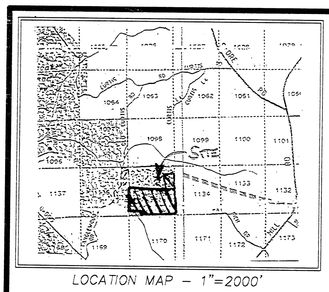
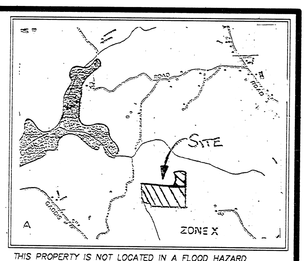


LOCATION MAP – 1"=2000'

FINAL SUBDIVISION PLAT FOR
WOODMONT
UNIT 7C

LAND LOT 1135
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA. PANEL NO. 130424 0275 B. EFFECTIVE DATE: JULY 15, 1988.

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

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-16-03 AT 11:20A M
RECORD IN PLAT
BOOK 73 PAGE 131
ANNE M. RENEAU
CLERK SUPERIOR COURT

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
ATLANTA: (770) 718-0600 GAINESVILLE: (770) 534-5106
SURVEYOR: KEDRICK C. SCOTT R.L.S., E.I.T.
ENGINEER: STEVE D. SPACE P.E.

NOTES:

1. NUMBER OF LOTS IS 23.
2. ZONING IS PUD. ZONING CASE #96-03-009 RESOLUTION 96-R-19
3. DENSITY IS 1.72 LOTS PER ACRE.
4. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
   FRONT = 25'
   SIDE =10'
   REAR = 30'
5. IRON PINS SET (1/2" REBAR DENOTED BY "O") AT ALL LOT CORNERS, EXCEPT AS NOTED HEREON.
6. 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 MANHOLE IN FRONT OF LOTS 447 & 448. ELEVATION = 1152.89
7. FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 3 FEET ABOVE THE FLOOD PLAIN.
8. FINISHED FLOOR ELEVATIONS OF LOTS UPSTREAM OF CULVERT ROAD CROSSINGS SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
9. 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.
10. PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 3433, PAGE 99, CHEROKEE COUNTY, GEORGIA RECORDS.
11. NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL THE DRIVEWAY PIPE IS DESIGNED AND APPROVED.
12. 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.
13. 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.
14. 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.
15. 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.
16. TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 738 FEET.
17. IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
18. 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)
19. 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.
20. ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS AND FILLS WITHIN A STREAM BUFFER 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 ELEVATION INVERTS AND THE 100 YEAR FLOOD ELEVATION AT THE TOP OF THE 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. SIDEWALKS ARE NO REQUIRED IN THIS DEVELOPEMENT PER THE CONDITIONS OF ZONING.
25. ALL LOTS WITH WETLANDS OR WITHIN A DAM BREACH ZONE SHALL BE DENOTED BY AN ASTERISK.(*)
26. UTILITY SERVICE:
    NATURAL GAS – ATLANTA GAS LIGHT
    TELEPHONE – ALLTEL
    ELECTRICITY – SAWNEE E.M.C.
    WATER – CHEROKEE COUNTY
    SANITARY SEWER – CHEROKEE COUNTY
27. STORMWATER MANAGEMENT ISSUES ARE ADDRESSED IN THE FLOOD STUDY FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, DATED JANUARY 20, 1998, REVISED AUGUST 10, 1999.

GEORGIA REGISTERED No. 20430 PROFESSIONAL ENGINEER STEVEN D. SPACE

ENGINEER STATEMENT

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED / ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS FOR WOODMONT UNIT 7.

STEVEN D. SPACE, GEORGIA REGISTERED ENGINEER # 20430

GEORGIA REGISTERED No. 2831 LAND SURVEYOR KEDRICK C. SCOTT

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

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 4-3-03

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 REPRESENTATIVE — DATE 4-3-03

COUNTY ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHERIKEE COUNTY DEVELOPMENT REGULATIONS OF NOVEMBER 29, 1995.

COUNTY ENGINEER — DATE 4-3-03

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 _____ 2002.

