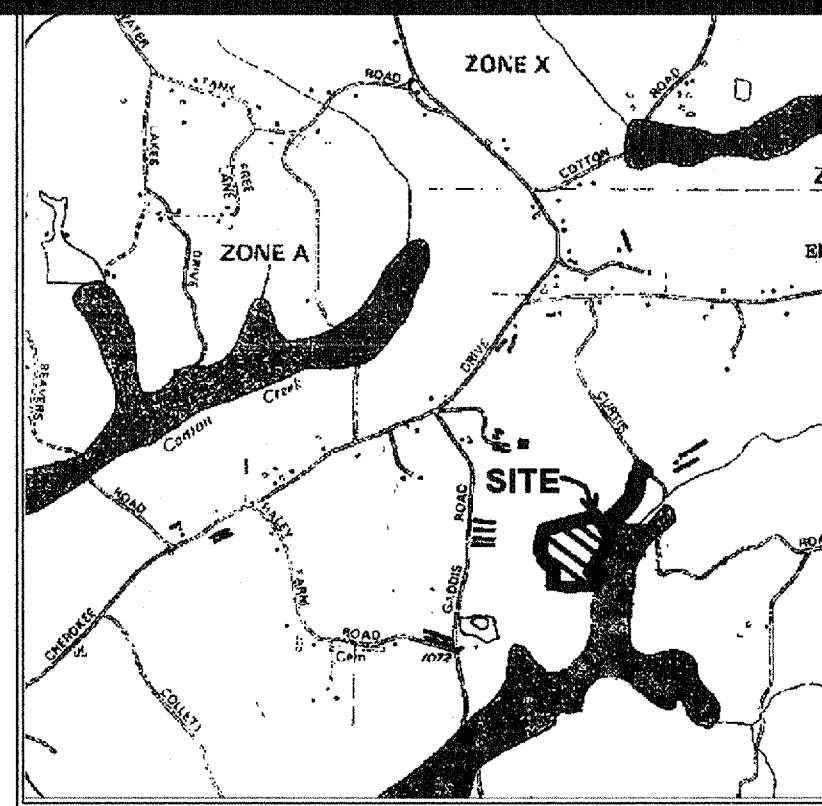


LOCATION MAP  
N.T.S.

# FINAL SUBDIVISION PLAT OF WOODMONT UNIT 14A

LOCATED IN  
LAND LOTS 1024, 1065 & 1066  
3rd DISTRICT 2nd SECTION  
CHEROKEE COUNTY, GEORGIA



FLOOD MAP  
N.T.S.

**OWNER/DEVELOPER**  
**JOHN WIELAND HOMES**  
**& NEIGHBORHOODS, INC.**  
1950 SULLIVAN ROAD  
ATLANTA, GEORGIA 30337  
CONTACT: CARL HAWTHORNE  
(770) 996-1400

**ENGINEER/SURVEYOR**  
**ROCHESTER & ASSOCIATES, INC.**  
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501  
ATLANTA: (404) 252-1334 GAINESVILLE: (770) 718-0600  
ENGINEER: STEVEN D. SPACE, P.E.  
SURVEYOR: FREDERICK C. YOUNGMAN, RLS

PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD  
HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP OF  
CHEROKEE COUNTY, GEORGIA. PANEL NO. 130424 0275 B,  
EFFECTIVE DATE: JULY 15, 1988.

## LEGEND

- AC - ACRES
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- CA - COMMON AREA
- C&G - CURB & GUTTER
- CI - CURB INLET
- CL - CENTER LINE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CNS - CONCRETE NAIL SET
- CONC - CONCRETE
- CORPS - US ARMY CORPS OF ENGINEERS
- DB, PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EASE - EASEMENT
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- FH - FIRE HYDRANT
- O/S - OFFSET
- GM - GAS METER
- GV - GATE VALVE
- HW - HEADWALL
- IPF - IRON PIN FOUND
- O - IRON PIN SET (1/2" RB)
- JB - JUNCTION BOX
- LAT - LATERAL
- LL - LAND LOT
- LLL - LAND LOT LINE
- MFE - MINIMUM FLOOR ELEVATION
- MH - MANHOLE
- MON - MONUMENT
- MSL - MEAN SEA LEVEL
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- O/S - OFFSET
- PB, PG - PLAT BOOK, PAGE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POL - POINT ON LINE
- PVC - POLYVINYL CHLORIDE PIPE
- R - RADIUS
- RB - REINFORCING IRON BAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SQ FT - SQUARE FEET
- S- - SANITARY SEWER LINE
- SSE- - SANITARY SEWER EASEMENT
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- LF - LINEAR FEET
- WI - WEIR INLET
- W- - WATER LINE
- WM - WATER METER
- N.T.S. - NOT TO SCALE
- ### - ADDRESS
- △ - POINT NOT SET
- (R) - REVISION

## CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE

PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER  
DEPARTMENT HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR  
RECORDING.

