

GENERAL NOTES

- TOTAL NUMBER OF LOTS: 16
- ZONING: RD-3
- ZONING CASE: #06-05-029
RESOLUTION: 2006-R-070
- DENSITY: 1.685 LOTS/ACRE
- TOTAL LENGTH OF ROADWAY: 798.0 LINEAR FEET TOTAL
(LAKESIDE TRACE 665.4 LF ADDITIONAL AND CADENCE TRAIL 132.6 LF INITIAL)
- BUILDING SETBACKS:
FRONT: 15 FEET
SIDE: 5 FEET
REAR: 10 FEET
ATTACHED GARAGE SETBACKS:
-ON LOTS OF LESS THAN 80 FEET IN WIDTH, GARAGES SHALL BE SET BACK A DISTANCE OF 20 FEET FROM THE FRONT FACE OF THE PRIMARY RESIDENCE.
-ON LOTS GREATER THAN 80 FEET IN WIDTH, FRONT FACING GARAGES ARE PERMITTED NO CLOSER TO THE FRONT BUILDING LINE THAN THE FRONT FACE OF THE PRIMARY STRUCTURE.
- MINIMUM LOT WIDTH: 60 FEET
*ALL LOTS MEET MINIMUM LOT WIDTH
- CAPPED 5/8" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- SITE BENCHMARK IS A CAPPED REBAR ON EAST CHEROKEE AS SHOWN ON PLAT, ELEVATION 1181.77 AND A REBAR SET ON LAKESIDE TRACE AS SHOWN ON PLAT, ELEVATION 1139.29
- FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 3.0 FEET ABOVE 100 YEAR FLOOD ELEVATION OF CREEK AND/OR POND. AFFECTED LOTS ARE MARKED WITH AN ASTERISK (*) WITHIN THE LOT NUMBER SYMBOL. NO LOTS ARE LOCATED IN 100 YEAR FLOOD PLAIN.
- FINISHED FLOOR ELEVATIONS FOR LOTS UPSTREAM OF CULVERTS CROSSING ROADS SHALL BE A MINIMUM OF 1.0 FEET ABOVE THE LOW POINT OF THE ROAD OVER SAID CULVERT.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13057C02800, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS FOR CADENCE WHICH ARE RECORDED IN DEED BOOK 10290, PAGE 1 OF THE LAND RECORDS OF CHEROKEE COUNTY, GEORGIA AS THE SAME HAS BEEN AND /OR MAY HEREAFTER BE AMENDED.
- NO WATER METERS WILL BE INSTALLED UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINES AND ALL CHEROKEE COUNTY WATER AND SEWER AUTHORITY REQUIREMENTS ARE MET.
- NO C.O.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
- NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL SAID DRIVEWAY CROSDRAIN IS DESIGNED AND APPROVED.
- VISION CLEARANCE AT INTERSECTIONS: IN ALL ZONING DISTRICTS NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN 25 FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STREETS, ROADS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME COMPLIES WITH STATE LAW.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT "DRAINAGE EASEMENTS" WHILE DEDICATED TO THE PUBLIC 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 BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE 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 AFFECT.
- WETLANDS NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLANDS AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED WITHIN 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 PER CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.09.E, STORM WATER MANGEMENT.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD. ORTHOMETRIC LOCATIONS REFERENCED TO GEOID 03 DATUM
- IN THE EVENT THAT UNDERGROUND STORM WATER STORAGE IS BEING PROVIDED FOR THE DEVELOPMENT, THE MAINTENANCE OF SAID UNDERGROUND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND OWNER AGREES TO PERFORM ANNUAL INSPECTIONS AND PROVIDE ANY NECESSARY MAINTENANCE.
- SUBDIVISION FORMERLY KNOWN AS ELROD TRACT.
- ON WATER QUALITY INFILTRATION BASIN 1 AND 2, INFILTRATION BASINS HOLD LESS THAN 4 FEET OF WATER AND SLOPES ARE 3:1, FENCES ARE NOT REQUIRED.
- SIDE WALKS WILL BE INSTALLED BY THE BUILDER AT THE TIME HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
- PER ENGINEER CERTIFICATION, THE SIGHT DISTANCES MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- 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 DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.

