

#### OWNER'S ACKNOWLEDGEMENT ~

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, EXCEPT AS OTHERWISE NOTED.

Charles E. Bell 7/6/07  
SUBDIVIDER DATE

CE Bell 7/6/07  
OWNER DATE

#### ENGINEER'S CERTIFICATE ~

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

Charles E. Bell 7/7/07  
ENGINEER DATE



THE AS-BUILT CONDITION OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEER IN THE APPROVED CONSTRUCTION PLANS.

Charles E. Bell 7/9/07  
ENGINEER DATE

#### LEGEND

•	IPF	=	1/2" REBAR FND.	•	MH	=	MANHOLE
•	IPS	=	1/2" REBAR SET	•	CB	=	CATCH BASIN
---	R.W.	=	RIGHT OF WAY	•	BM	=	BENCHMARK
---	SSE	=	SANITARY SEWER EASEMENT	•	PP	=	POWER POLE
---	DE	=	DRAINAGE EASEMENT	•	FH	=	FIRE HYDRANT
---	L.L.L.	=	LAND LOT LINE	•	CMF	=	CONCRETE MONUMENT FND.
---	C.L.	=	CENTERLINE	•	B.C.	=	BACK OF CURB
•	CT	=	CRIMP TOP PIPE	•	E.P.	=	EDGE OF PAVEMENT
•	OT	=	OPEN TOP PIPE	•	FEN	=	FENCE
---	CMP	=	CORRUGATED METAL PIPE	•	O.H.	=	OVERHEAD ELEC. SERVICE LINE
---	RCP	=	REINFORCED CONCRETE PIPE	•	B.L.	=	BUILDING LINE
■	DI	=	DROP INLET	•	U.G.	=	UNDERGROUND POWER LINE
□	JB	=	JUNCTION BOX				

#### CERTIFICATE OF APPROVAL OF WATER SYSTEM ~

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED ON THE FINAL SUBDIVISION PLAT ENTITLED "NICHOLAS TRACT - CONSERVATION SUBDIVISION" HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHEROKEE COUNTY OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

Keith Miller 7-5-07  
C.C.W.S.A. INSPECTION DEPARTMENT DATE

Keith Miller 7-6-07  
C.C.W.S.A. GPS/GIS DEPARTMENT DATE

#### COUNTY CERTIFICATION ~

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.

Geoffrey 7/13/07  
COUNTY ENGINEER DATE

#### PLANNING DEPARTMENT ~

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

Ann L. Taylor 7-11-07  
ZONING ADMINISTRATOR 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.

Jim Miller 07-12-07  
FIRE MARSHAL DATE

THIS PLAT FILED IN OFFICE 7-16-2007 3:18 P.M.  
RECORDED IN PLAT BOOK 97 PAGE 115

Patty Baker  
CLERK, CHEROKEE COUNTY SUPERIOR COURT DATE

Plat Book 97 Pg 115  
Filed and Recorded 7/16/2007 3:18:00 PM  
28-2007-000610  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

#### SURVEYOR'S CERTIFICATE ~

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PERPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR PERSONS UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

David Barton 06-14-07  
GEORGIA REGISTERED LAND SURVEYOR No. 2533 DATE

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE PROPERTY OWNERS.

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.

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.

#### SITE DATA ~

EXISTING ZONING \_\_\_\_\_ R-30 CONSERVATION  
TOTAL ACREAGE \_\_\_\_\_ 22.709  
33 LOTS / 22.709 ACRES = 1.45 LOTS PER ACRE.  
BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)  
FRONT \_\_\_\_\_ 25 FT.  
SIDE \_\_\_\_\_ 10 FT.  
REAR \_\_\_\_\_ 25 FT.  
RIGHT-OF-WAY DEDICATION \_\_\_\_\_ 3.517 ACRES  
MINIMUM LOT WIDTH \_\_\_\_\_ 80 FT.  
MINIMUM LOT SIZE \_\_\_\_\_ 15,000 SQ. FT.  
REZONE CASE NUMBER \_\_\_\_\_ 05-05-037

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 12-28-98, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 3433, PAGE 99, DATED 12-28-98 FOR WOODMONT GOLF COUNTRY CLUB, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

VERTICAL DATUM IS MEAN SEA LEVEL. (NAVD 88)

#### 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.

#### ENDANGERED SPECIES NOTE:

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WHICH MAY RESULT IN THE HARM 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.

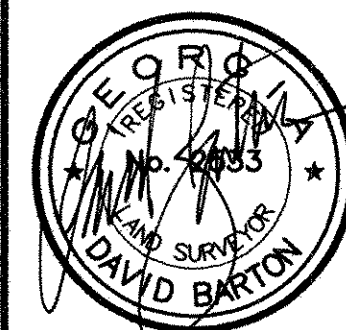
#### TABLE OF DEDICATION

HEDGEWOOD LANE \_\_\_\_\_ 2,030.29 FT.  
HILLSIDE LANE \_\_\_\_\_ 244.53 FT.