CHEROKEE COUNTY WATER DEPARTMENT DATE

## COUNTY ENGINEER'S CERTIFICATE

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

COUNTY ENGINEER DATE

Shawshank Partners  
Case # 96-03-005

## RESOLUTION 96-R-19

A resolution ~~96-R-19~~ approving the rezoning of the following  
described property:

520.5 acres located in land lot(s) 1135, 1097, 1136, 1023, 1066,  
1095, 1167 & 1168 of the 3rd district, 2nd section of Cherokee  
County, Georgia, and indicated as tax map 3N11 parcels 199, 200,  
201, 202, 203, 204, 205, 206, 207, 182 and tax map 3N12 parcels  
154, 143, & 153.

WHEREAS, it hereby is found and determined that a petition to  
change the zone of the above described property from AG to RUD was  
filed on January 24, 1996.

Proposed Use: Residential Community and Golf Course

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, March 12,  
1996 in the Jury Assembly Room of the Cherokee County Justice  
Center. Recommendation from the Planning Commission is to approve  
with the following conditions: 1) Developer shall provide an 80  
foot right-of-way for Gaddis Road through property. 2) Developer  
shall provide 60 foot right-of-way for Curtis Road adjacent to the  
subject property. 3) Developer shall provide an additional 5 feet  
of pavement width for Gaddis Road adjacent to the subject property.  
4) Developer shall provide an additional 5 feet of pavement width  
for Curtis Road adjacent to the subject property. 5) Minimum home  
size shall be 2,000 square feet. 6) Developer shall provide buffers  
in compliance with Cherokee County standard requirements.

NOW THEREFORE, be it resolved by the Cherokee County Board of  
Commissioners that the above described property ~~is~~ is now  
located in the ~~RUD~~ RUD district, and the Cherokee County  
Planner hereby is directed to change ~~the~~ the district  
maps accompanying and being part of the rezoning resolution.

Adopted this 22nd day of March, 1996

*Hollis Q. Latham*  
Hollis Q. Latham, Chairman

*Karen Huey*  
Karen Huey, County Clerk

I hereby certify this document to  
be a true and correct copy of the  
original on file in the Cherokee  
County Commissioners Office. This  
the 23rd day of March, 1996.  
*Il. Mark Mobley, Deputy County Clerk*

\*\* An additional condition was placed by the Board of Commissioners requiring that  
a Phase II environmental study be performed on the portion of the property where  
hog and chicken farms previously located.

NOTE: NO HOG OR CHICKEN  
FARM WAS LOCATED WITHIN  
UNIT 14A.

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/22/04 AT 2:00 PM  
RECORD IN PLAT  
BOOK 21, PAGE 139  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

## 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.

FIRE MARSHAL DATE

## PLANNING DEPARTMENT CERTIFICATION

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

*Vicki D. Taylor* 03-29-04  
PLANNING DIRECTOR *Zephary Adams* DATE

## SURVEYOR'S ACKNOWLEDGMENT

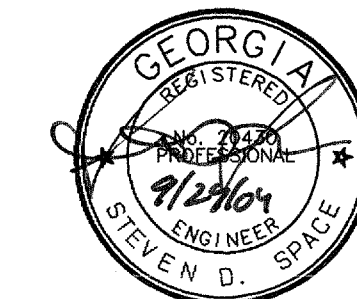
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS  
TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE  
CHEROKEE COUNTY DEVELOPMENT STANDARDS, WAS PREPARED FROM A  
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE  
MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

*Frederick C. Youngman* 4/1/04  
FREDERICK C. YOUNGMAN, GEORGIA REGISTERED LAND SURVEYOR #2160

THE FIELD DATA, DATED: MARCH 2002, 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  
FOOT IN 442,687 FEET.  
TOPCON GTS-313 USED FOR ANGULAR AND LINEAR  
MEASUREMENTS.  
BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

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

*Steven D. Space* 9/29/04  
STEVEN D. SPACE, P.E. DATE:



GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:12 PM  
RECORD IN PLAT  
BOOK 21, PAGE 39  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