SECRETARY, CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION — 4-9-03

SURVEYOR'S ACKNOWLEDGMENT

IT IS MY OPINION THAT THE PLAN 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 THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

KEDRICK C. SCOTT, GEORGIA REGISTERED LAND SURVEYOR #2831 — 10-25-02
REGISTRATION EXPIRATION DATE: 12-31-02

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 — DATE 10/22/02

JOB NO. G197112.07C.00-1725

SHEET	OF
1	4

DATE: 03-12-02
SCALE: N/A
FILE NO. S3992.PRO
JOB # G197112.PRO
DRAWN BY REM

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

NO.	DATE	DESCRIPTION

REVISIONS

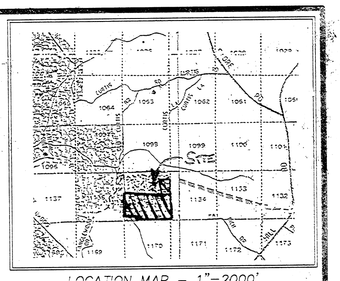
FINAL SUBDIVISION PLAT OF
WOODMONT
BEING
UNIT 7C
LOCATED IN
LAND LOT 1135, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)718-0600 · gainesville (770)534-5106
blairsville (706)745-5106
425 oak st., n.w. gainesville, ga. 30501

RIGHT-OF-WAY LINE AND CURVE DATA TABLE				
#	CHORD BEARING	CHORD	ARC	RADIUS
1	N02°41'31"W	85.00'		
2	N02°41'31"W	85.00'		
3	N02°41'31"W	65.86'		
4	N10°50'54"E	71.81'	72.07'	245.00'
5	N27°42'08"E	71.81'	72.07'	245.00'
6	N44°33'23"E	71.81'	72.07'	245.00'
7	N61°24'37"E	71.81'	72.07'	245.00'
8	N78°15'52"E	71.81'	72.07'	245.00'
9	N88°20'44"E	14.15'	14.15'	245.00'
10	N90°00'00"E	67.71'		
11	N90°00'00"E	100.00'		
12	N90°00'00"E	13.62'		
13	S84°45'10"E	81.39'	81.51'	445.00'
14	S73°25'59"E	94.15'	94.33'	445.00'
15	S61°54'55"E	84.46'	84.59'	445.00'
16	S55°15'20"E	18.86'	18.87'	445.00'
17	S80°09'48"E	61.51'	55.27'	55.00'
18	S18°11'05"E	51.61'	53.72'	55.00'
19	S37°46'28"W	51.61'	53.72'	55.00'
20	N85°15'59"W	51.61'	53.72'	55.00'
21	N23°18'00"W	63.07'	67.17'	55.00'
22	N57°51'54"W	47.80'	47.83'	395.00'
23	N69°28'17"W	111.82'	112.20'	395.00'
24	N83°48'16"W	85.26'	85.43'	395.00'
25	N90°00'00"W	18.26'		
26	N90°00'00"W	85.00'		
27	N90°00'00"W	78.07'		
28	S86°48'54"W	21.67'	21.68'	195.00'
29	S55°32'23"W	193.64'	191.21'	195.00'
30	N00°08'07"W	21.86'	21.86'	245.00'

AREA SUMMARY

LOTS = 12.359 ACRES
ROAD AREA = 0.996 ACRES
TOTAL AREA = 13.355 ACRES



LOCATION MAP – 1"=2000'

CENTERLINE CURVE DATA TABLE							
#	CHORD BEARING	CHORD	ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE
C1	S43°39'15"W	318.35'	355.91'	220.00'	92°41'31"	230.59'	26°02'37"
C2	N69°52'23"W	289.04'	295.08'	420.00'	40°15'44"	153.92'	13°38'31"