BARTON SURVEYING  
INC.

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

FINAL PLAT OF  
NICHOLAS TRACT -  
CONSERVATION SUBDIVISION  
LOCATED IN LAND LOTS 992, 1024 & 1025  
3rd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
MAY 10, 2007



1

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# GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 12,752. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235W.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 577,371.

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

BEARINGS SHOWN ARE BASED ON THE GEORGIA STATE PLANE CO-ORDINATE SYSTEM.

N-1,539,793.52  
E-2,241,995.19 = STATE PLANE COORDINATES

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0280 D, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTE: CURTIS ROAD EXISTING PAVEMENT IS NOT CENTERED IN R.W.

NO. 4 REBARS SET AT ALL LOT CORNERS (UNLESS OTHERWISE INDICATED).

THE BOUNDARY DATA SHOWN HEREON IS BASED ON A BOUNDARY SURVEY FOR CREATIVE CONSULTING, LLC BY BARTON SURVEYING, INC. DATED JUNE 8, 2006.

\* = FINISHED FLOOR SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.

\*\* = FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE LOW POINT ELEVATION IN THE ROAD.

THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.

SIDEWALKS FRONTING ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION. EXCLUDED ARE THOSE SIDEWALKS FRONTING ON COMMON AREAS.

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	73.61'	120.00'	N38°07'19"E	72.46'	38.00'
C2	185.84'	200.00'	N47°10'08"E	179.22'	100.24'
C3	330.39'	450.00'	N52°45'18"E	323.02'	173.04'
C4	274.13'	475.00'	N48°15'17"E	270.34'	141.00'
C5	117.35'	75.00'	S70°23'13"E	105.74'	74.54'
C6	127.30'	75.00'	S23°03'48"W	112.56'	85.15'
C7	89.83'	75.00'	N73°59'51"W	84.56'	51.19'
C8	45.90'	152.00'	N36°16'50"E	45.73'	23.13'
C9	28.35'	127.00'	N21°14'03"E	28.29'	14.23'
C10	162.61'	175.00'	N47°10'08"E	156.82'	87.71'
C11	8.25'	475.00'	N73°17'28"E	8.25'	4.12'
C12	89.18'	475.00'	N67°24'54"E	89.05'	44.72'
C13	85.21'	475.00'	N56°53'51"E	85.09'	42.72'
C14	82.06'	475.00'	N46°48'36"E	81.95'	41.13'
C15	84.06'	475.00'	N36°47'29"E	83.95'	42.14'
C16	96.53'	450.00'	N37°52'02"E	96.35'	48.45'
C17	36.98'	22.00'	S87°50'07"E	32.78'	24.56'
C18	27.85'	100.00'	N47°39'42"W	27.76'	14.02'
C19	54.60'	100.00'	N71°16'54"W	53.92'	28.00'
C20	37.33'	100.00'	S82°22'57"W	37.11'	18.88'
C21	16.80'	100.00'	N66°52'30"E	16.78'	8.42'
C22	47.90'	100.00'	N48°20'22"E	47.44'	24.42'
C23	52.28'	100.00'	N19°38'21"E	51.69'	26.75'
C24	52.75'	100.00'	N10°27'00"W	52.14'	27.00'
C25	40.74'	100.00'	N37°14'02"W	40.46'	20.66'
C26	89.94'	100.00'	N74°40'18"W	86.94'	48.27'
C27	25.79'	100.00'	S72°10'31"W	25.72'	12.97'
C28	19.71'	500.00'	S63°39'30"W	19.71'	9.86'
C29	73.75'	500.00'	S58°18'12"W	73.68'	36.94'
C30	73.75'	500.00'	S49°51'08"W	73.68'	36.94'
C31	73.73'	500.00'	S41°24'09"W	73.66'	36.93'
C32	47.62'	500.00'	S34°26'59"W	47.60'	23.83'
C33	64.33'	425.00'	S36°03'29"W	64.27'	32.23'
C34	123.87'	425.00'	S48°44'40"W	123.44'	62.38'
C35	123.83'	425.00'	S65°26'29"W	123.39'	62.36'
C36	20.34'	225.00'	S71°11'56"W	20.33'	10.18'
C37	28.67'	22.00'	N74°03'44"W	26.68'	16.78'
C38	107.26'	400.65'	N44°24'14"W	106.94'	53.95'
C39	61.39'	400.65'	N56°27'48"W	61.33'	30.76'
C40	21.64'	55.00'	N12°43'25"W	21.50'	10.96'
C41	62.24'	55.00'	N56°24'51"W	58.97'	34.93'
C42	52.09'	55.00'	S64°02'14"W	50.16'	28.18'
C43	53.76'	55.00'	S08°54'17"W	51.64'	29.25'
C44	73.06'	55.00'	S57°09'12"E	67.81'	43.06'
C45	30.85'	50.00'	N68°46'05"E	30.36'	15.93'
C46	136.94'	350.65'	S49°09'55"E	136.07'	69.35'
C47	32.47'	22.00'	S04°18'21"W	29.60'	20.01'
C48	64.63'	225.00'	S38°21'36"W	64.41'	32.54'
C49	37.63'	225.00'	S25°20'25"W	37.58'	18.86'
C50	10.60'	127.00'	S23°52'09"W	10.60'	5.30'
C51	36.98'	22.00'	N08°28'09"E	32.78'	24.56'
C52	64.14'	450.00'	N60°42'16"E	64.08'	32.12'
C53	78.24'	50.00'	S70°23'13"E	70.50'	49.70'
C54	84.87'	50.00'	S23°03'48"W	75.04'	56.76'
C55	59.89'	50.00'	N73°59'51"W	56.37'	34.13'