## 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 DEED, FOR THE PURPOSE THEREIN EXPRESSED.

OWNER/SUBDIVIDER *John Wieland Homes & Neighborhoods, Inc.* 4/1/04  
DATE

SHEET OF  
1 4  
DATE: 4/1/04  
SCALE:  
FILE# 9-004623.PRO  
JOB# G197112.14A  
DRAWN BY BLD

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

NO.	DATE	DESCRIPTION
R-1	9/27/04	SEE REVISION NOTE #1, SHEET 4
REVISIONS		

FINAL SUBDIVISION PLAT FOR:  
**WOODMONT**  
**UNIT 14A**  
LOCATED IN  
LAND LOTS 1024, 1065 & 1066  
2nd DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA

JOB NO. G197112.14A.00-1725

**Rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
(770)718-0600 (770)718-9090 Fax  
www.rochester-assoc.com

1. NUMBER OF LOTS IS 24.  
2. ZONING IS P.U.D.  
3. DENSITY IS 2.328 LOTS PER ACRE.  
4. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT = 25'  
SIDE = 0' SETBACK WITH 10' SEPARATION (APPROVED AT DECEMBER 9, 2002 PLANNING COMMISSION WORK SESSION)  
REAR = 30'  
ALL LOTS IN THIS UNIT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF 70' AVERAGE LOT SIZE = 14,538 SF / MINIMUM LOT AREA = 11,000 SF
5. 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.  
BENCHMARK FOR THIS UNIT IS THE TOP OF THE SWCB LOCATED IN FRONT OF LOT 835 ON WEXFORD COURT. ELEVATION=1123.39
6. LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
7. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, PER FLOOD ANALYSIS FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, DATED JANUARY 20, 1998, REVISED AUGUST 10, 1999.
8. THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR WOODMONT GOLF AND COUNTRY CLUB. RECORDED IN DEED BOOK 3433, PAGE 099. CHEROKEE COUNTY RECORDS.
9. NO WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
10. NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL THE DRIVEWAY PIPE IS DESIGNED AND APPROVED.
11. 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 COMPLIES WITH STATE LAW.
12. 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 DEEMED NECESSARY BY THE COUNTY.
13. ENDANGERED SPECIES NOTE:  
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING 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 EFFECT.
14. 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 U.S. ARMY CORPS OF ENGINEERS FOR A FEDERAL PERMIT FOR ANY WETLAND THAT IS DISTURBED.
15. TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 1,780 FEET.
16. IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
17. 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)
18. REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY SURVEY FOR JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. AND PREMIER BANK, BEING WOODMONT GOLF AND COUNTRY CLUB, CONTAINING 468.386 ACRES, BY ROCHESTER & ASSOCIATES, INC., DATED JULY 10, 1997 AND LAST REVISED ON JUNE 1, 1998.
19. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN ( 7 ) DAYS OF DISTURBANCE 6-33.
20. ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO GEORGIA E.P.D. REQUIREMENTS.
21. ALL EROSION CONTROL PONDS SHALL HAVE OUTLET STRUCTURE DETAILS WITH INVERT ELEVATIONS. AS BUILT PLANS SHALL SHOW ACTUAL AS BUILT ELEVATIONS ON INVERTS AND THE 100 YEAR FLOOD ELEVATION AT TOP OF POND.
22. TWO ROWS OF GA D.O.T. TYPE C SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WILL PROTECT STATE WATERS FROM ANY LAND DISTURBING ACTIVITY.
23. THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
24. UTILITIES SERVICE:  
NATURAL GAS - ATLANTA GAS LIGHT  
TELEPHONE - ALLTEL  
ELECTRICITY - SAWNEE E.M.C.  
WATER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY  
SANITARY SEWER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY  
PROPERTY IS SERVED BY SANITARY SEWER.
25. AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), WERE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED. IRON PINS WILL BE SET ON THE FRONT LOT CORNERS AT THE SUBSTANTIAL COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION OR UPON THE JUDGEMENT OF ROCHESTER & ASSOCIATES, INC., WHERE THERE ARE NATURAL OR MANMADE OBSTACLES AT THE FRONT LOT CORNERS PREVENTING ACCURATE PLACEMENT OF IRON PINS, NO IRON PIN WILL BE SET.
26. BEARINGS ARE CALCULATED FROM ANGLES TURNED.
27. SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS AT TIME OF HOUSE CONSTRUCTION. SIDEWALK TO BE INSTALLED ON SIDE OF STREET OPPOSITE WATER MAIN PRIOR TO ISSUANCE OF C.O.
28. THE OPEN CHANNEL DRAINAGE EASEMENTS SHOWN ARE NOT TO BE CONSTRUED AS EXACT IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORM WATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES ON THE EXTERIOR PROPERTY LINE. THE INTENDED LOCATIONS ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
29. STORM AND SANITARY SEWER EASEMENTS ARE 20' WIDE AND ARE DEFINED AS 10 FEET ON EACH SIDE OF CENTERLINE OF PIPE UNLESS OTHERWISE NOTED BY DIMENSIONS HEREON.
30. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY SANITARY OR UTILITY EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY WATER AND SEWER DEPARTMENT.
31. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY DEPARTMENT OF ENGINEERING.
32. REFERENCE IS HEREBY MADE TO ZONING RESOLUTION 96-R-19, CASE # 96-03-009, SHAWSHANK PARTNERS, AS TO THE ZONING CONDITIONS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
33. MINIMUM HOME SIZE SHALL BE 2,000 SQUARE FEET.
34. THIS DEVELOPMENT WAS APPROVED PRIOR TO THE ESTABLISHMENT OF THE TREE PROTECTION PLAN REQUIREMENT AND CONTAINS NO DESIGNATED TREE SAVE AREAS.
35. ALL LOTS MEET THE MINIMUM 70' WIDTH REQUIREMENT.