PLAT REVISION #2

REVISION #2 - Revised the address for lot 98 and 38 where the lot fronts Cadence Trail.
This plat supersedes that plat recorded in Plat Book 109, Pages 121-122.



12/27/2013

CRAIG A. JENNINGS, LS DATE
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #3043

GENERAL NOTES

(CONTINUED)

- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 5' EITHER SIDE OF REAR PROPERTY LINES AND 10' 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 DOWN STREAM AFFECTED PROPERTIES.

PLAT REVISION #1

REVISION #1 - Revised the lot lines for lots 39, 40, 41, 42, 43, 44, 45, 46 and 47. Also revised the Building Setback information in the general notes and the set back lines on all lots. Changed the front set back from 20' to 15' and the rear setback from 5' to 10'.

This plat supersedes that plat recorded in Plat Book 109, Pages 121-122.

** SEE PLAT BOOK 109, PAGE 164 FOR ORIGINAL SIGNATURES **

CRAIG A. JENNINGS, LS DATE
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #3043

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,015, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON 802 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 533,000 FEET. JTB INIT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

ZONING RESOLUTION

RESOLUTION NO. 2006-R-070
CASE # 06-05-029
APPLICANT: John Wieland Homes and Neighborhoods, Inc.

A resolution approving the rezoning of the following described property:
60.39 acres located in land lot(s) 922, 920 & 921 of the 3rd district, 2nd section of Cherokee County, Georgia, and indicated as parcel(s) 10601, 1876, 187, 185, 190, 191 on tax map 03N11.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from R-20 to RD-3 was filed on March 17, 2006.

Proposed Use: Single Family Residential providing active adult housing.

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 July 2, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for denial of the rezoning request.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above-described property is now located in the RD-3 zoning district with the stipulation that there will be a 129' lot front, 24% green space and age-restricted at 55 and over for legal owner-occupant with no resident under the age of 18 and the Cherokee County Zoning Administrator hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 18th day of July, 2006.

Michael Byrd, Chairman
J. Michael Byrd, Chairman
Sheila R. Corbin, County Clerk
Sheila R. Corbin, County Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT 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 THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

CRAIG A. JENNINGS, LS DATE
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #3043

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PLANNING AND ZONING CERTIFICATE

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

Vicki Taylor Lee 02.10.14
ZONING OFFICIAL DATE

OWNER'S CERTIFICATE 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 APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLY DEED FOR THE PURPOSE THEREIN EXPRESSED.

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

OWNER / SUBDIVIDER DATE

ENGINEER'S CERTIFICATE

THE AS-BUILT STORM DRAIN SYSTEM WILL FUNCTION AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS. THE PROFESSIONAL ENGINEER OF RECORD CURRENTLY REGISTERED IN THE STATE OF GEORGIA SHALL CERTIFY WITH HIS SEAL AND SIGNATURE THAT THE DETENTION POND(S) PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND THE APPROVED HYDROLOGY STUDY FOR THE DEVELOPMENT. ANY MODIFICATIONS TO A STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

SOTIR J. CHRISTOPHER, PE DATE
GEORGIA REGISTERED PROFESSIONAL ENGINEER, # 028669

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 SHEROKEE FIRE PREVENTION ORDINANCE.

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

FIRE MARSHAL DATE

WATER AND SEWER AUTHORITY 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 PLAT IS APPROVED FOR RECORDING.

