

LOCATION MAP - 1" = 2000'

AREA SUMMARY
 TOTAL LOT AREA = 11.908 ACRES
 LIFT STATION PARCEL = 1.320 ACRES
 ROAD AREA = 1.973 ACRES
 TOTAL AREA = 15.201 ACRES

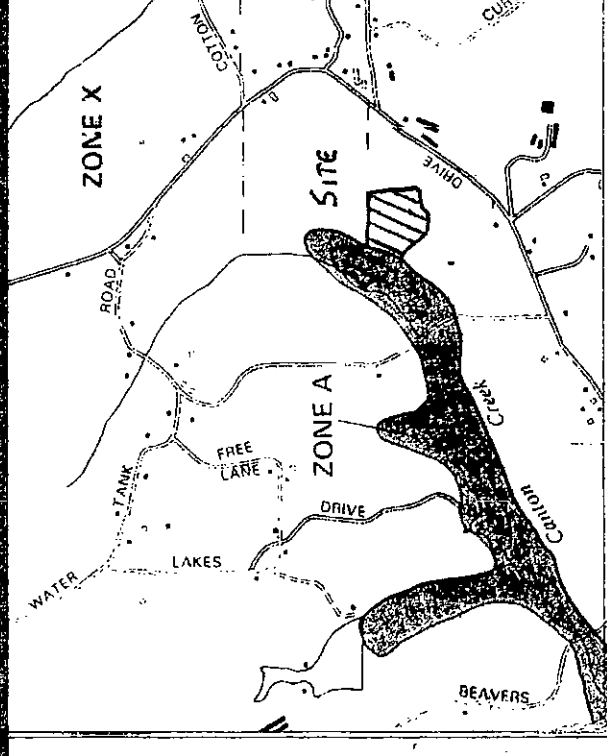
**FINAL SUBDIVISION PLAT FOR
 WOODMONT
 UNIT 9-C**

LAND LOTS 950, 994, 995 3rd DISTRICT, 2nd SECTION

**CHEROKEE COUNTY, GEORGIA
 OWNER/DEVELOPER
 JOHN WIELAND HOMES & NEIGHBORHOODS, INC.**

**1950 SULLIVAN ROAD
 ATLANTA, GEORGIA 30337
 (770) 996-1400**

**ENGINEER/SURVEYOR
 ROCHESTER & ASSOCIATES, INC.
 425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
 ATLANTA: (770) 718-0600 GAINESVILLE: (770) 534-5106
 SURVEYOR: WARREN S. WOOD
 ENGINEER: STEVEN D. SPACE**



A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA. PANEL NO. 1304-4.0275 B. EFFECTIVE DATE: JULY 15, 1988. 1" = 2000'

~~GA. CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 8/15/03 AT 1:32 P.M.
 RECORD IN PLAT
 BOOK 75, PAGE 1
 ANNE M. RENEAU
 CLERK SUPERIOR COURT~~

I hereby certify that this plat has been revised to show a change in the property line between Lot 600 and 601 and add the Lift Station Parcel. This plat revision and changes made on the ground to the said property line have been done under my supervision. The original boundary survey and final plat of this subdivision were done under the supervision of Warren Wood, RLS # 2849, who assumes responsibility for its accuracy and correctness. The undersigned only certifies the accuracy and correctness of the said changes to the property line between Lots 600 and 601 and the Lift Station Parcel.

Warren S. Wood
 Morgan R. Mellette, RLS # 2354
 February 14, 2003

- NOTES:
1. NUMBER OF LOTS IS 26.
 2. ZONING IS R-15.
 3. DENSITY IS 1.7 LOTS PER ACRE.
 4. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
 FRONT = 25'
 SIDE = 10'
 REAR = 30'
 5. MINIMUM LOT WIDTH = 80'.
 IRON PINS 1/2" REBAR SET (DENOTED BY "O") AT ALL LOT CORNERS, EXCEPT AS NOTED HEREON.
 6. 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.
 7. FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE FLOOD PLAIN.
 8. FINISHED FLOOR ELEVATIONS OF LOTS UPSTREAM OF CULVERT ROAD CROSSINGS SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
 9. PORTIONS OF THIS PROPERTY ARE LOCATED IN A 100 YEAR FLOOD PLAIN, PER FLOOD ANALYSIS FOR WOODMONT SUBDIVISION, UNIT 9, BY ROCHESTER & ASSOCIATES, DATED JANUARY 7, 2000.
 10. PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 3433, PAGE 99, CHEROKEE COUNTY, GEORGIA RECORDS.
 11. NO WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
 12. NO C.O.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
 13. NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL THE DRIVEWAY PIPE IS DESIGNED AND APPROVED.
 14. 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 COMPLES WITH STATE LAW.
 15. 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 DETERMINED NECESSARY BY THE COUNTY.
 16. ZONING CASE # 96-03-009, RESOLUTION # 96-R-19.
 17. DANGEROUS SPECIES NOTE:
 APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WHICH MAY RESULT IN THE TAKE OFF OF ANY DANGEROUS 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.
 18. 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 APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
 19. TOTAL LENGTH OF ROADWAY FOR THIS PLAT IS 1497 FEET.
 20. IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
 21. 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)