CALL TABLE						
LINE/CURVE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA	TANGENT
1	N03°30'52"W	70.05'	325.00'	70.19'	12°22'27"	35.23'
2	N08°55'47"E	70.85'	325.00'	70.99'	12°30'52"	35.63'
3	N20°03'29"E	55.19'	325.00'	55.26'	9°44'30"	27.70'
4	N16°37'17"W	22.55'	17.00'	24.66'	83°06'03"	15.07'
5	N58°10'19"W	58.77'				
6	N54°28'45"W	25.76'	200.00'	25.78'	7°23'08"	12.91'
7	N40°39'49"W	70.30'	200.00'	70.67'	20°14'44"	35.71'
8	N27°55'09"W	18.30'	200.00'	18.30'	5°14'35"	9.16'
9	N50°43'45"W	14.60'	17.00'	15.09'	50°51'48"	8.08'
10	N61°12'13"W	28.39'	55.00'	28.72'	29°54'52"	14.69'
11	N18°13'22"W	51.68'	55.00'	53.80'	56°02'51"	29.27'
12	N30°04'57"E	38.13'	55.00'	38.94'	40°33'45"	20.32'
13	N60°50'22"E	20.00'	55.00'	20.11'	20°57'05"	10.17'
14	S88°20'22"E	38.24'	55.00'	39.06'	40°41'27"	20.39'
15	S17°52'38"E	84.41'	55.00'	96.22'	100°14'01"	65.82'
16	S23°26'18"W	5.20'	17.00'	5.22'	17°36'10"	2.63'
17	S06°23'12"E	12.20'	17.00'	12.48'	42°02'50"	6.53'
18	S42°47'28"E	79.57'	150.00'	80.53'	30°45'42"	41.26'
19	S58°10'19"E	59.00'				
20	N80°25'58"E	22.48'	17.00'	24.56'	82°47'27"	14.99'
21	N40°43'15"E	19.10'	325.00'	19.10'	3°22'02"	9.55'
22	N42°24'16"E	42.42'				
23	N42°24'16"E	43.52'				
24	N36°48'49"E	24.36'	125.00'	24.39'	11°10'54"	12.24'
25	N31°13'21"E	19.52'				
26	N31°13'21"E	70.00'				
27	N31°13'21"E	61.30'				
28	N31°59'23"E	8.70'	325.00'	8.70'	1°32'03"	4.35'
29	N38°31'37"E	65.35'	325.00'	65.46'	11°32'24"	32.84'
30	N45°59'37"E	19.25'	325.00'	19.25'	3°23'36"	9.63'
31	N47°41'26"E	49.90'				
32	N47°41'26"E	75.00'				
33	S47°41'26"W	98.79'				
34	S47°10'30"W	4.95'	275.00'	4.95'	1°01'52"	2.47'
35	S38°56'28"W	73.87'	275.00'	74.09'	15°26'13"	37.27'
36	S31°13'21"W	19.42'				
37	S31°13'21"W	80.00'				
38	S31°13'21"W	51.39'				
39	S36°21'58"W	31.38'	175.00'	31.42'	10°17'13"	15.75'
40	S41°57'25"W	2.73'	175.00'	2.73'	0°53'41"	1.37'
41	S42°24'16"W	69.12'				
42	S42°24'16"W	16.82'				
43	S36°35'23"W	55.72'	275.00'	55.82'	11°37'45"	28.00'
44	S19°20'14"W	109.07'	275.00'	109.80'	22°52'33"	55.64'
45	S01°44'53"E	92.17'	275.00'	92.61'	19°17'40"	46.75'

ROAD CURVE TABLE						
CURVE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA	TANGENT
1	N15°57'50"E	267.16'	300.00'	276.88'	52°52'52"	149.19'
2	N36°48'49"E	29.23'	150.00'	29.27'	11°10'54"	14.68'
3	N39°27'24"E	85.93'	300.00'	86.23'	16°28'04"	43.41'
4	N29°23'59"E	222.82'	355.00'	226.65'	36°34'52"	117.34'
5	N21°13'52"E	61.51'	175.00'	61.83'	20°14'37"	31.24'
6	N39°45'24"W	110.57'	175.00'	112.49'	36°49'51"	58.27'

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND & VISIBLE FIELD SURVEY DATA & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISES ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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.

**STREET LENGTH**  
**RIDGEMOOR TRACE - 1,525 LF**  
**WEXFORD COURT - 255 LF**  
**TOTAL LENGTH - 1,780 LF**

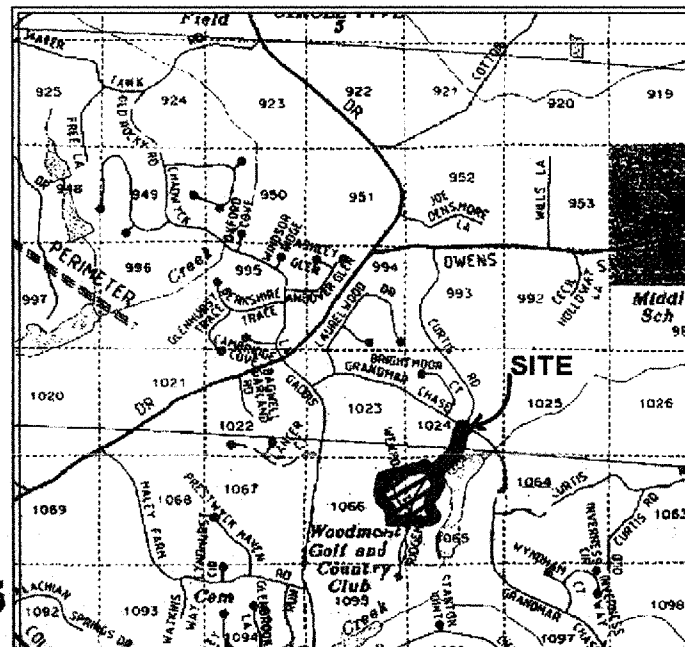
**AREA SUMMARY**  
**TOTAL LOT AREA = 7.739 ACRES**  
**COMMON AREA = 0.084 ACRES**  
**ROAD AREA = 2.215 ACRES**  
**TOTAL AREA = 10.038 ACRES**

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:12 PM  
RECORD IN PLAT  
BOOK 81, PAGE 40  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/2/04 AT 2:00 PM  
RECORD IN PLAT  
BOOK 140, PAGE 140  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

JOB NO. G197112.14A.00-1725

LOCATION MAP  
N.T.S.