LEGEND

AIF - ANGLE IRON FOUND
BC - BACK OF CURB
BL - BUILDING SETBACK LINE
CL - CENTERLINE
C&G - CURB AND GUTTER
CT - CRIMP TOP PIPE
CMF - CONCRETE MONUMENT FOUND
DE - DRAINAGE EASMENT
DI - DROP INLET
DWCB - DOUBLE WING CATCH BASIN
DB, PG - DEED BOOK, PAGE
EP - EDGE OF PAVEMENT
EA - EDGE OF ASPHALT
FH - FIRE HYDRANT
-G- - GAS LINE
GW - GUY WIRE
HW - HEAD WALL
HWF - HOG WIRE FENCE
JB - JUCTION BOX
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" R/B)
LAT - SANITARY SEWER LATERAL
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
MH - MANHOLE
N/F - NOW OR FORMERLY
OT - OPEN TOP PIPE
-P- - POWER LINE
-P/T- - POWER & TELEPHONE LINE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
PP - POWER POLE
PTP - POWER & TELEPHONE POLE
RB - REBAR
R/W - RIGHT OF WAY
SWCB - SINGLE WING CATCH BASIN
-SS- - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
SQ. FT - SQUARE FEET
TBX - TELEPHONE BOX
TMH - TELEPHONE MANHOLE
TPOB - TRUE POINT OF BEGINNING
-T- - TELEPHONE LINE
-W- - WATER LINE
WI - WEIR INLET
WM - WATER METER
WV - WATER VALVE