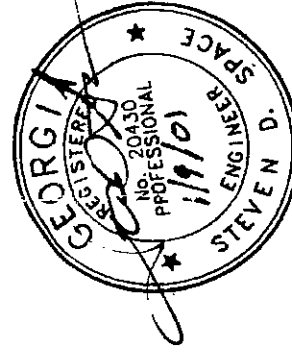
OWNERS CERTIFICATION AND DEDICATION
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, 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 D-ED, FOR THE PURPOSE THEREIN EXPRESSED.

Warren S. Wood
 OWNER/SUBDIVIDER
 DATE: 1-9-01

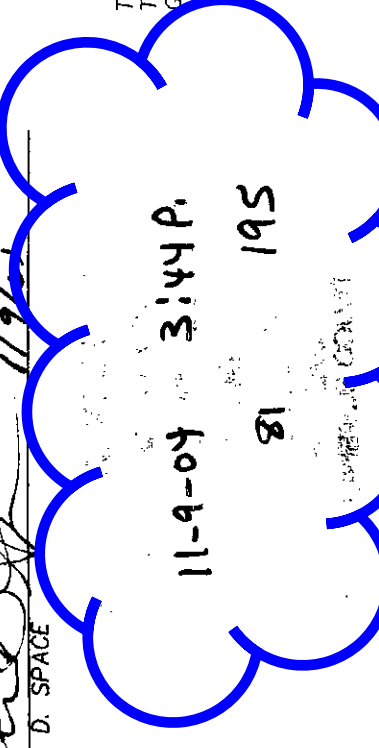
SHEET OF
13
 DATE: 31-08-01
 DRAWN BY: REM
 FILE NO.: S2830.DWG

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

NO.	DATE	DESCRIPTION	REVISIONS
4	10/28/04	SEE REVISION NOTE 4, SHEET 3	
3	2/9/04	SEE REVISION NOTE 3, SHEET 3	
2	7/16/03	SEE REVISION NO. 2, SHEETS 2-3	
1	2/12/03	SEE REVISION NO. 1, SHEET 2	



THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.



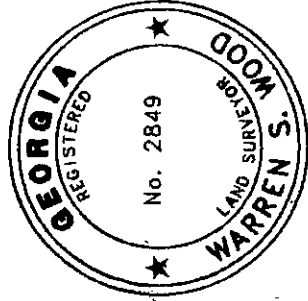
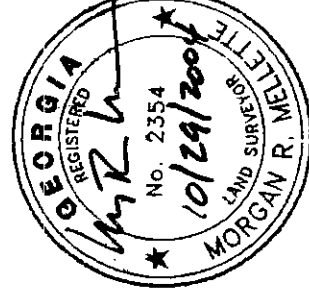
WETLANDS SHOWN ON THIS PLAT HAVE BEEN Delineated AND FIELD LOCATED. REGULATORY VERIFICATION OF THE WETLAND BOUNDARIES HAS NOT BEEN RECEIVED. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

~~GA. CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 RECORD IN PLAT
 BOOK 75, PAGE 88
 ANNE M. RENEAU
 CLERK SUPERIOR COURT~~

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 BOOK 75, PAGE 88
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 PLAT FILED FOR RECORD
 RECORD IN PLAT
 BOOK 75, PAGE 88
 ANNE M. RENEAU
 CLERK SUPERIOR COURT~~

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



~~GA. CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 RECORD IN PLAT
 BOOK 75, PAGE 1
 ANNE M. RENEAU
 CLERK SUPERIOR COURT~~

~~REVISION NO. 2 DATE 7/16/03
 THIS REVISION SUPERSEDES A PORTION OF THIS PLAT RECORDED IN PLAT BOOK 73 PAGES 88-90. THE PURPOSE OF THIS REVISION IS TO ADD SIGN EASEMENT TO LOT 635 AND REVISE FLOOD LINE ON LOT 639~~

Clyde B. Bree
 FIRE MARSHAL
 Z-1-01
 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.