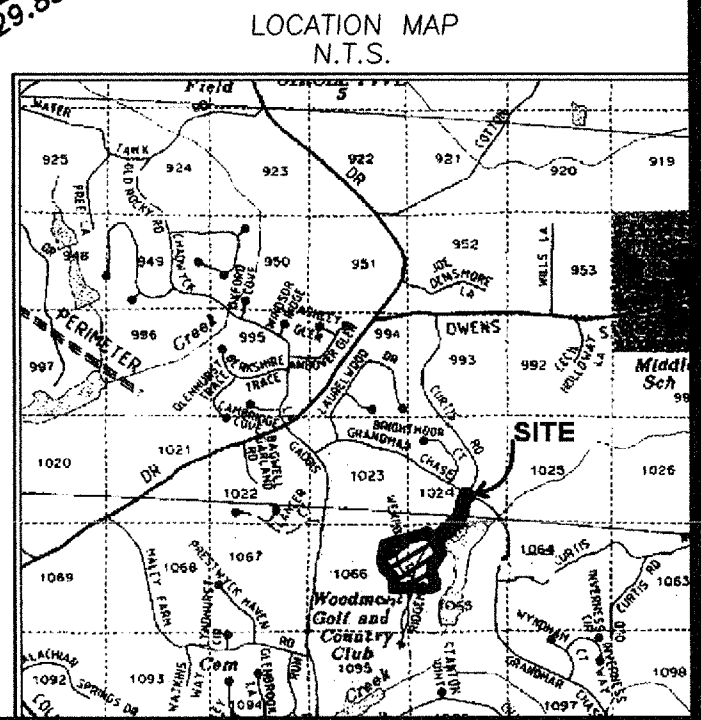
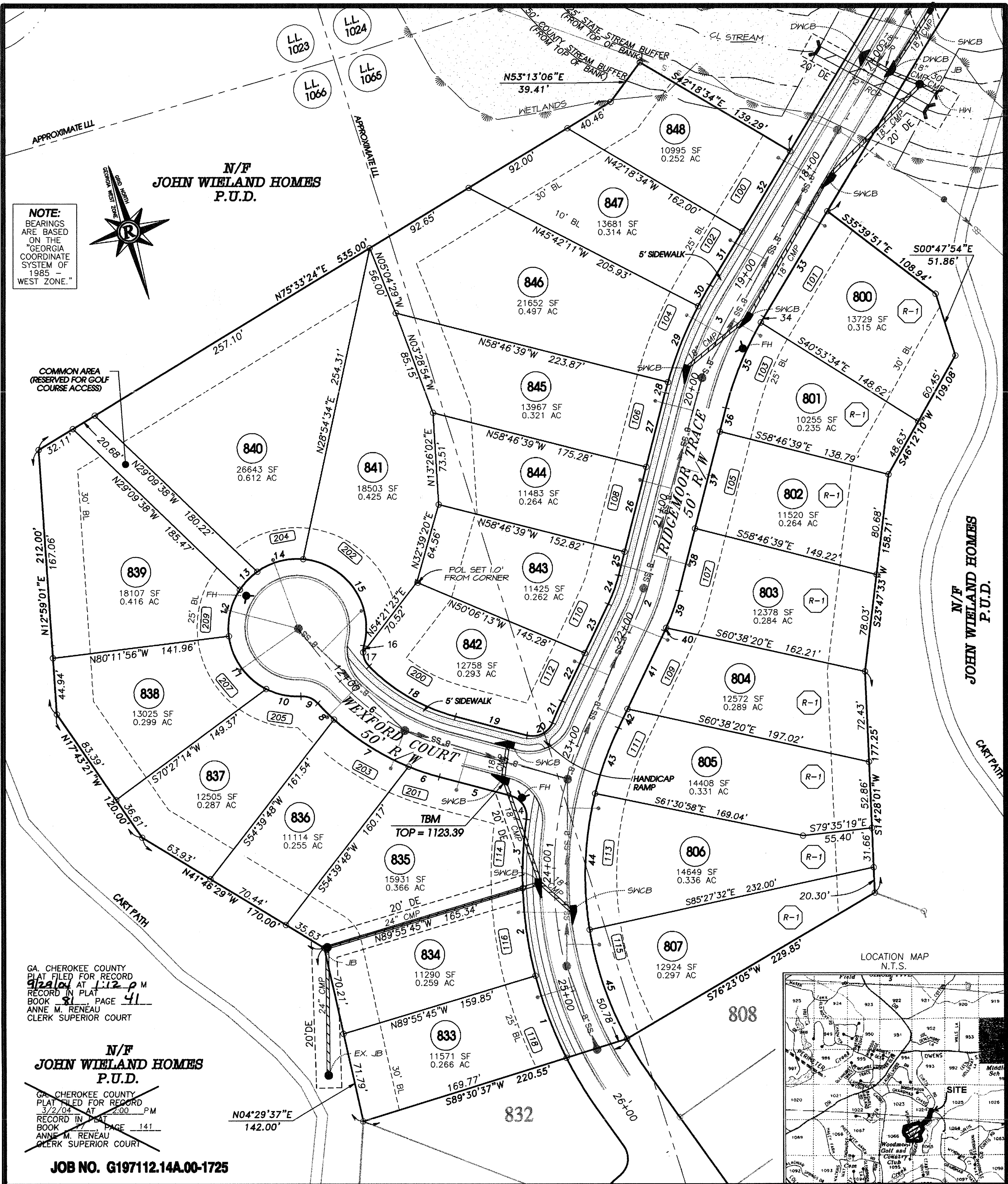
SHEET OF  
2 4  
DATE: 4/1/04  
SCALE:  
FILE# S-004623.PRO  
JOB# G197112.14A  
DRAWN BY BLD