LOT AREA TABLE

LOT	ACRES	SQ. FEET
1	0.550	23958
2	0.419	18266
3	0.344	15000
4	1.018	44334
5	0.619	26958
6	0.377	16418
7	0.500	21796
8	0.499	21720
9	0.354	15423
10	0.346	15083
11	0.345	15029
12	0.352	15345
13	0.393	17115
14	0.368	16012
15	0.349	15201
16	0.346	15054
17	0.395	17201
18	0.617	26884
19	0.407	17722
20	0.456	19883
21	0.874	38070
22	0.755	32895
23	0.413	18008
24	0.413	18000
25	0.523	22781
26	0.402	17511
27	0.403	17536
28	0.581	25311
29	0.452	19696
30	0.435	18940
31	0.348	15149
32	0.345	15039
33	0.469	20414
O.S. 1	1.039	45275
O.S. 2	2.685	116977
PARK	0.713	31051

LINE TABLE

LINE	DISTANCE	BEARING
L1	7.83'	N55°41'39"E
L2	31.91'	S25°33'41"E
L3	9.42'	N32°13'55"W
L4	22.61'	N28°56'08"W
L5	3.72'	N20°32'58"E
L6	8.05'	N25°33'41"W
L7	3.72'	S20°32'58"W
L8	10.10'	S31°57'06"E

## RESOLUTION NO. R - 041

CASE #05-05-037

John Wieland Homes & Neighborhoods, Inc.

A resolution approving the rezoning of the following described property:

22.7 +/- acres located in land lot(s) 992, 1024, 1025 of the 3<sup>rd</sup> district, 2nd section of Cherokee County, Georgia, and indicated as parcel 008 on tax map 03N17.

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 February 14, 2005.

Proposed Use: Residential Subdivision

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, May 3, 2005 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval of R-30.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the **R-30** zoning district and the Cherokee County Zoning Administrator hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

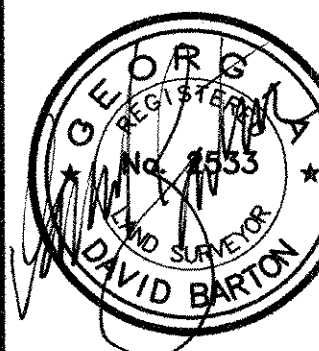
Adopted this 17th day of May, 2005.

*Michael Byrd*  
Michael Byrd, Chairman

*Sheila R. Corbin*  
Sheila R. Corbin, County Clerk

BARTON SURVEYING  
INC.  
1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

FINAL PLAT OF  
**NICHOLAS TRACT -  
CONSERVATION SUBDIVISION**  
LOCATED IN LAND LOTS 992, 1024 & 1025  
3<sup>rd</sup> DISTRICT, 2<sup>nd</sup> SECTION  
CHEROKEE COUNTY, GEORGIA  
MAY 10, 2007