[#] - ADDRESSES

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.

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.
UTILITIES.

THE FIELD DATA 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 +500,000 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATE OF LAST FIELD WORK 3-12-02

GEORGIA REGISTERED No. 2831 10-25-02 LAND SURVEYOR KENRICK C. SCOTT

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

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-16-03 AT 11:20 A.M
RECORD IN PLAT
BOOK 73 PAGE 132
ANNE M. RENEAU 180.62
CLERK SUPERIOR COURT

JOB NO. G197112.07C.00-1725

SHEET	OF
2	4

DATE: 3-12-02
SCALE: N/A
FILE NO. S3992.PRO
JOB # G197112.PRO
DRAWN BY REM

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

NO.	DATE	DESCRIPTION

REVISIONS

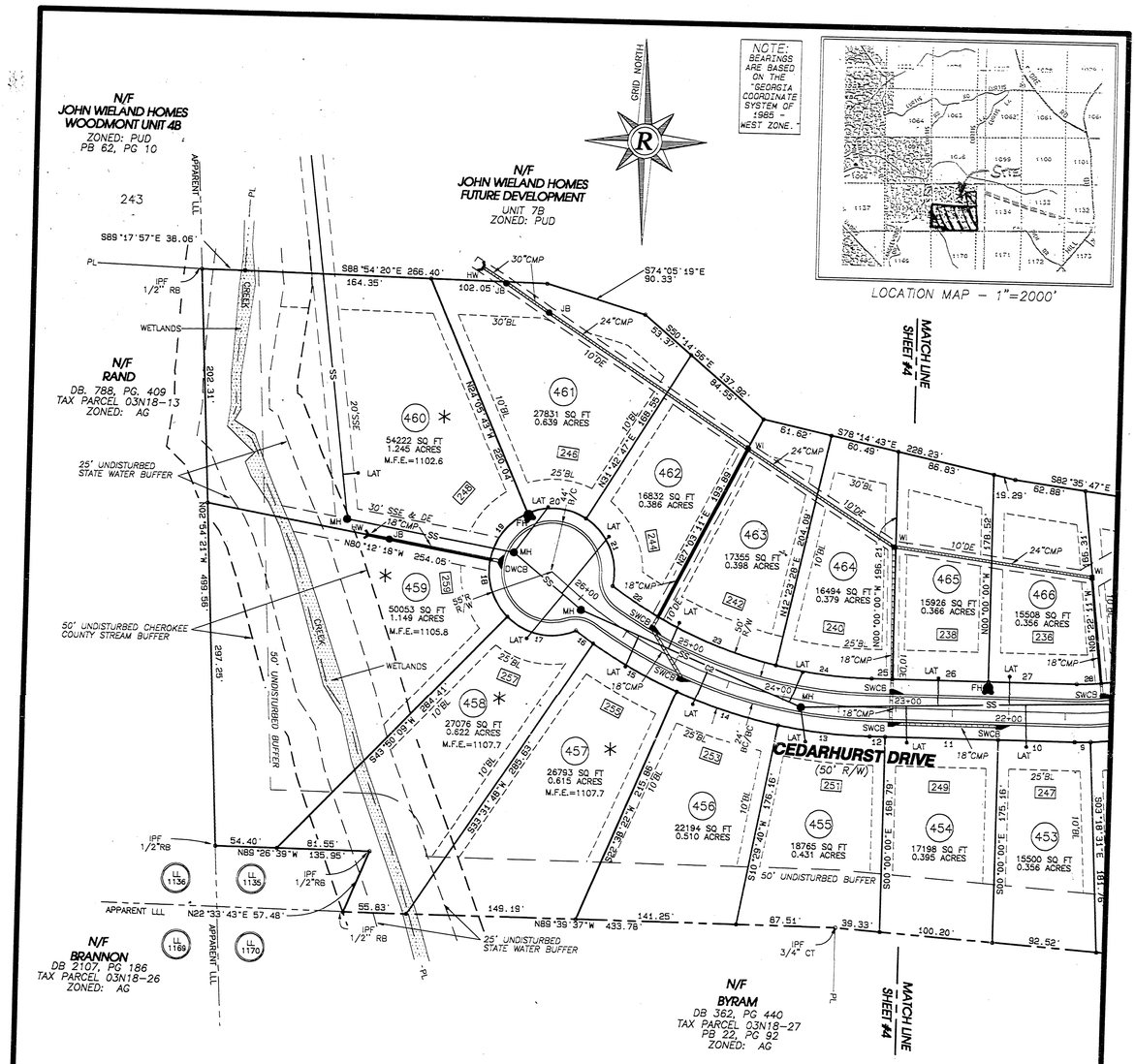
FINAL SUBDIVISION PLAT OF
WOODMONT
BEING
UNIT 7C
LOCATED IN
LAND LOT 1135, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)718-0800 -gainesville (770)534-5106
blairsville (706)745-5106
425 oak st., n.w. gainesville, ga. 30501