R-1	9/27/04	SEE REVISION NOTE #1, SHEET 4
NO.	DATE	DESCRIPTION
		REVISIONS

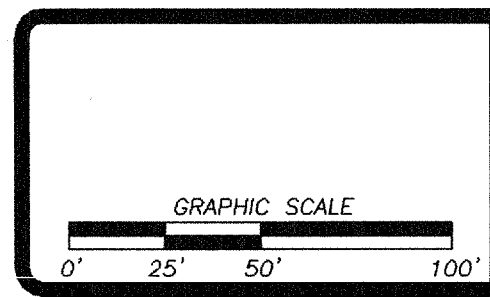
FINAL SUBDIVISION PLAT FOR:  
**WOODMONT**  
**UNIT 14A**  
**LOCATED IN**  
**LAND LOTS 1024, 1065 & 1066**  
**2nd DISTRICT, 2nd SECTION**  
**CHEROKEE COUNTY, GEORGIA**

**Rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
(770)718-0600 (770)718-9090 Fax  
www.rochester-assoc.com





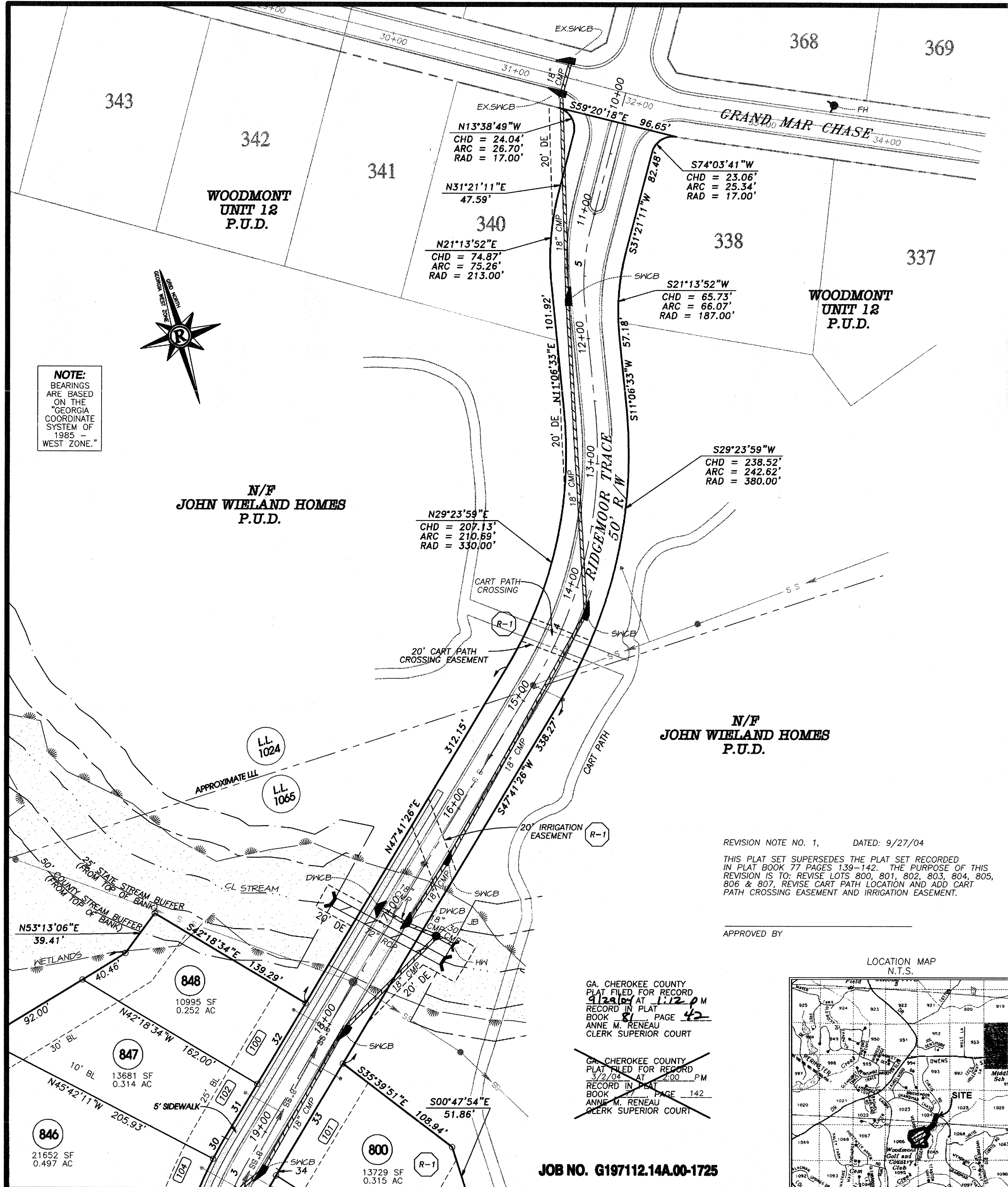
SHEET	OF
3	4
DATE: 4/1/04	
SCALE: 1" = 50'	
FILE# S-004623.PRO	
JOB# G197112.14A	
DRAWN BY BLD	