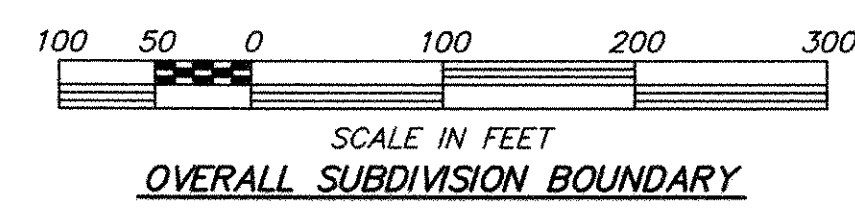
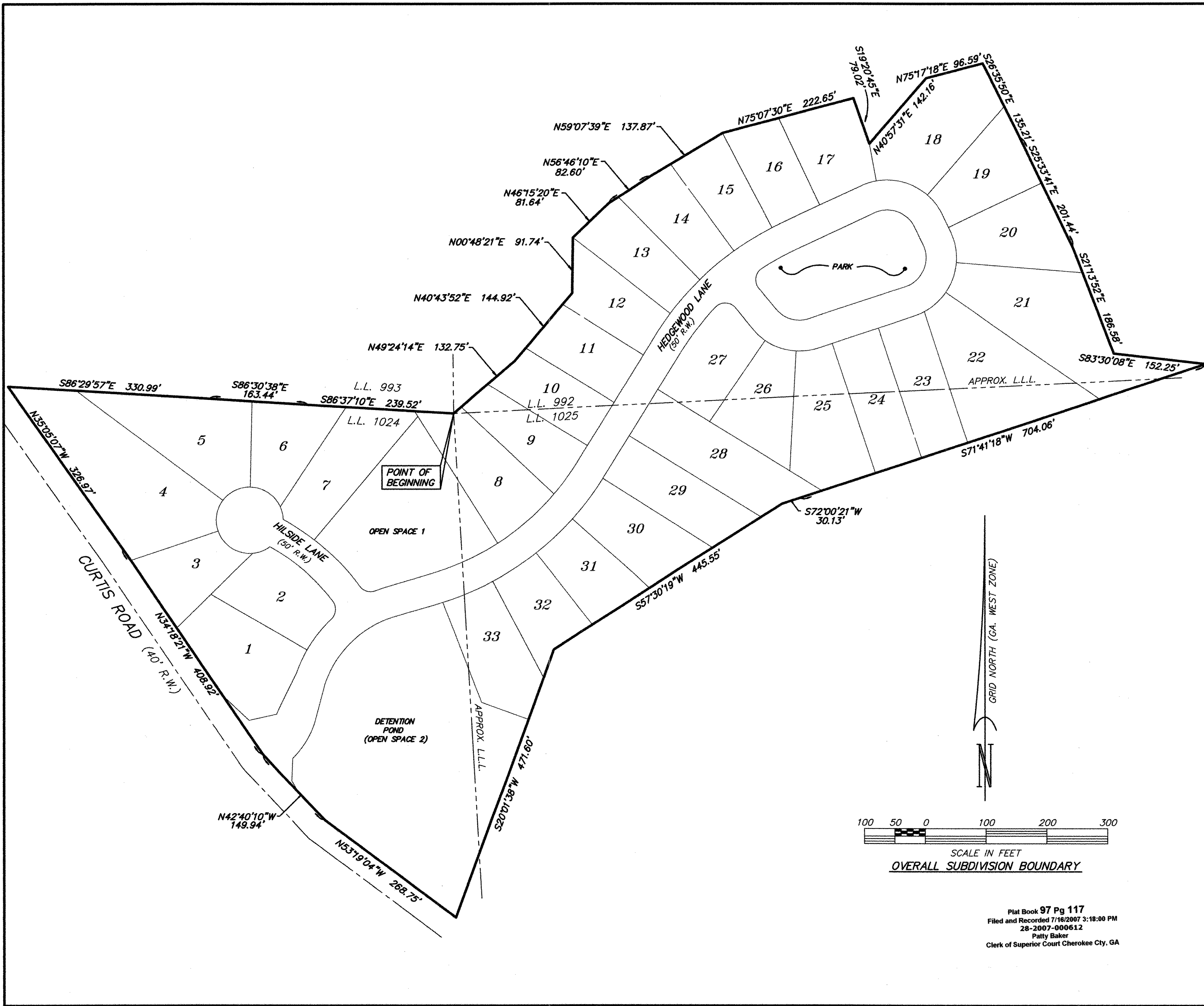


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Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

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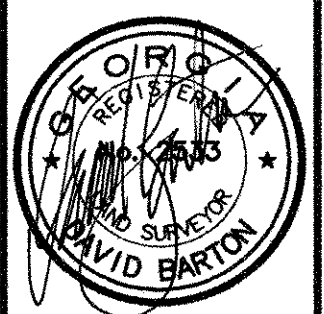
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 Clerk of Superior Court Cherokee Cty, GA

FINAL PLAT OF  
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 CONSERVATION SUBDIVISION**  
 LOCATED IN LAND LOTS 992, 1024 & 1025  
 3rd DISTRICT, 2nd SECTION  
 CHEROKEE COUNTY, GEORGIA  
 MAY 10, 2007

