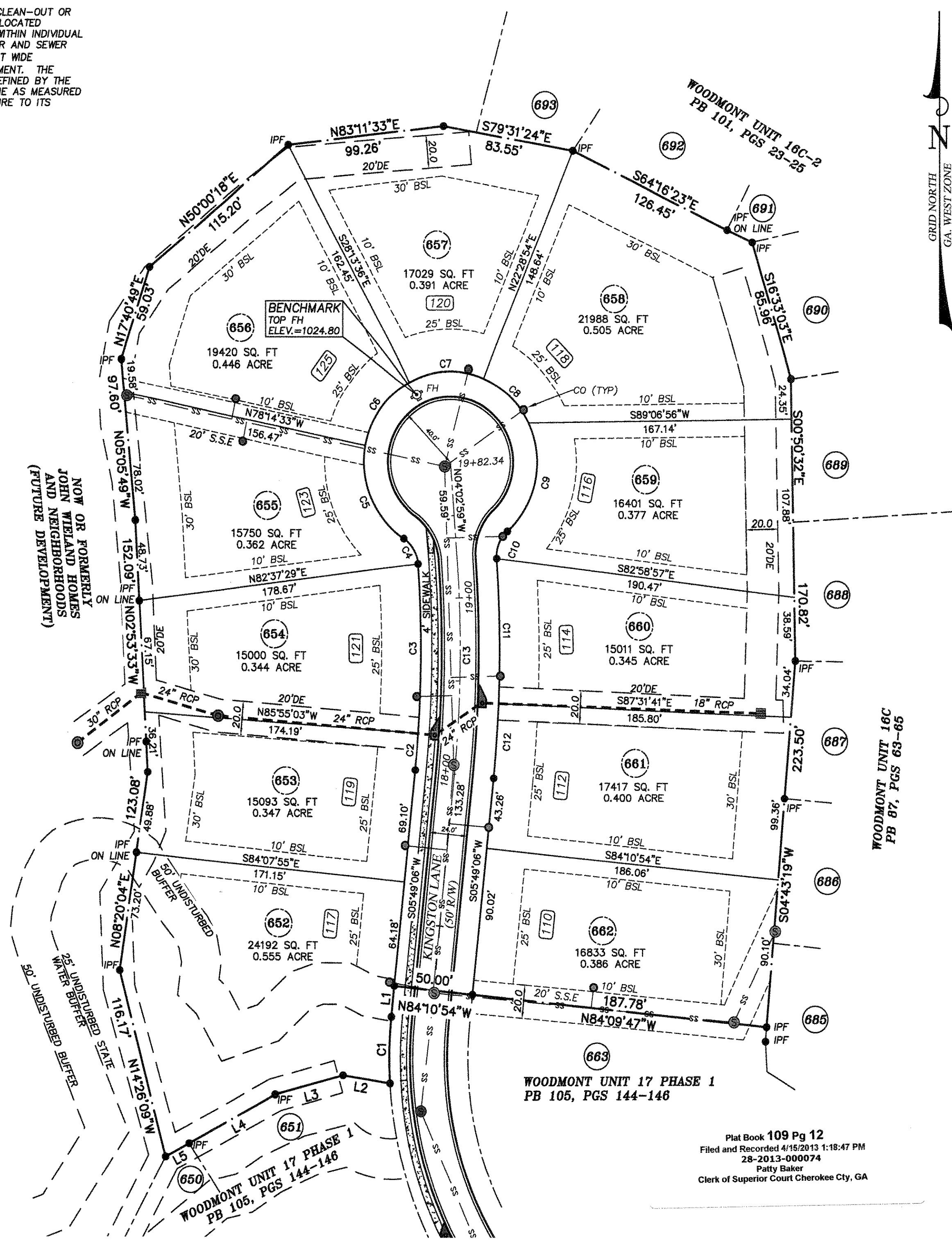
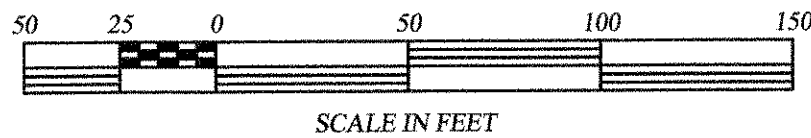
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CH LENGTH
C1	40.40'	250.00'	S 01°11'20" W	40.36'
C2	21.96'	725.00'	S 04°57'02" W	21.96'
C3	102.48'	725.00'	S 00°01'59" W	102.40'
C4	18.56'	20.00'	S 30°35'53" E	17.90'
C5	64.87'	55.00'	N 23°23'28" W	61.17'
C6	49.32'	55.00'	N 36°05'07" E	47.68'
C7	48.68'	55.00'	N 87°07'39" E	47.10'
C8	40.04'	55.00'	S 46°39'48" E	39.16'
C9	71.89'	55.00'	S 11°38'10" W	66.88'
C10	18.54'	20.00'	N 22°31'48" E	17.88'
C11	87.82'	775.00'	S 00°46'27" E	87.77'
C12	45.26'	775.00'	S 04°08'42" W	45.26'
C13	129.17'	750.00'	N 00°53'03" E	129.01'

LINE	BEARING	DISTANCE
L1	S 05°49'06" W	18.72'
L2	N 80°36'59" W	30.22'
L3	S 75°02'39" W	44.70'
L4	S 61°19'55" W	62.26'
L5	S 61°36'12" W	17.09'

**WATER AND SEWER CERTIFICATE**

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

INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



GRID NORTH  
GA. WEST ZONE

**WOODMONT UNIT 17 - PHASE 2**

LOCATED IN LAND LOT 949  
3rd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
JANUARY 18, 2013

**Gunnin Land Surveying**



www.gunninlandsurveying.com  
Canton, GA 30114  
Tel: 678.880.7502  
Fax: 678.609.4731



Owner/Developer:  
**John Wieland Homes**  
AND NEIGHBORHOODS  
jwhomes.com  
4125 Atlanta Road SE • Smyrna, GA 30080  
24 Hour Contact: Jason Garrett 770-703-1646

Plat Book 109 Pg 12  
Filed and Recorded 4/15/2013 1:18:47 PM  
28-2013-000074  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA