

GENERAL NOTES

- TOTAL NUMBER OF LOTS: 31
- ZONING: RD-3
- ZONING CASE: #06-05-029
RESOLUTION: 2006-R-070
- DENSITY: 1.685 LOTS/ACRE
- TOTAL LENGTH OF ROADWAY: 913.0 LINEAR FEET TOTAL (CADENCE TRAIL)
- 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.
SECTION 7.4-1.1-G-2 STIPULATES THAT THE HOME ENTRYWAY FOR EACH HOME SHALL HAVE THREE COMPONENTS:
1. A WALKWAY DIRECTLY FROM THE SIDEWALK TO THE FRONT DOOR
2. A SEMI-PRIVATE OUTDOOR SPACE (IE., PORCH, PATIO, GARDEN, ETC.) INTENDED FOR INTERACTION WITH THE PUBLIC REALM WITH A MINIMUM DEPTH OF EIGHT FEET AND A MINIMUM WIDTH OF TWELVE FEET.
3. FRONT DOOR, WHICH MAY NOT BE RECESSED FROM THE FRONT PLANE OF THE HOME.
- 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 1305702800, 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 CROSSDRAIN 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 APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE 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.
- WETLANDS NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL 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 ANY 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 MANAGEMENT.
- 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 ON A LOT BY LOT BASIS AT THE TIME OF 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 ARE TO BE LOCATED OFF OF THE COUNTY RIGHT-OF-WAY. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS 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.
- 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.

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, 950 & 951 of the 3rd district, 2nd section of Cherokee County, Georgia, and indicated as parcel(s) 156D, 187A, 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 5, 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 stipulations that there will be a 129 lot limit, 34% open 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 19th day of July, 2006.

J. Michael Byrd, Chairman
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 STANDARD REQUIRED BY THE CHEROKEE COUNTY DEVELOPMENT STANDARDS. NO CORRECTIONS FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OR MODIFICATIONS HAVE BEEN PLACED OR FOUND AS SHOWN.

Craig A. Jennings, LS
CRAIG A. JENNINGS, LS
GEORGIA REGISTERED PROFESSIONAL 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.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,013, 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

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 TO THE PURPOSE THEREIN EXPRESSED.

John Wieland
OWNER / SUBDIVIDER
7/16/2014
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.

Sotir J. Christopher, PE
SOTIR J. CHRISTOPHER, PE
GEORGIA REGISTERED PROFESSIONAL ENGINEER, # 028669
7/23/14
DATE

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 FIRE PREVENTION ORDINANCE.

B. Gibson
B. GIBSON
7-24-14
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.

Richard B. Bee
7/23/14
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.

Sheila R. Corbin
7/23/14
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.

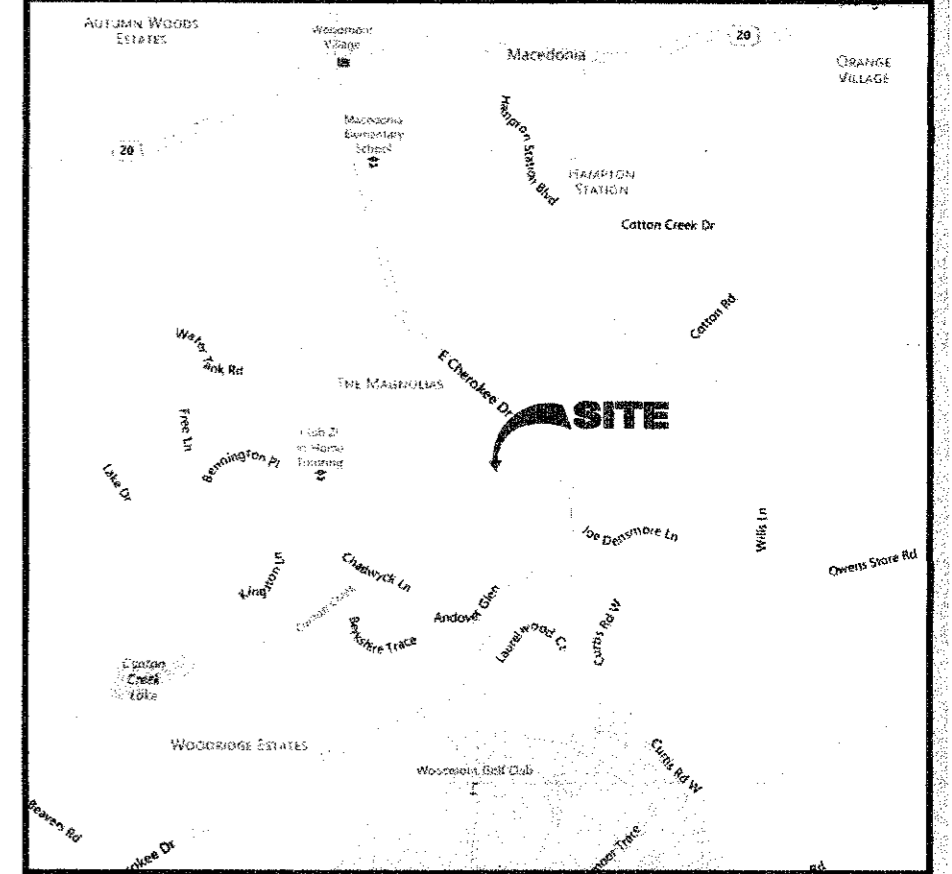
Vicki Tugb Bee
7-23-14
ZONING OFFICIAL DATE

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 3

VICINITY MAP

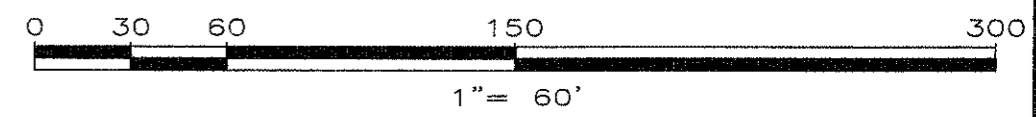
SITE LOCATION - LATITUDE: 34° 14' 33" LONGITUDE: 84° 21' 20"



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	WATER VAULT
CTP CRIMPED TOP PIPE	GAS VALVE
DI DROP INLET	GAS METER
DIP DUCTILE IRON PIPE	WATER VALVE
DWCB DOUBLE WING CATCH BASIN	INVERT
FNC FENCE	JUNCTION BOX
FND FOUND	MANHOLE
GM GAS METER	OVERHEAD POWER
INV INVERT	OPEN TOP PIPE
JB JUNCTION BOX	POWER METER
MH MANHOLE	POINT OF BEGINNING
OHP OVERHEAD POWER	POINT OF COMMENCING
OTP OPEN TOP PIPE	REINFORCED CONCRETE PIPE
PM POWER METER	RBR IRON REINFORCING BAR
POB POINT OF BEGINNING	RBS 5/8"RBR SET
POC POINT OF COMMENCING	SS SANITARY SEWER
RCP REINFORCED CONCRETE PIPE	SWCB SINGLE WING CATCH BASIN
RBR IRON REINFORCING BAR	TRANS ELECTRIC TRANSFORMER
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-B
(F.K.A. ELROD TRACT)**

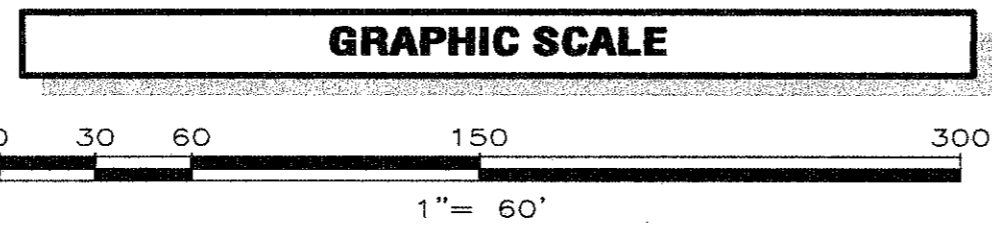
GS JOB NO: 20062910	DRAWING SCALE: 1" = 60'	SURVEY DATE: 05/13/2014
FIELD WORK: JM	CITY: MACEDONIA STATE: GEORGIA	REVISIONS
PROJ MGR: CAJ	COUNTY: CHEROKEE	No. Date Description
REVIEWED: JRC	LAND LOT: 922 & 951	
DWG FILE: 20062910-UNIT2.dwg	DISTRICT: 3RD SECTION: 2ND	



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

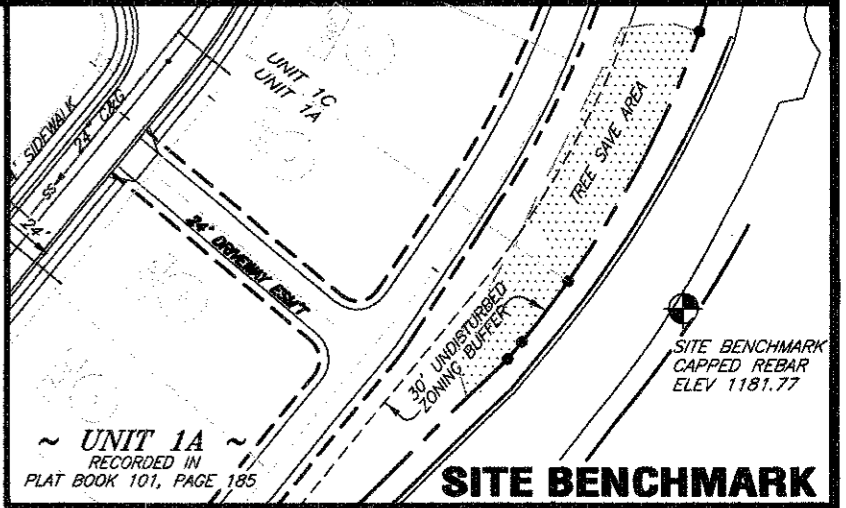
GRID NORTH - GA. WEST ZONE

MAGNOLIA CREEK DR.



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.



N/F PROPERTY OF
KEVIN DRENNAN
DEED BOOK 9912 / PAGE 190
LOT 1, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
STEPHEN COLBERT
DEED BOOK 9735 / PAGE 72
LOT 2, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
JAMES KLEHM
DEED BOOK 9876 / PAGE 486
LOT 3, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
JOSHUA WEEKLY
DEED BOOK 9861 / PAGE 467
LOT 4, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
NICHOLAS BAROZZINI
DEED BOOK 9702 / PAGE 71
LOT 5, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
CHRISTOFER HARLEY
DEED BOOK 9912 / PAGE 233
LOT 6, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
JOHN SCHNEIDER
DEED BOOK 8061 / PAGE 274
LOT 7, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

N/F PROPERTY OF
THEOFILOS JARTOS
DEED BOOK 9310 / PAGE 418
LOT 8, UNIT 1
THE MAGNOLIAS
PB 80, PG 12

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°16'47"W	5.00'
L2	S00°16'47"E	14.15'
L3	N00°16'47"W	14.27'
L4	N00°16'47"W	46.37'
L5	N00°16'47"W	27.78'
L6	N53°51'42"W	30.34'
L7	S07°21'38"W	25.75'
L8	S48°52'11"E	4.67'
L9	S32°11'32"E	18.65'
L10	N00°16'47"W	15.75'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1350.00'	70.25'	70.24'	N34°21'18"W
C2	1350.00'	66.22'	66.22'	N37°15'04"W
C3	1350.00'	64.29'	64.28'	N40°01'14"W
C4	1350.00'	64.29'	64.28'	N42°44'56"W
C5	1350.00'	69.64'	69.64'	N45°35'27"W
C6	1350.00'	37.42'	37.42'	N47°51'46"W
C7	75.00'	172.29'	136.83'	S65°31'54"W
C8	125.00'	32.59'	32.49'	N07°11'19"E
C9	125.00'	46.87'	46.59'	N25°23'51"E
C10	125.00'	133.57'	127.30'	N66°44'58"E
C11	125.00'	57.83'	57.32'	S69°23'05"E
C12	125.00'	16.30'	16.29'	S52°23'37"E
C13	38.00'	11.75'	11.71'	N08°34'49"E
C14	38.00'	34.29'	33.14'	N43°17'25"E
C15	38.00'	34.29'	33.14'	S85°00'32"E
C16	38.00'	6.96'	6.96'	S53°54'28"E
C17	1400.00'	50.00'	50.00'	S47°38'02"E
C18	1400.00'	59.15'	59.15'	S45°24'01"E
C19	1400.00'	67.04'	67.04'	S42°49'05"E
C20	1400.00'	67.04'	67.04'	S40°04'27"E
C21	1400.00'	59.15'	59.15'	S37°29'31"E
C22	1400.00'	59.15'	59.15'	S35°04'15"E
C23	1400.00'	24.34'	24.34'	S33°21'45"E
C24	1400.00'	16.43'	16.43'	S32°31'42"E
C25	1529.20'	64.33'	64.32'	N36°49'20"W
C26	1529.20'	72.94'	72.94'	N39°23'38"W
C27	1529.20'	72.99'	72.98'	N42°07'39"W
C28	1529.20'	46.60'	46.60'	N44°22'04"W
C29	2623.52'	17.83'	17.83'	N46°04'25"W
C30	2623.52'	63.77'	63.77'	N46°57'53"W
C31	2623.52'	55.34'	55.34'	N48°15'55"W

- 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 PONDING 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.
22	1142.50'
23	1142.50'
103	1142.00'
104	1142.00'
34	1148.20'
35	1148.20'
27	1149.20'
28	1149.20'
20	1144.80'
21	1144.80'

*DUE TO 100YR HGL/EMERGENCY OVERFLOW

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

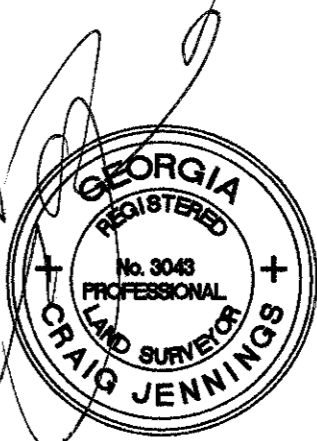
TOTAL ACREAGE: 9.843 Acres
TOTAL AREA: 428,772 sf
(PHASE IIB & ALL ROADS AND ALL OPEN SPACE/EASEMENTS)

TOTAL ACREAGE NEW LOTS: 6.395 Acres
TOTAL AREA NEW LOTS: 278,574 sf
NEW R/W AREA: 1.060 Acres (46,195 sf)
NEW OPEN SPACE: 2.388 Acres (104,003 sf)

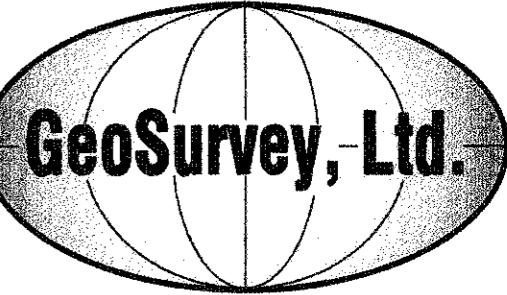
CURRENT ZONING: RD-3

** CAPPED 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. **

Plat Book 111 Pg 189
Filed and Recorded 7/24/2014 3:01:05 PM
28-2014-000258
Patty Baker
Clerk of Superior Court Cherokee Cty, GA



Sheet
2 of 3

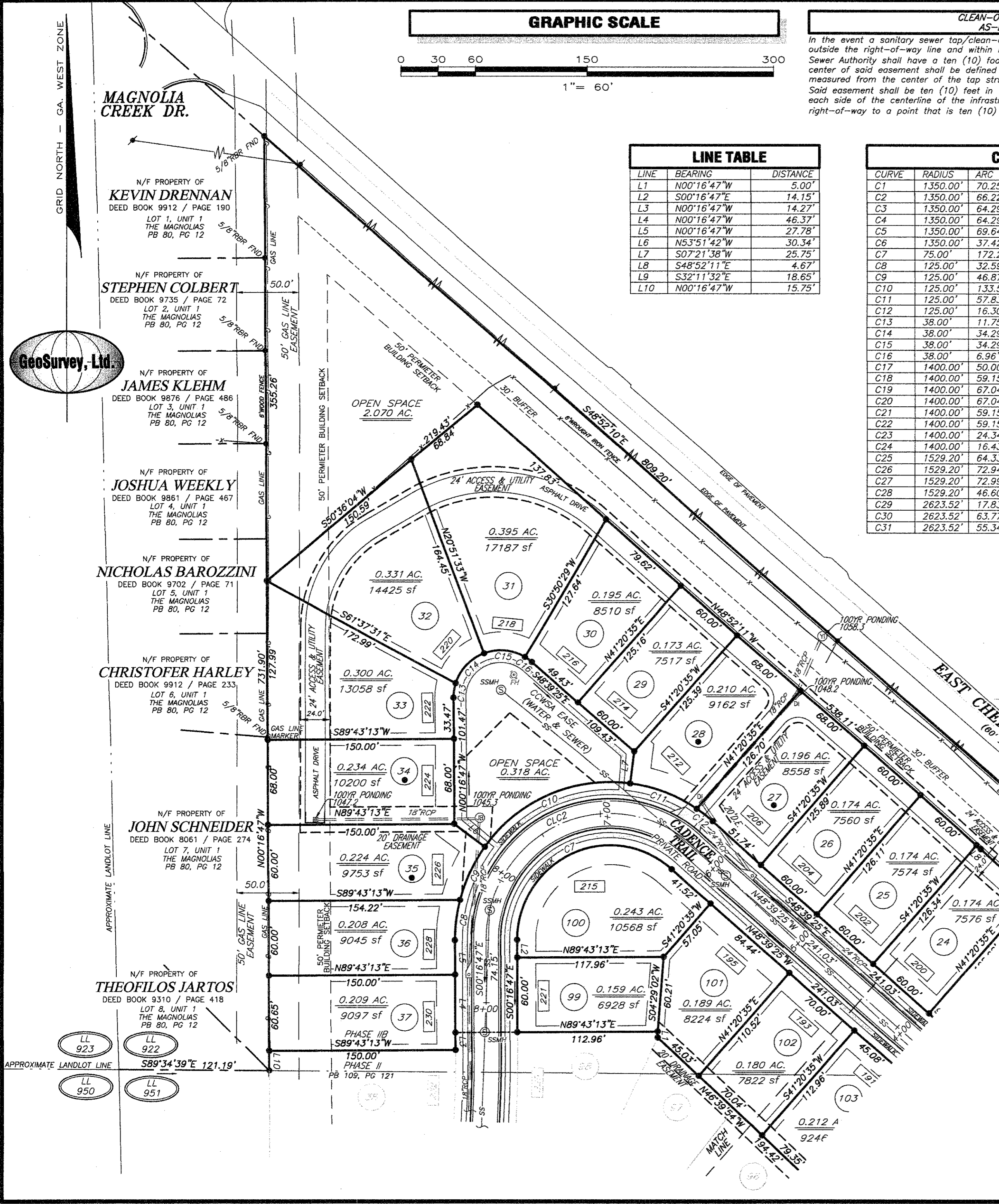


Land Surveying & Mapping
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Certificate of Authorization #LS000621

SUBDIVISION PLAT OF:

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

GS JOB NO:	20062910	DRAWING SCALE:	1" = 60'	SURVEY DATE:	05/13/2014
FIELD WORK:	JM	CITY:	MACEDONIA	STATE:	GEORGIA
PROJ MGR:	CAJ	COUNTY:	CHEROKEE	REVISIONS	
REVIEWED:	JRC	LAND LOT:	922 & 951	No.	Date
DWG FILE:	20062910-UNIT2.dwg	DISTRICT:	3RD	SECTION:	2ND