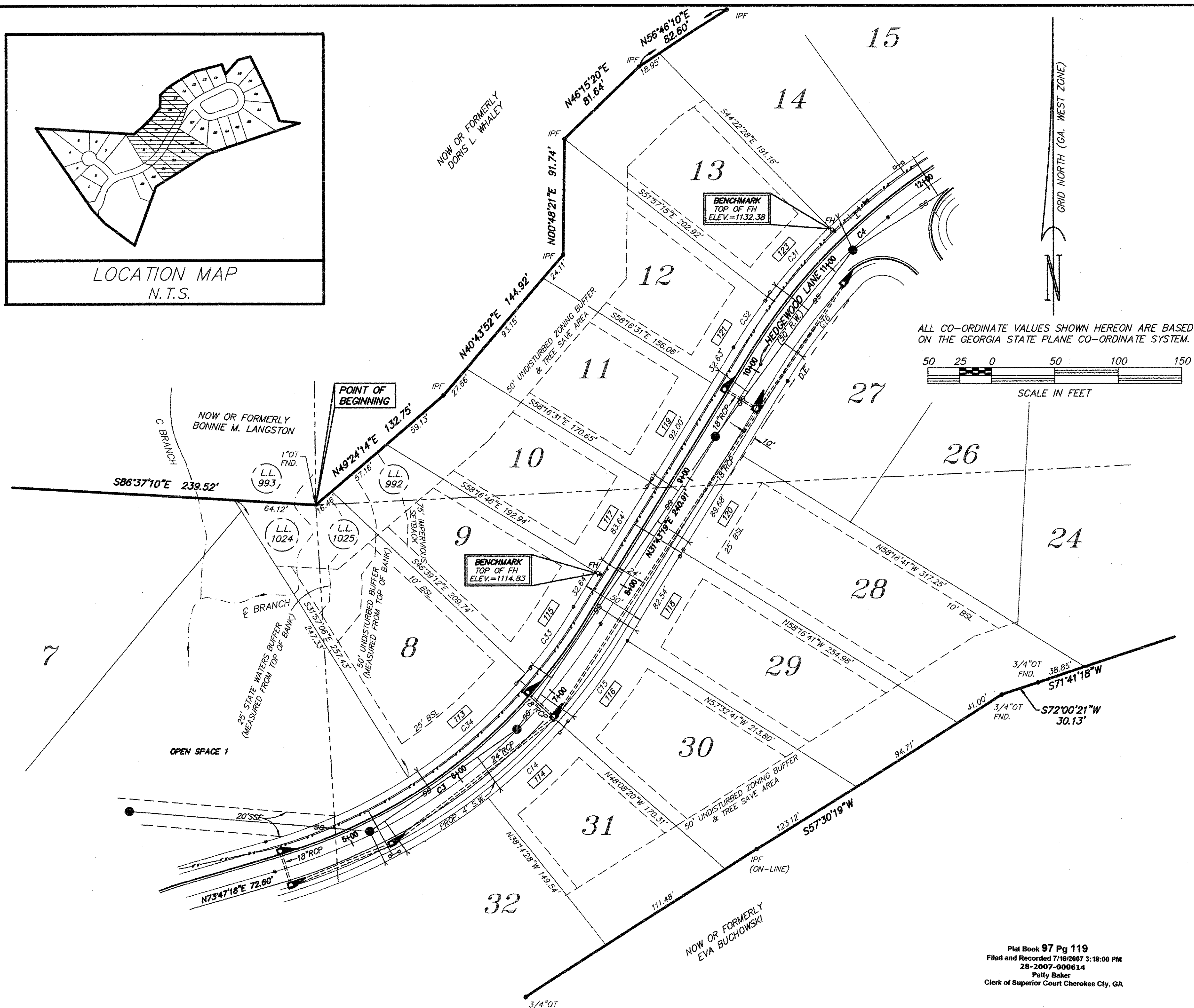


**BARTON SURVEYING  
 INC.**  
 1500 PALM STREET  
 CANTON, GEORGIA 30115  
 (770) 345-2810

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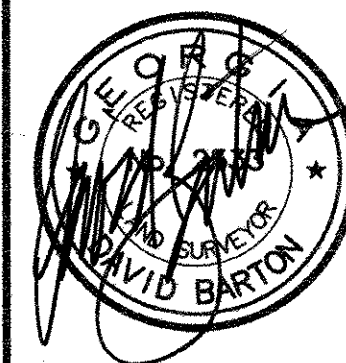


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FINAL PLAT OF  
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CONSERVATION SUBDIVISION**

LOCATED IN LAND LOTS 992, 1024 & 1025  
3rd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
MAY 10, 2007 1"=50'