Robert S. Smith
 CHEROKEE COUNTY WATER DEPARTMENT REPRESENTATIVE
 2/8/01
 DATE

COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF CHEROKEE COUNTY, GEORGIA.

Warren S. Wood
 COUNTY ENGINEER
 Z-09-01
 DATE

CHEROKEE COUNTY MUNICIPAL COMMISSION CERTIFICATE

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF CHEROKEE COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE CHEROKEE COUNTY PLANNING COMMISSION ON 2/09/01.

Warren S. Wood
 SECRETARY, CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
 2/19/01
 DATE

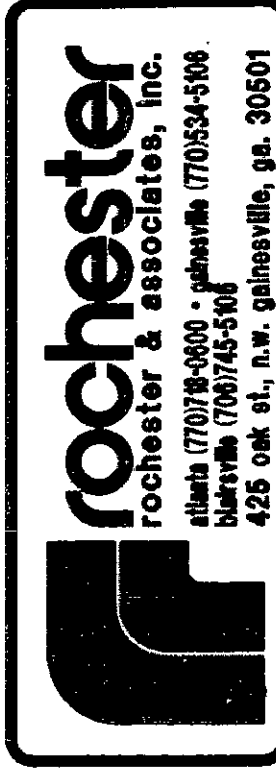
THE FIELD DATA, DATED NOVEMBER, 2000 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

SURVEYOR'S ACKNOWLEDGMENT

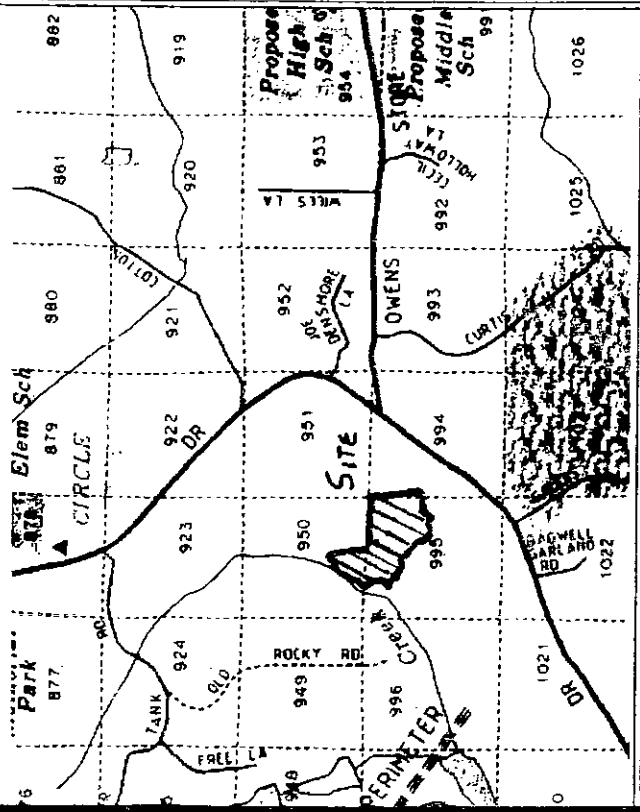
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE, CORRECT TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CHEROKEE COUNTY DEVELOPMENT STANDARDS, WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

Warren S. Wood
 WARREN S. WOOD, GEORGIA REGISTERED LAND SURVEYOR #2849
 1/9/01

JOB NO. G197112.09A.00-1725



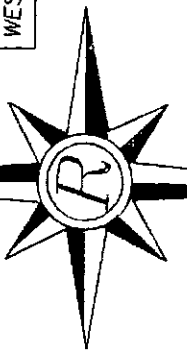
FINAL SUBDIVISION PLAT FOR
**WOODMONT
 UNIT 9-C**
 LOCATED IN
 LAND LOTS 950, 994 & 995 3rd DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA



REVISION NO. 1 DATE 02/12/03
 THIS REVISION SUPERSEDES A PORTION OF
 THIS PLAT RECORDED IN PLAT BOOK 65
 PAGE 38-40 THE PURPOSE OF THIS
 REVISION IS TO REVISE THE LOT LINE
 BETWEEN LOTS 600 AND 601 AND ADD
 THE LIFT STATION PARCEL
 APPROVED BY: *Wanda J. Taylor* 11-4-04 DATE:

N/F
**JOHN WIELAND HOMES
 AND NEIGHBORHOODS, INC.**
 FUTURE DEVELOPMENT
 ZONED R-15

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



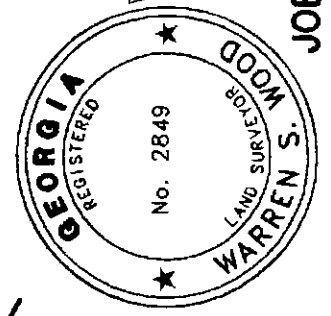
PLAT FILED FOR RECORD
 11-9-04 AT 3:44PM
 CHEROKEE COUNTY
 CLERK SUPERIOR COURT

N/F
JERRY ELROD
 DB 12 PG 239
 ZONED: AG

CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 RECORD IN PLAT
 BOOK PAGE 197
 ANNE M. RENEAU
 CLERK SUPERIOR COURT

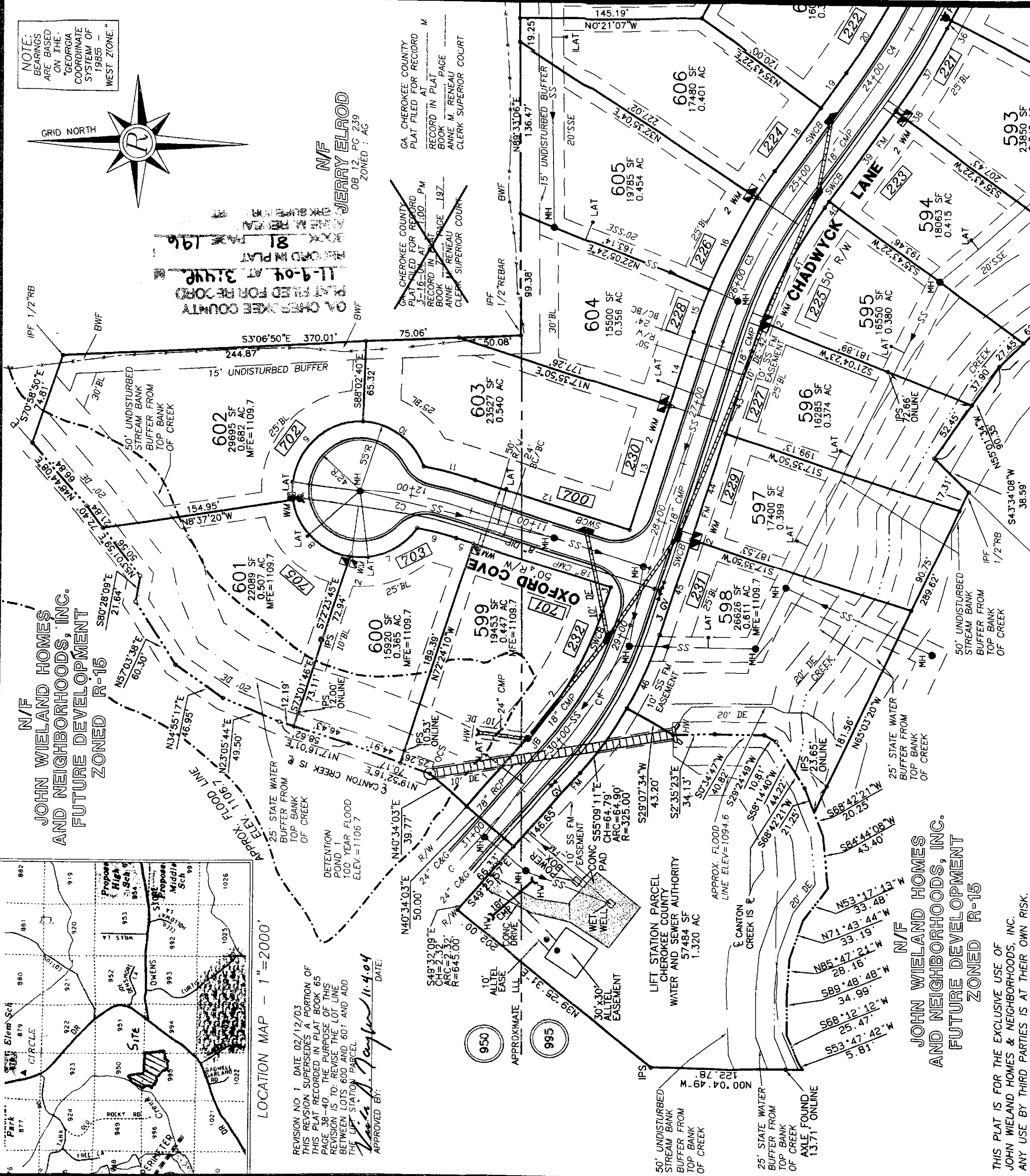
CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 RECORD IN PLAT
 BOOK PAGE 197
 ANNE M. RENEAU
 CLERK SUPERIOR COURT