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY DEPARTMENT DATE

COUNTY ENGINEER'S CERTIFICATE

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

** SEE PLAT BOOK 109, PAGE 121 FOR ORIGINAL SIGNATURES **

COUNTY ENGINEER DATE

PLANNING AND ZONING CERTIFICATE

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

** SEE PLAT BOOK 109, PAGE 164 FOR ORIGINAL SIGNATURES **

ZONING OFFICIAL DATE

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

Sheet

1 of 2



Land Surveying & Mapping

1660 Barnes Mill Road
Marietta, Georgia 30062

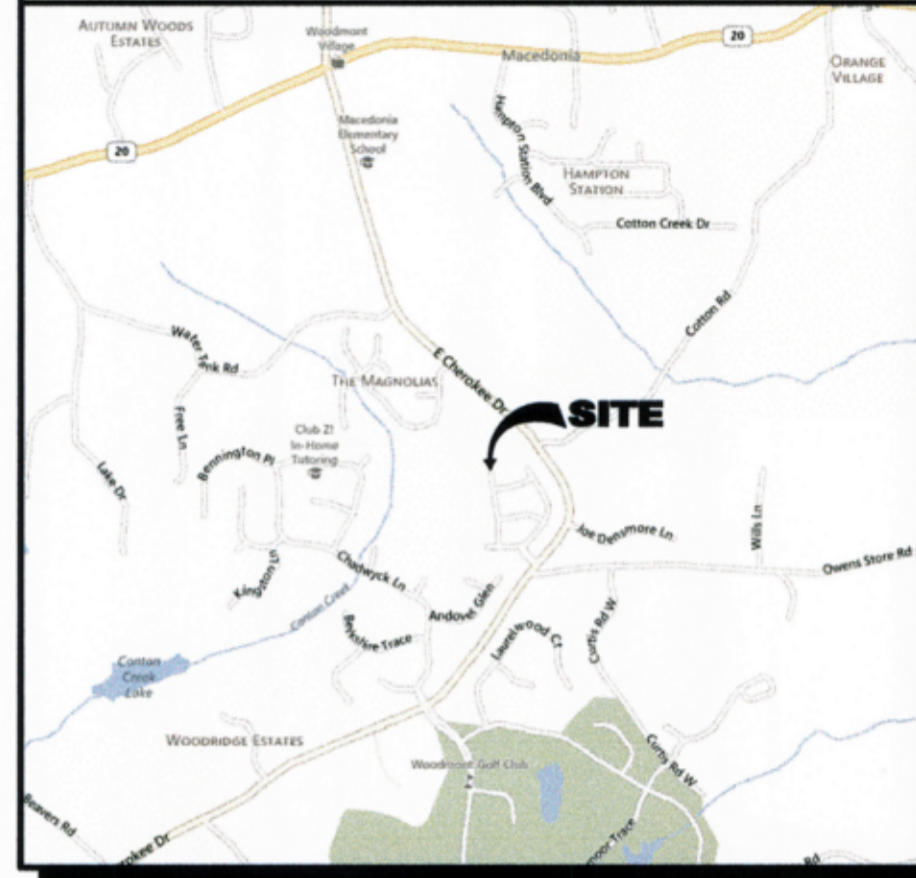
Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com

Certificate of Authorization #LS000621

VICINITY MAP

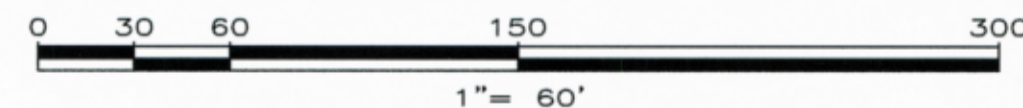
SITE LOCATION - LATITUDE: 34° 14' 33" LONGITUDE: 84° 21' 20"



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	X 000.00 SPOT ELEVATION
BH BORE HOLE	⚡ POWER POLE
CI CURB INLET	— GUY WIRE
CMP CORRUGATED METAL PIPE	— POWER LINE
CMF CONCRETE MONUMENT FND	⦿ LIGHT POLE
CO SANITARY CLEANOUT	⊠ ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	⊠ DROP INLET
CTP CRIMPED TOP PIPE	⊠ WATER VAULT
DI DUCTILE IRON PIPE	⊠ GAS VALVE
DWCB DOUBLE WING CATCH BASIN	⊠ GAS METER
FNC FENCE	⊠ WATER VALVE
FND FOUND	⊠ INVERT
GM GAS METER	⊠ WATER METER
INV INVERT	⊠ FIRE HYDRANT
JB JUNCTION BOX	— E UNDERGROUND ELECTRIC LINE
MH MANHOLE	— G UNDERGROUND GAS LINE
OHP OVERHEAD POWER	— CM UNDERGROUND COMMUNICATION LINE
OTP OPEN TOP PIPE	— W UNDERGROUND WATER LINE
PM POWER METER	⊙ PHOTO POSITION INDICATOR
POB POINT OF BEGINNING	⦿ TREE POSITION INDICATOR
POC POINT OF COMMENCING	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8"RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE



STORM WATER QUALITY MAINTENANCE AGREEMENT NOTE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT OF CADENCE UNIT ONE C DATED SEPTEMBER 10, 2009, AND RECORDED AS SHOWN HEREIN IS HEREBY MADE SUBJECT TO THE FOLLOWING: MAINTENANCE AGREEMENT RECORDED ON AUGUST 27, 2007 IN DEED BOOK 9807, PAGE 29, ET SEQ., AS AFFECTED BY TRANSFER AND ASSIGNMENT OF AGREEMENT RECORDED ON JULY 16, 2008 IN DEED BOOK 10297, PAGE 173.

SUBDIVISION PLAT OF:

CADENCE UNIT TWO
(F.K.A. ELROD TRACT)

Plat Book 110 Pg 155
Filed and Recorded 2/10/2014 1:58:43 PM
28-2014-000016
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GS JOB NO:	20062910	DRAWING SCALE:	1" = 60'	SURVEY DATE:	05/13/2013
FIELD WORK:	JM	CITY:	MACEDONIA	STATE:	GEORGIA
PROJ MGR:	CAJ	COUNTY:	CHEROKEE		
REVIEWED:	JRC	LAND LOT:	922 & 951		
DWG FILE:	20062910-UNIT2.dwg	DISTRICT:	3RD	SECTION:	2ND