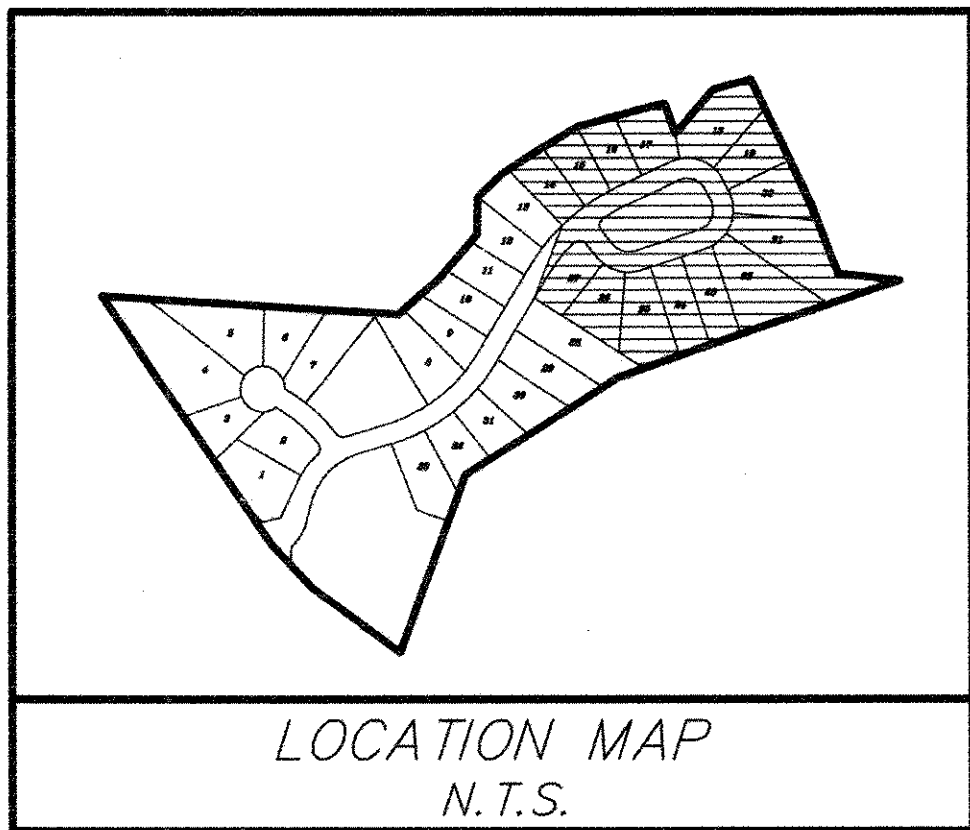
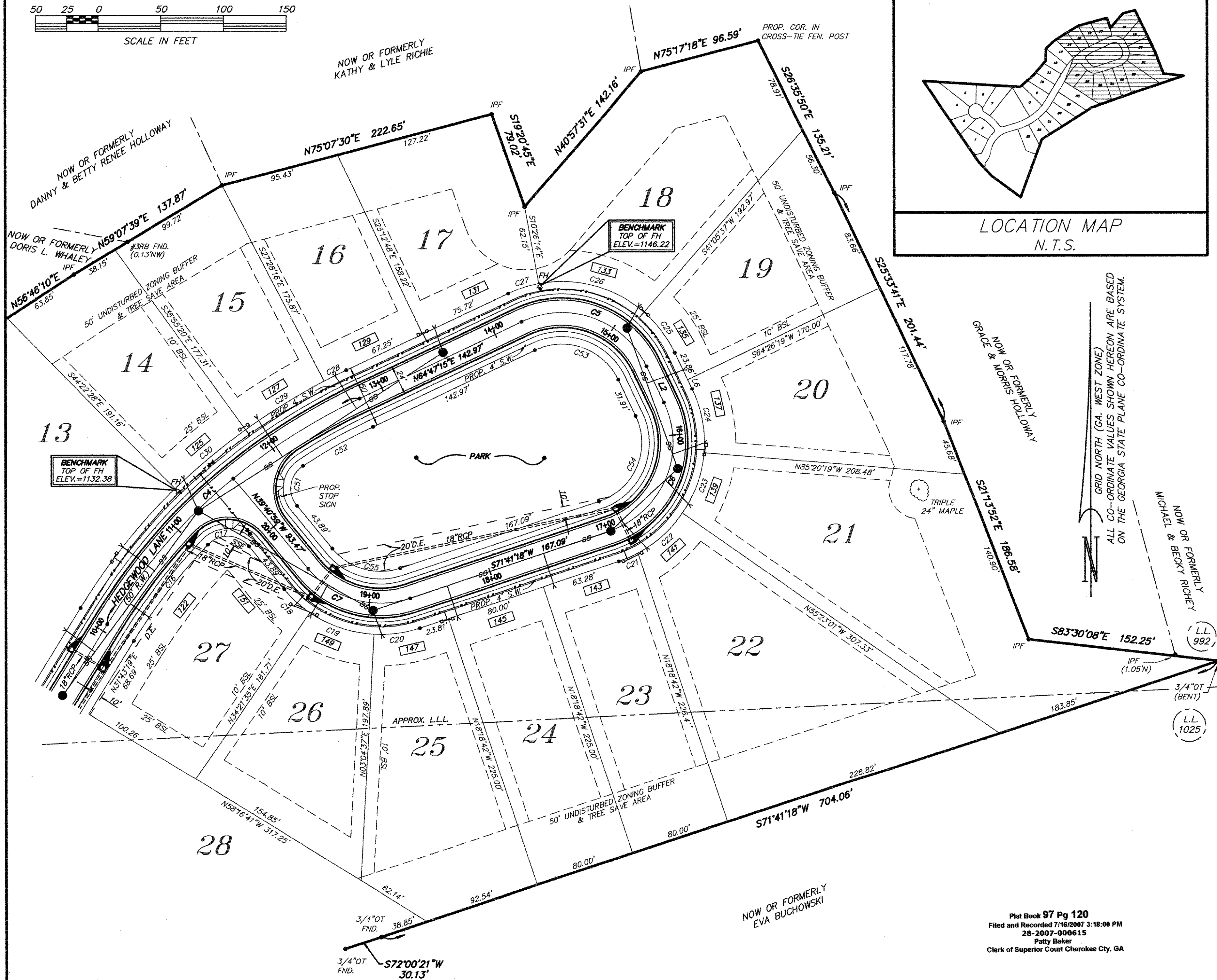
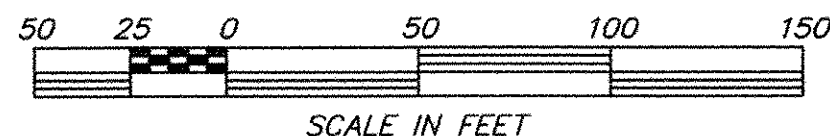