N/F
**DONALD F. &
 LILA W. STEVENS**
 ZONED: R-15



WOODMONT
 UNIT 9A
 PB 62 PG 181

JOB NO. G197112.09A.00-1725



#	CHORD BEARING	CHORD	ARC	RADIUS	CHORD BEARING	CHORD	ARC	RADIUS
1	N49°25'57"W	80.31'	56.36'	55.00'	N66°02'08"W	53.93'	56.36'	55.00'
2	N60°55'04"W	109.51'	56.36'	55.00'	N07°19'11"W	53.93'	56.36'	55.00'
3	N72°24'10"W	24.65'	65.30'	55.00'	N56°02'58"E	61.53'	65.30'	55.00'
4	S17°35'50"W	14.65'	104.01'	55.00'	N27°05'47"E	104.01'	65.30'	55.00'
5	S17°35'50"W	14.65'	11.84'	235.00'	N62°54'13"W	11.84'	83.16'	235.00'
6	S14°13'20"W	32.38'	80.16'	235.00'	N52°45'59"W	80.16'	80.55'	235.00'
7	S23°54'28"E	60.24'	89.86'	55.00'	N11°58'03"W	89.86'	90.42'	235.00'
8	S45°20'24"W	64.72'	190.45'	55.00'	S89°03'18"W	50.00'	200.06'	185.00'
9	N48°20'18"W	84.61'	89.65'	55.00'	S31°55'28"E	190.45'	89.65'	185.00'
10	N35°16'49"E	60.45'	89.65'	55.00'	S62°54'13"E	89.65'	200.06'	185.00'
11	N13°49'45"E	42.72'	89.65'	55.00'	S82°54'13"E	7.20'	77.54'	515.00'
12	N17°35'50"E	129.65'	77.47'	515.00'	S58°35'26"E	77.47'	77.54'	515.00'
13	N72°24'10"W	105.00'	1.32'	90.00'	S54°16'38"E	90.00'	6.03'	415.00'
14	N72°24'10"W	63.00'	6.03'	415.00'	S54°16'38"E	90.00'	6.03'	415.00'
15	N70°09'23"W	36.45'	105.82'	415.00'	S54°16'38"E	6.03'	106.11'	415.00'
16	N62°39'46"W	85.05'	25.17'	70.00'	S81°36'07"E	105.82'	25.17'	70.00'
17	N55°50'47"W	25.47'	70.00'	90.00'	S72°24'10"E	70.00'	90.00'	90.00'
18	N54°16'38"W	63.14'	82.65'	325.00'	S72°24'10"E	82.65'	65.29'	325.00'
19	N54°16'38"W	34.21'	65.29'	325.00'	S66°38'18"E	65.29'	65.40'	325.00'
20	N58°35'26"W	69.94'	65.29'	325.00'				
21	N62°54'13"W	35.01'						
22	S27°05'47"W	104.91'						
23	S17°18'01"E	35.03'						
24	S42°56'13"W	73.13'						

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

N/F
**JOHN WIELAND HOMES
 AND NEIGHBORHOODS, INC.**
 FUTURE DEVELOPMENT
 ZONED R-15

SHEET OF
23
 DATE 01-09-01
 SCALE 1" = 60'
 DRAWN BY REM
 FILE NO. S2530.DWG

THIS PLAT IS NOT VALID UNLESS
 IT BEARS THE ORIGINAL SIGNATURE
 OF THE REGISTERANT ACROSS
 THE REGISTERANT'S SEAL.

NO.	DATE	DESCRIPTION	REVISIONS
4	10/28/04	SEE REVISION NOTE 4, SHEET 3	
3	2/9/04	SEE REVISION NOTE 3, SHEET 3	
2	1/16/03	SEE REVISION NOTE 2, SHEET 1	
1	2/12/03	SEE REVISION NO. 1 SHEET 2	

FINAL SUBDIVISION PLAT FOR
**WOODMONT
 UNIT 9-C**
 LOCATED IN
 LAND LOTS 950, 994 & 995, 3rd DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA

rochester
 rochester & associates, inc.
 atlanta (770)78-0600 - phoenix (770)834-5106
 bethesda (703)745-5106
 425 oak st., n.w. gainesville, ga. 30501