REVISIONS	
No.	Date
1.	8/23/2013
2.	11/20/2013

Description
See Plat Revision #1
See Plat Revision #2

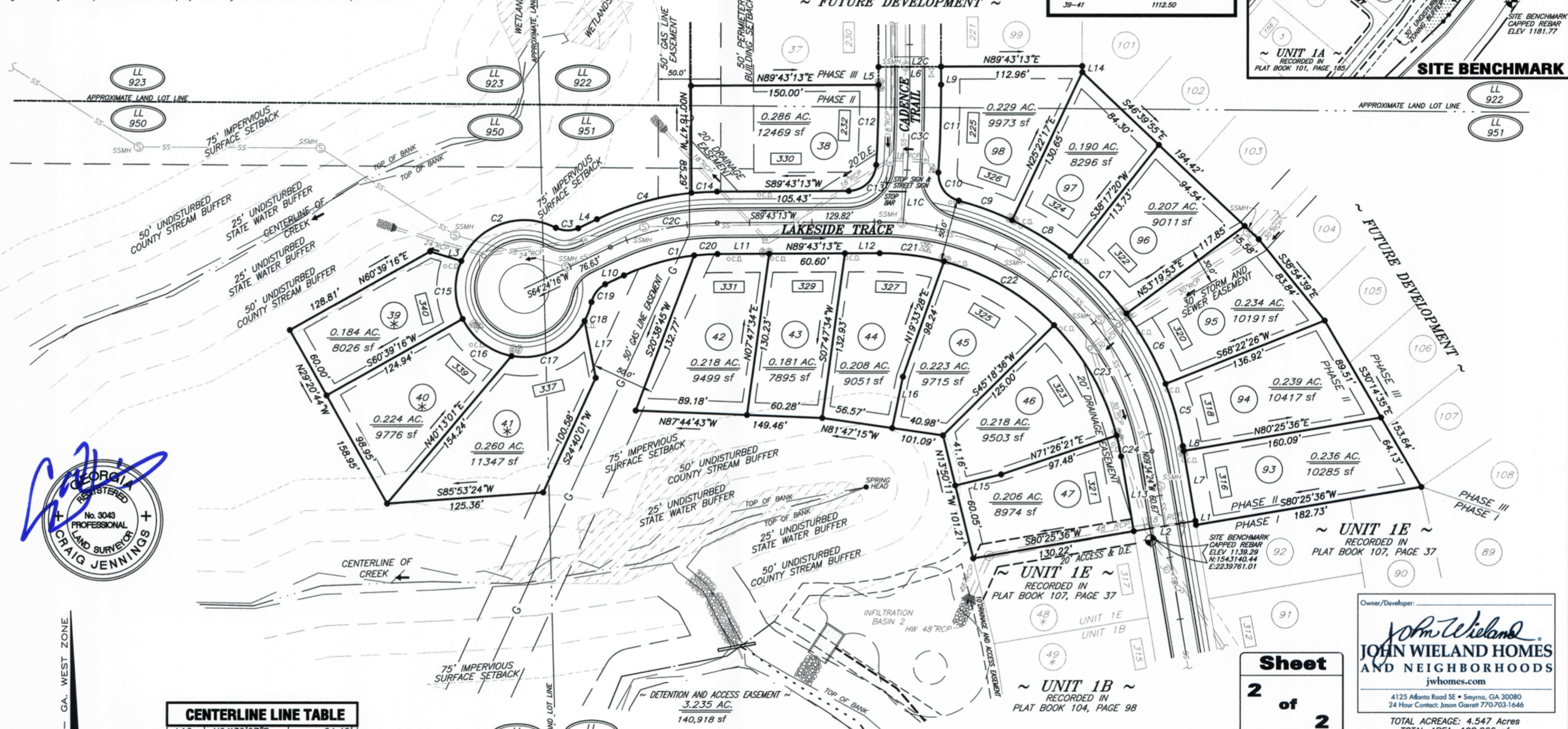
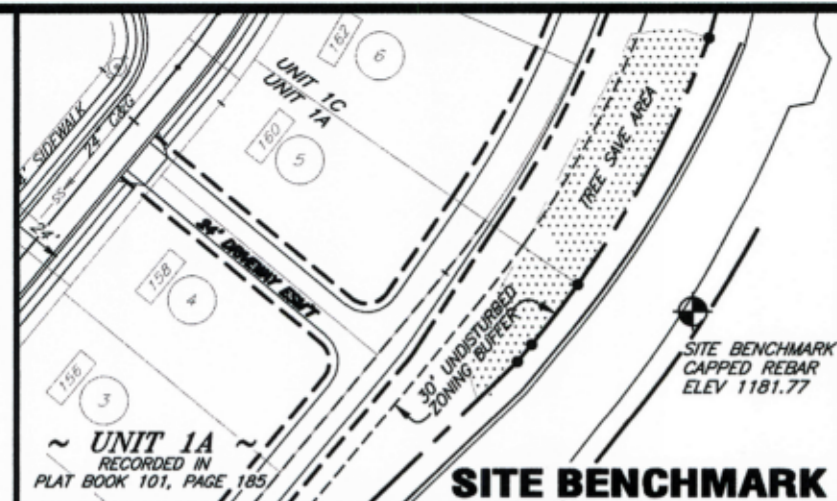
CLEAN-OUT EASEMENT NOTE FOR AS-BUILTS/FINAL PLATS

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) feet in width and no less than five (5) feet in width on each side of the centerline of the infrastructure, as defined, and shall extend from the right-of-way to a point that is ten (10) feet beyond the center of the tap structure.

Plat Book 110 Pg 156
Filed and Recorded 2/10/2014 1:58:43 PM
28-2014-000017
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

MINIMUM F.F.E. MUST BE AT LEAST 1.0' ABOVE THE LOW POINT IN THE ROAD.
MINIMUM F.F.E. MUST BE AT LEAST 3.0' ABOVE THE 100 YR FLOODING ELEVATION IN THE CREEK AND/OR POND. AN ELEVATION CERTIFICATE IS REQUIRED FOR THESE LOTS.
A PORTION OF THE LOT IS LOCATED WITHIN THE DAM BREACH ZONE.