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Plat Book 97 Pg 119  
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Patty Baker  
Clerk of Superior Court Cherokee Cty. GA





GRID NORTH (GA. WEST ZONE)  
ALL CO-ORDINATE VALUES SHOWN HEREON ARE BASED  
ON THE GEORGIA STATE PLANE CO-ORDINATE SYSTEM.

**BARTON SURVEYING  
INC.**  
1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

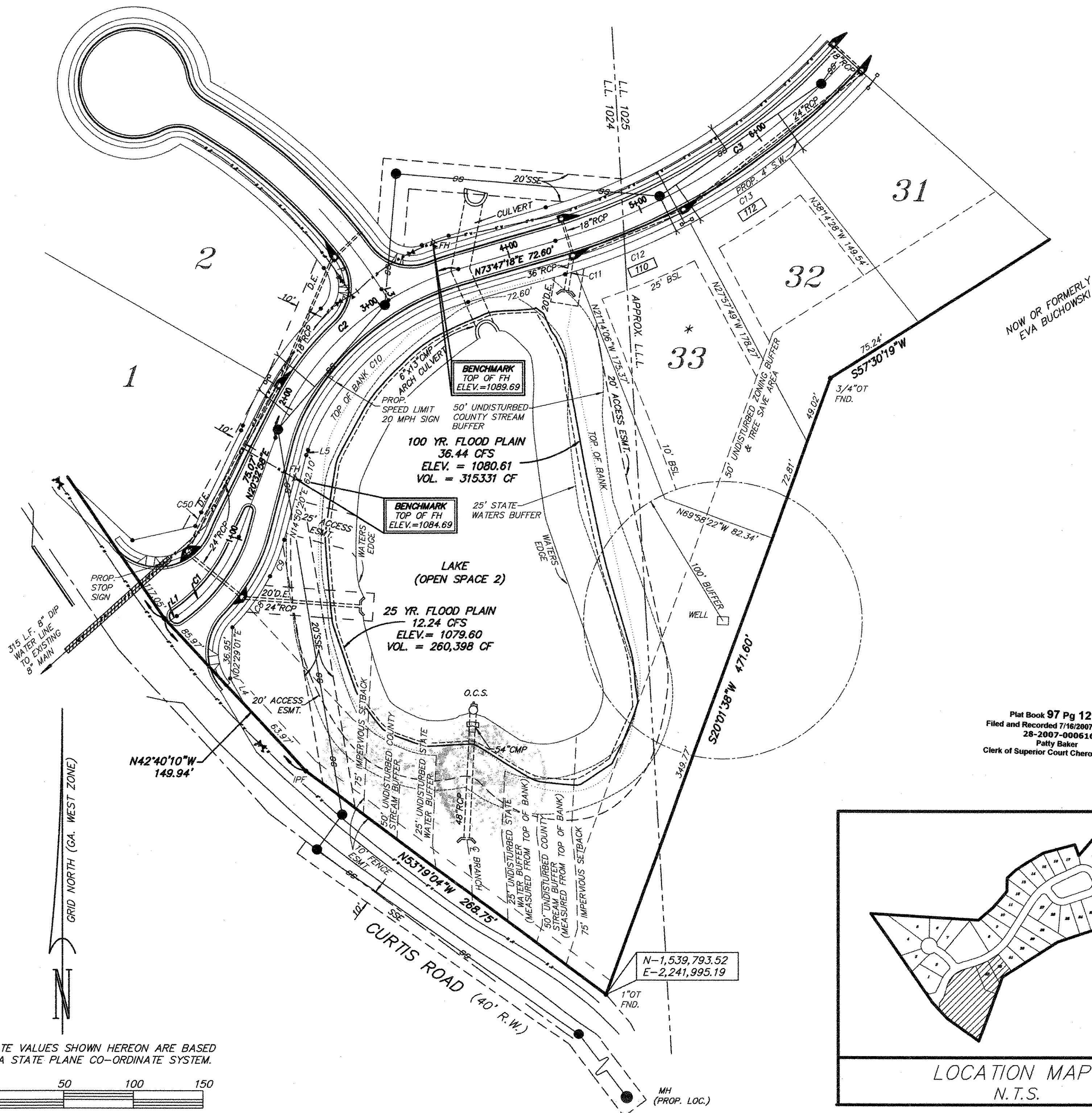
FINAL PLAT OF  
**NICHOLAS TRACT-  
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LOCATED IN LAND LOTS 992, 1024 & 1025  
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CHEROKEE COUNTY, GEORGIA  
MAY 10, 2007 1"=50'