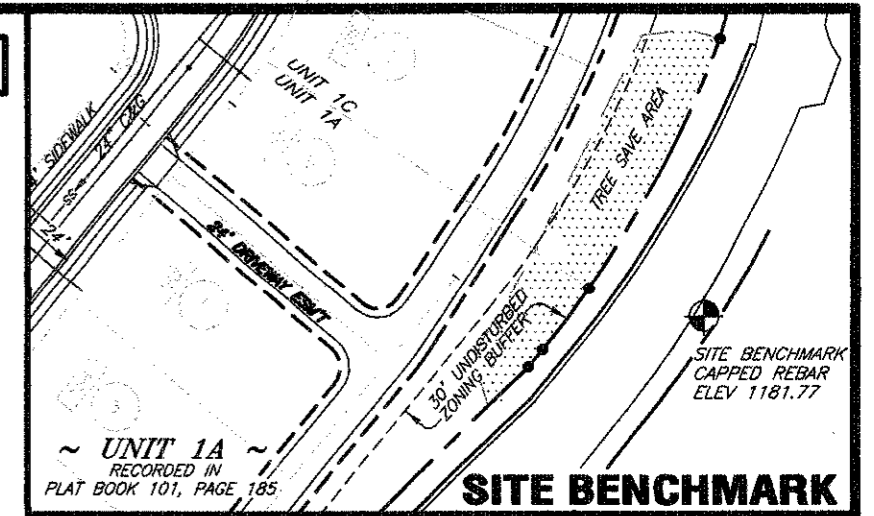


GRID NORTH - GA. WEST ZONE

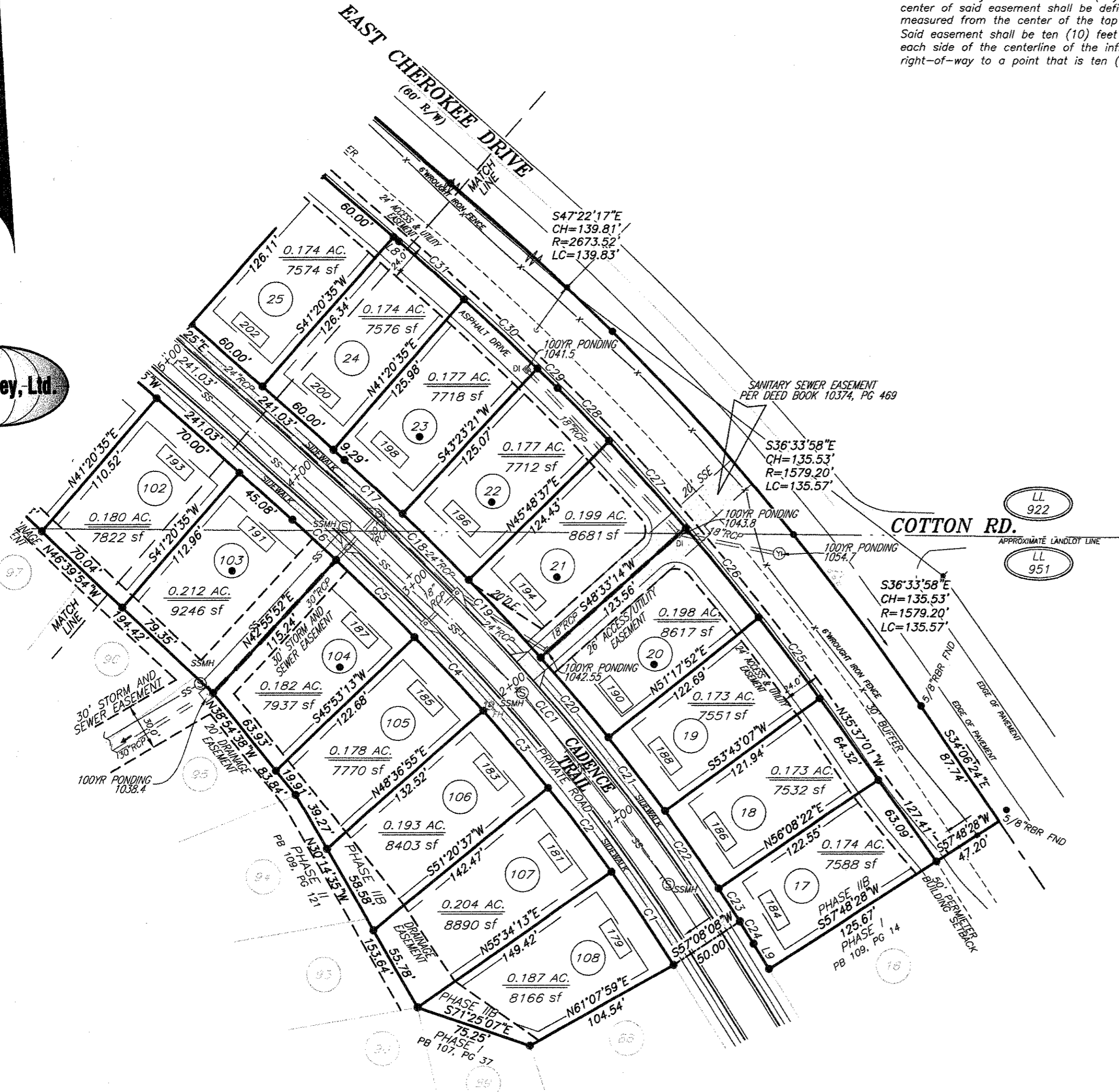


CLEAN-OUT EASEMENT NOTE FOR AS-BUILTS/FINAL PLATS

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.



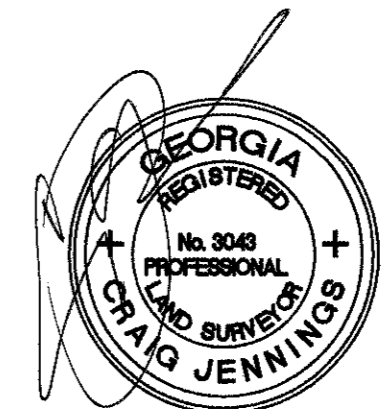
** CAPPED 5/8" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. **



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 PONDING 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.
25	1142.50*
24	1142.50*
23	1142.50*
103	1142.00*
104	1142.00*
34	1148.20
35	1148.20
27	1148.20
28	1149.20
20	1144.80
21	1144.80

*DUE TO 100YR HGL/EMERGENCY OVERFLOW



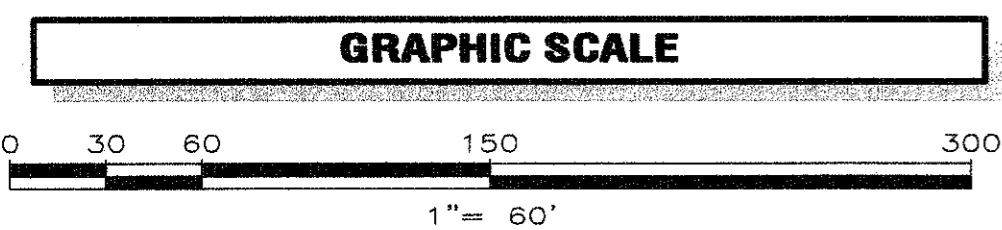
Owner/Developer:
John Wieland
JOHN WIELAND HOMES AND NEIGHBORHOODS
 jwhomes.com
 4125 Atlanta Road SE • Smyrna, GA 30080
 24 Hour Contact: Jason Garrett 770-703-1646

TOTAL ACREAGE: 9.843 Acres
 TOTAL AREA: 428,772 sf