LOT #	MINIMUM F.F.E.
39-41	1112.50



CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1C	N04°38'27"E	24.48'
L2C	N00°16'47"W	22.20'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	58.73'	58.46'	S74°01'09"W
C2	55.00'	90.00'	80.29'	N70°39'15"E
C3	20.00'	18.55'	17.89'	S89°01'50"E
C4	225.00'	78.86'	78.45'	N74°26'42"E
C5	245.00'	51.54'	51.44'	N15°35'59"W
C6	245.00'	64.32'	64.14'	N29°08'51"W
C7	245.00'	64.32'	64.14'	N44°11'23"W
C8	245.00'	55.24'	55.12'	N58°10'11"W
C9	245.00'	45.44'	45.38'	N69°56'32"W
C10	22.00'	30.29'	27.96'	N35°48'38"W
C11	1025.00'	70.03'	70.02'	N01°40'39"E
C12	975.00'	63.84'	63.83'	S01°35'45"W
C13	22.00'	33.12'	30.08'	S46°35'45"W
C14	225.00'	20.56'	20.55'	S87°06'10"W
C15	55.00'	48.04'	46.53'	S01°15'05"E
C16	55.00'	50.97'	49.17'	S52°49'34"E
C17	55.00'	69.44'	64.92'	N64°27'24"E
C18	55.00'	16.33'	16.27'	N19°46'54"E
C19	20.00'	18.55'	17.89'	N37°50'22"E
C20	175.00'	18.59'	18.58'	N86°40'37"E
C21	195.00'	52.03'	51.87'	S82°38'10"E
C22	195.00'	103.13'	101.93'	S59°50'29"E
C23	195.00'	102.44'	101.27'	S29°38'25"E
C24	195.00'	17.08'	17.07'	S12°04'55"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°34'24"W	3.33'
L2	S80°25'36"W	50.00'
L3	S69°01'03"E	26.17'
L4	N64°24'16"E	16.63'
L5	N00°16'47"W	14.27'
L6	N89°43'13"E	50.00'
L7	N09°34'24"W	56.67'
L8	N09°34'24"W	4.00'
L9	N00°16'47"W	14.27'
L10	N64°24'16"E	16.63'
L11	N89°43'13"E	41.41'
L12	N89°43'13"E	27.81'
L13	N17°38'54"E	21.72'
L14	S00°16'47"E	5.00'
L15	N76°27'44"E	37.74'
L16	N11°41'19"E	41.69'
L17	N11°02'12"W	46.24'

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	309.89'	284.90'	N49°55'36"W	80°42'23"
C2	200.00'	88.37'	87.65'	S77°03'44"W	25°18'57"
C3	1000.00'	85.88'	85.85'	N02°10'50"E	4°55'14"

GeoSurvey, Ltd.
Land Surveying & Mapping
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Certificate of Authorization #LS000621

SUBDIVISION PLAT OF:
CADENCE UNIT TWO
(F.K.A. ELROD TRACT)

GS JOB NO: 20062910	DRAWING SCALE: 1" = 60'	SURVEY DATE: 05/13/2013
FIELD WORK: JM	CITY: MACEDONIA STATE: GEORGIA	REVISIONS
PROJ MGR: CAJ	COUNTY: CHEROKEE	No. Date Description
REVIEWED: JRC	LAND LOT: 922 & 951	1. 8/23/2013 See Plat Revision #1
DWG FILE: 20062910-UNIT2.dwg	DISTRICT: 3RD SECTION: 2ND	2. 11/20/2013 See Plat Revision #2

Owner/Developer:
John Wieland
JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770-703-1646
TOTAL ACREAGE: 4.547 Acres
TOTAL AREA: 198,066 sf
(PHASE II & ALL ROADS AND ALL OPEN SPACE/EASEMENTS)
TOTAL ACREAGE NEW LOTS 3.533 Acres
TOTAL AREA NEW LOTS: 153,919 sf
NEW R/W AREA: 1.035 Acres (45,065 sf)
NEW OPEN SPACE 0.000 Acre
CURRENT ZONING: RD-3

Sheet
2
of
2



GRID NORTH - GA. WEST ZONE