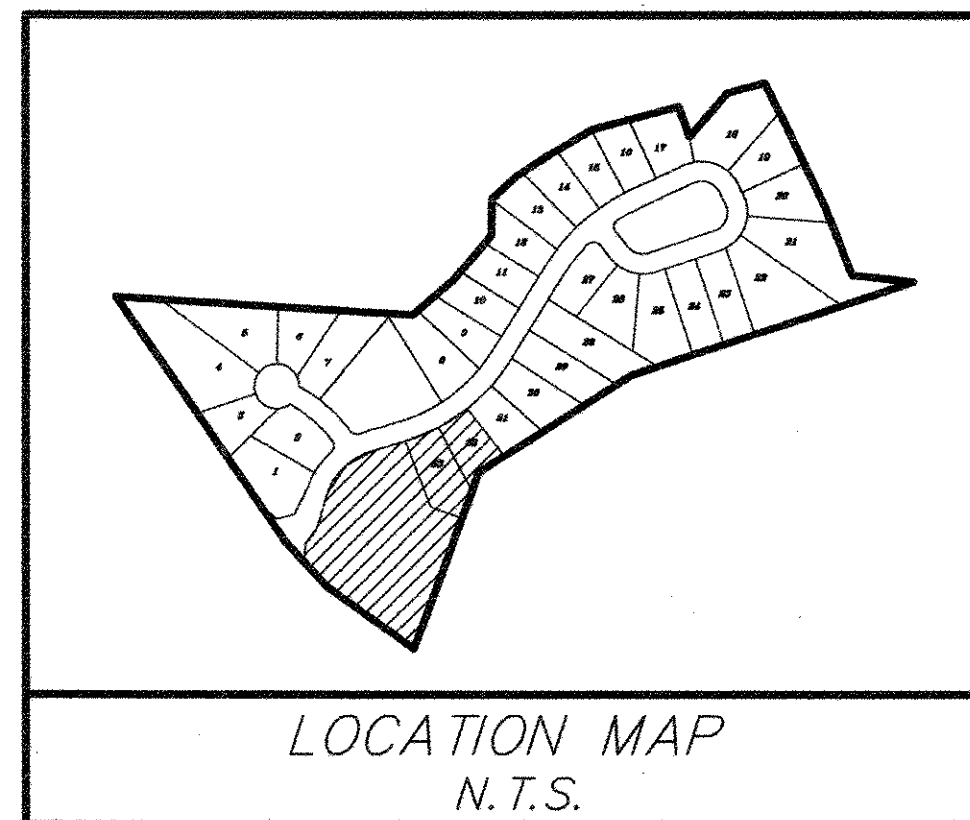
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Patty Baker  
Clerk of Superior Court Cherokee Cty, GA



ALL CO-ORDINATE VALUES SHOWN HEREON ARE BASED ON THE GEORGIA STATE PLANE CO-ORDINATE SYSTEM.



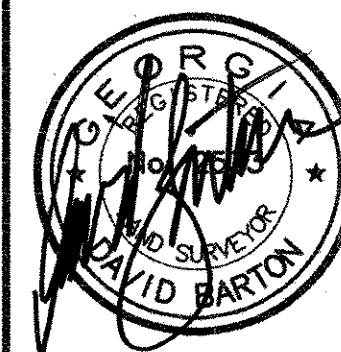
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 Clerk of Superior Court Cherokee Cty, GA

**BARTON SURVEYING  
 INC.**

1500 PALM STREET  
 CANTON, GEORGIA 30115  
 (770) 345-2810

**NICHOLAS TRACT-  
 CONSERVATION SUBDIVISION**

LOCATED IN LAND LOTS 992, 1024 & 1025  
 3rd DISTRICT, 2nd SECTION  
 CHEROKEE COUNTY, GEORGIA  
 MAY 10, 2007 1"=50'



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