 (PHASE IIB & ALL ROADS AND ALL OPEN SPACE/EASEMENTS)
 TOTAL ACREAGE NEW LOTS: 6.395 Acres
 TOTAL AREA NEW LOTS: 278,574 sf
 NEW R/W AREA: 1.060 Acres (46,195 sf)
 NEW OPEN SPACE: 2.388 Acres (104,003 sf)
 CURRENT ZONING: RD-3

Sheet
3 of **3**

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CLC1	1375.00'	379.00'	377.80'	N40°45'38"W	15°47'34"
CLC2	100.00'	229.73'	182.44'	S65°31'54"W	131°37'22"



Plat Book 111 Pg 190
 Filed and Recorded 7/24/2014 3:01:05 PM
 28-2014-000259
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA



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-B
 (F.K.A. ELROD TRACT)

GS JOB NO: 20062910	DRAWING SCALE: 1" = 60'	SURVEY DATE: 05/13/2014
FIELD WORK: JM	CITY: MACEDONIA STATE: GEORGIA	REVISIONS No. Date Description
PROJ MGR: CAJ	COUNTY: CHEROKEE	
REVIEWED: JRC	LAND LOT: 922 & 951	
DWG FILE: 20062910-UNIT2.dwg	DISTRICT: 3RD SECTION: 2ND	