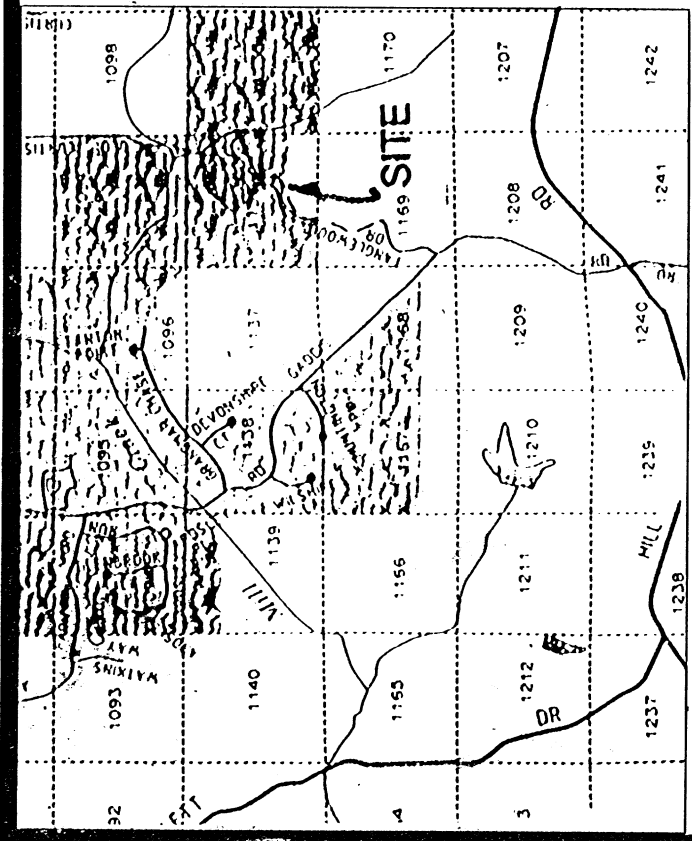




<i>AREA SUMMARY</i> TOTAL LOT AREA = 7.924 ACRES COMMON AREA = 0.957 ACRES <u>ROAD AREA = 1.694 ACRES</u> TOTAL AREA = 10.575 ACRES
--

*FINAL SUBDIVISION PLAT FOR
WOODMONT
UNIT 4B*

*LAND LOTS 1097, 1135 & 1136, 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: B. KEITH ROCHESTER, JR.

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-3-03 AT 3:30 P. M.
RECORD IN PLAT
BOOK 73 PAGE 94
ANNE M. RENEAU 15965
CLERK SUPERIOR COURT

REVISIONS #1 DATED 12/12/02
THIS PLAT SUPERSEDES A PORTION
OF THE PLAT RECORDED IN PLAT
BOOK 62 PAGES 10-12. THE PURPOSE
OF THIS REVISION IS TO CHANGE
THE ADDRESS ON EOTS 288, 239.

OWNERS CERTIFICATION AND DEDICATION

OWNERS CERTIFICATION AND DECLARATION

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

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 _____ 1999.

Christine White

SECRETARY, CHEROKEE COUNTY
MUNICIPAL PLANNING COMMISSION

DATE 02/17/2000

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.

2-15-00
 DATE
James J. Hurd
 COUNTY ENGINEER

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

THE FIELD DATA, DATED MARCH, 1989, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF $\frac{02}{100}$ 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 183,120 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

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.

1-27-2000
DATE

Kelley Sattahol
CHEROKEE COUNTY WATER DEPARTMENT
REPRESENTATIVE

DATE 10-6-99
H. SCALE NA
V. SCALE NA
DRAWN BY MTM
FILE NO. S2575.DWG

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

1	12/12/02	SEE REVISION #1 SHEET 1
NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR
WOODMONT
UNIT 4B

JOB NO. G197112.046.00-1725

rochester
rochester & associates, inc.
atlanta (770)78-0600 • gainesville (770)534-5106
birmingham (205)749-5106
425 oak st., n.w. gainesville, ga. 30501