Declaration of Protective Covenants Bk 10121 Pg 1471

132

Declaration of Restrictive Covenants BK 6121 Pg 147



ALL LOTS WITH WETLANDS OR WITHIN A DAM BREACH ZONE SHALL BE DENOTED BY AN ASTERISK.(*)

GEORGIA REGISTERED No. 2831 10-25-02 LAND SURVEYOR KEDRICK C. SCOTT

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

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-16-05 AT 11:20A.M.
RECORD IN PLAT
BOOK 32 PAGE 133
ANNE M. RENEAU 4/18/2005
CLERK SUPERIOR COURT

JOB NO. G197112.07C.00-1725

SHEET	OF
3	4

DATE: 3-12-02
SCALE: 1" = 60'
FILE NO. 63992.PRO
JOB # G197112.PRO
DRAWN BY REM

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

GRAPHIC SCALE 0' 30' 60' 120'

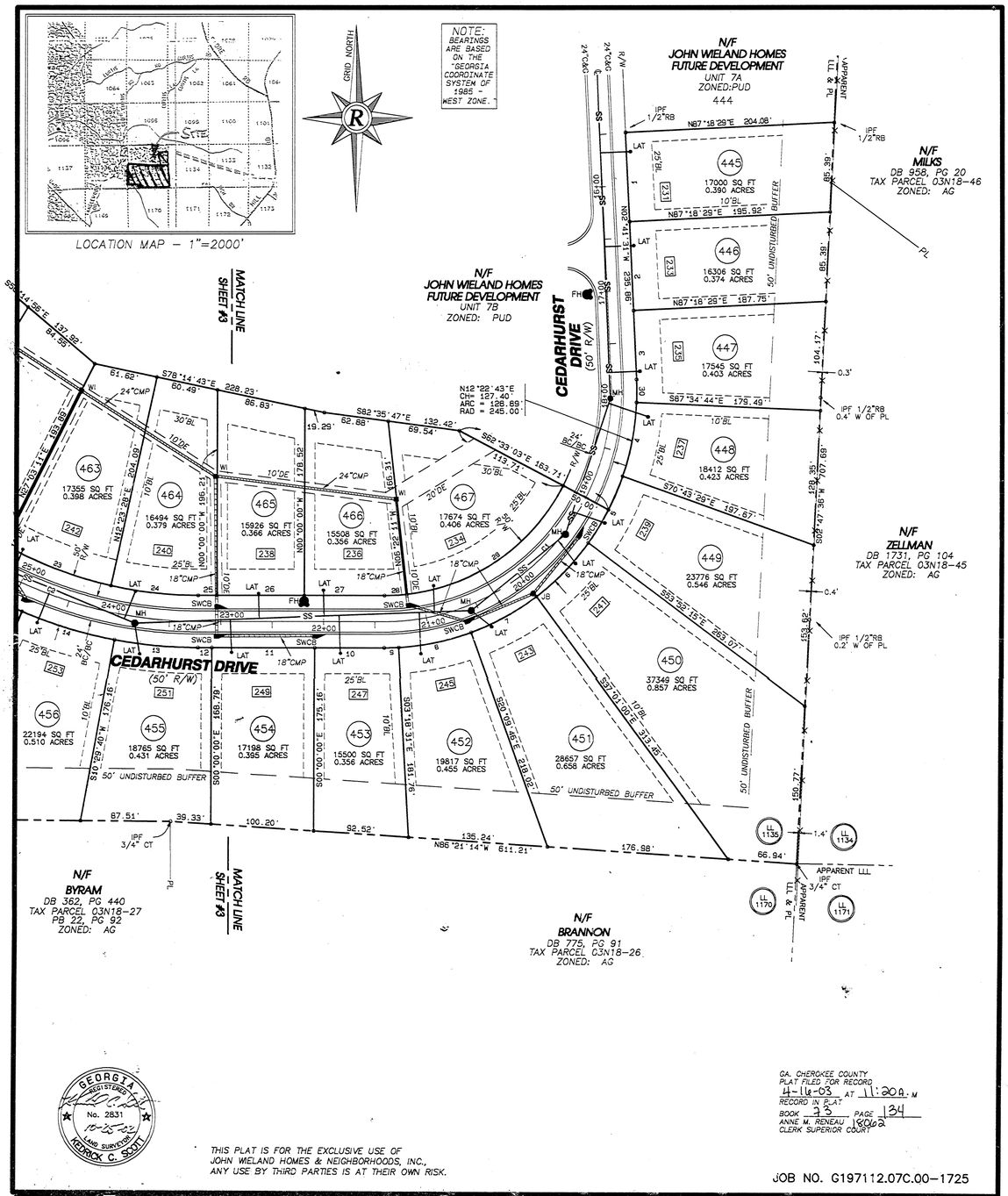
NO.	DATE	DESCRIPTION

REVISIONS

FINAL SUBDIVISION PLAT OF
WOODMONT
FINAL SUBDIVISION PLAT OF
UNIT 7C
LOCATED IN
LAND LOT 1135, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)718-0600 · gainesville (770)534-5106
blairsville (706)745-5105
425 oak st., n.w. gainesville, ga. 30501

Declaration of Protective Covenants Bk. 6121 Pg. 147



GEORGIA REGISTERED No. 2831 LAND SURVEYOR KENRICK C. SCOTT

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

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-16-03 AT 11:20 A.M.
RECORD IN PLAT
BOOK 73 PAGE 134
ANNE M. RENEAU 18062
CLERK SUPERIOR COURT

JOB NO. G197112.07C.00-1725

SHEET	OF
4	4

DATE: 3-12-02
SCALE: 1" = 60'
FILE NO.:S3982.PRO
JOB # G197112.FRO
DRAWN BY: REM

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

GRAPHIC SCALE 0' 30' 60' 120'

NO.	DATE	DESCRIPTION

REVISIONS

FINAL SUBDIVISION PLAT OF
WOODMONT
BEING
UNIT 7C
LOCATED IN
LAND LOT 1135, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)218-0800 · gainesville (770)534-5106
hiawassee (706)746-5106
425 oak st., n.w. gainesville, ga. 30501