NO.	DATE	DESCRIPTION
R-1	9/27/04	SEE REVISION NOTE #1, SHEET 4

**FINAL SUBDIVISION PLAT FOR:**  
**WOODMONT**  
**UNIT 14A**  
**LOCATED IN**  
**LAND LOTS 1024, 1065 & 1066**  
**2nd DISTRICT, 2nd SECTION**  
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**NOTE:**  
BEARINGS  
ARE BASED  
ON THE  
"GEORGIA  
COORDINATE  
SYSTEM OF  
1985 -  
WEST ZONE."

**N/F  
JOHN WIELAND HOMES  
P.U.D.**

**N/F  
JOHN WIELAND HOMES  
P.U.D.**

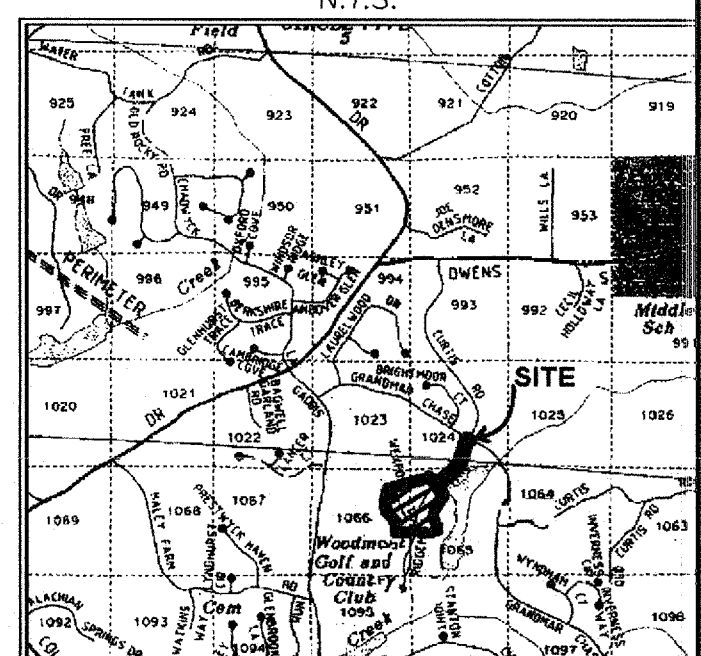
REVISION NOTE NO. 1, DATED: 9/27/04  
THIS PLAT SET SUPERSEDES THE PLAT SET RECORDED  
IN PLAT BOOK 77 PAGES 139-142. THE PURPOSE OF THIS  
REVISION IS TO: REVISE LOTS 800, 801, 802, 803, 804, 805,  
806 & 807, REVISE CART PATH LOCATION AND ADD CART  
PATH CROSSING EASEMENT AND IRRIGATION EASEMENT.

APPROVED BY \_\_\_\_\_

GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
9/29/04 AT 1:12 PM  
RECORD IN PLAT  
BOOK 81, PAGE 42  
ANNE M. RENEAU  
CLERK SUPERIOR COURT

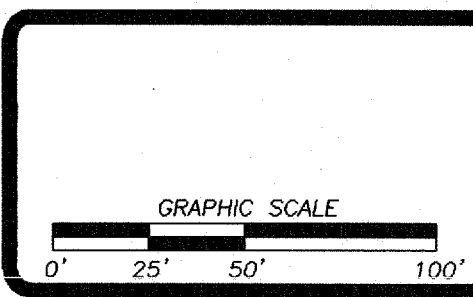
~~GA. CHEROKEE COUNTY  
PLAT FILED FOR RECORD  
3/2/04 AT 2:00 PM  
RECORD IN PLAT  
BOOK 77, PAGE 142  
ANNE M. RENEAU  
CLERK SUPERIOR COURT~~

LOCATION MAP  
N.T.S.



**JOB NO. G197112.14A.00-1725**

SHEET 4 OF 4  
DATE: 4/1/04  
SCALE: 1" = 50'  
FILE# S-004623.PRO  
JOB# G197112.14A  
DRAWN BY BLD



NO.	DATE	DESCRIPTION
R-1	9/27/04	SEE REVISION NOTE #1, SHEET 4

**FINAL SUBDIVISION PLAT FOR:  
WOODMONT  
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