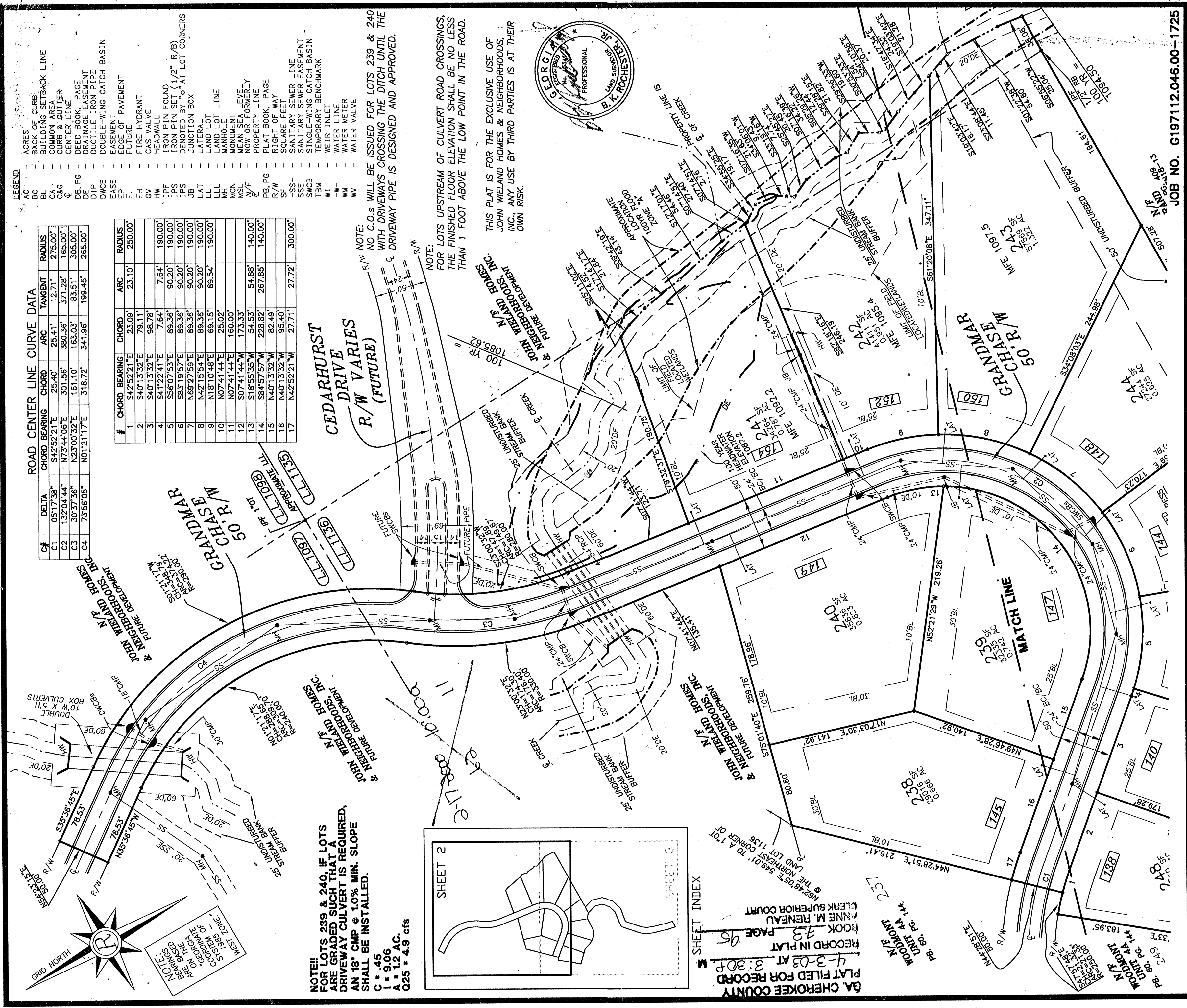
SURVEYOR'S ACKNOWLEDGEMENT

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

B. Keith Rochester, Jr.
B. KEITH ROCHESTER, JR., REGISTERED GEORGIA LAND SURVEYOR #1534

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.

THE 25-FOOT UNDISTURBED STATE WATERS BUFFER SHOWN ON THIS PLAT IS MANDATED BY THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975 (O.C.G.A. 12-7-1 ET SEQ.). DISTURBANCE TO LAND OR VEGETATION IS PROHIBITED UNLESS A VARIANCE IS GRANTED BY THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION.



SHEET
2
3
DATE 10-6-88
V. SCALE 1"=60'
H. SCALE 1"=120'
DRAWN BY J. M. R.
FILE NO. 5275.DWG

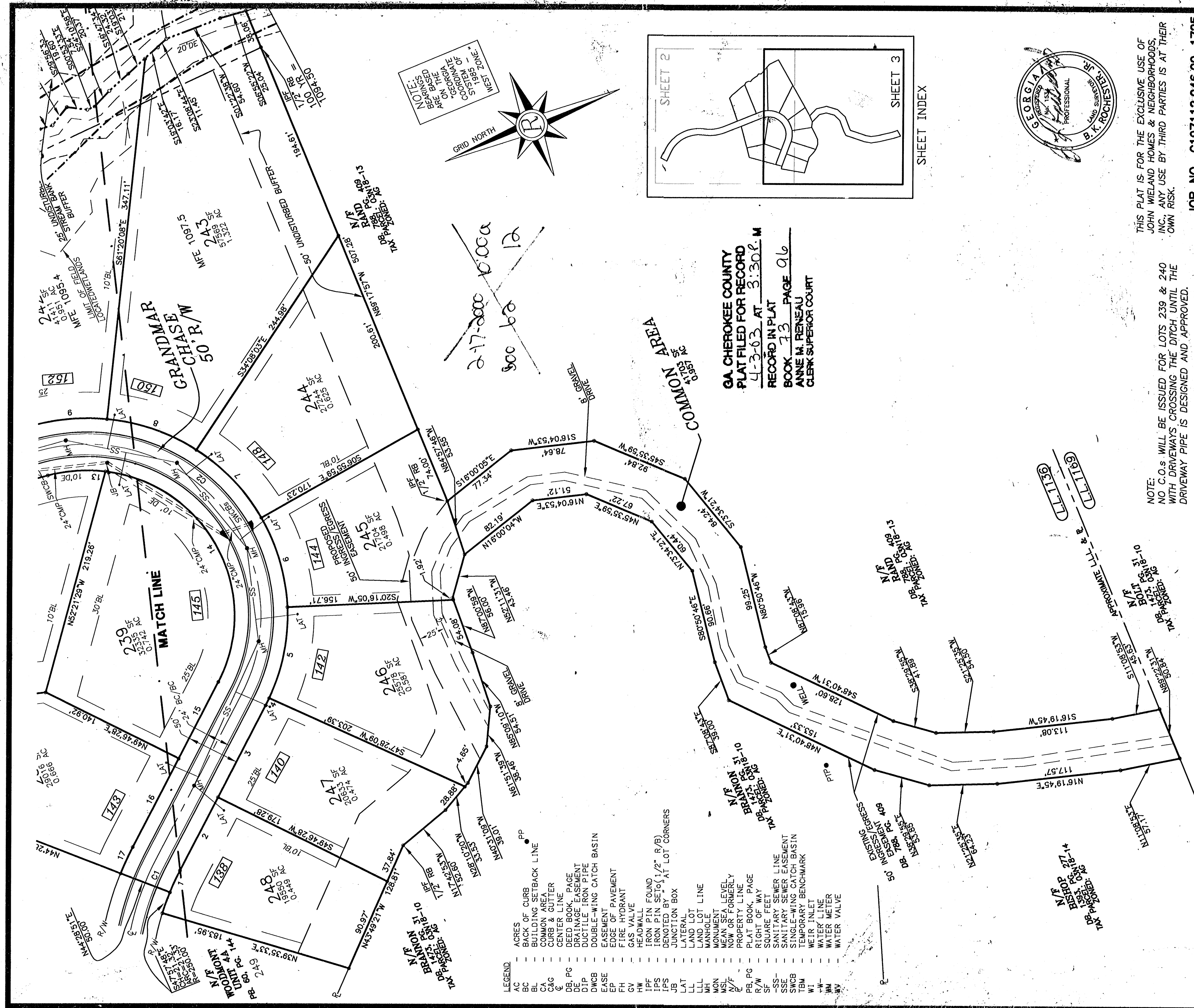
IT IS THE POLICY OF THE REGISTERED PROFESSIONAL ENGINEER TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE REGISTERED PROFESSIONAL ENGINEER'S SEAL IS REQUIRED FOR ALL WORK DONE UNDER HIS OR HER LICENSE. THE REGISTERED PROFESSIONAL ENGINEER'S SEAL IS REQUIRED FOR ALL WORK DONE UNDER HIS OR HER LICENSE.

NO.	DATE	DESCRIPTION	REVISIONS
1	12/12/02	SPE NEWMAN H. SHEET 1	

FINAL SUBDIVISION PLAT FOR
WOODMONT UNIT 4B
LOCATED IN
LAND LOTS 1097, 1135 & 1136 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770) 78-0000 - gainesville (770) 534-8906
buckleyville (770) 745-5106
4255 oak st., n.w. - gainesville, ga. 30501

JOB NO. G197112.046.00-1725



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

NOTE:
NO C.O.s WILL BE ISSUED FOR LOTS 239 & 240
WITH DRIVEWAYS CROSSING THE DITCH UNTIL THE
DRIVEWAY PIPE IS DESIGNED AND APPROVED.

JOB NO. G197112 046 00-1725

rochester
rochester & associates, inc.
albany (770)78-6800 • gainesville (770)53-5366
buckleyville (770)617-5368
425 oak st., n.w., gainesville, ga. 30601

FINAL SUBDIVISION PLAT FOR
WOODMONT
UNIT 4B
LOCATED IN
LAND LOTS 1097, 1135 & 1136
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

[illegible]

DATE 10-6-99
H. SCALE 1"=60'
V. SCALE NA
DRAWN BY MTM
FILE NO. S2575.DWG