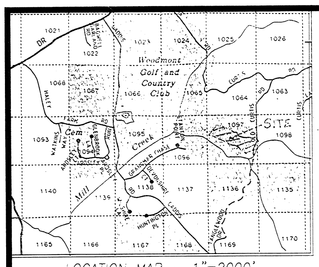
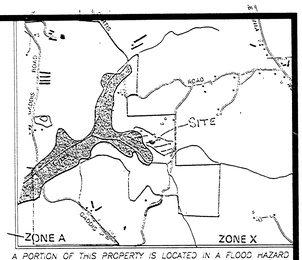


LOCATION MAP – 1"=2000'

AREA SUMMARY

LOTS =	9.458 ACRES
ROAD R/W =	0.967 ACRES
TOTAL AREA =	10.425 ACRES



A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA. PANEL NO. 130424 0275 B EFFECTIVE DATE: JULY 15, 1988.
1"=2000'

FINAL SUBDIVISION PLAT FOR

WOODMONT
UNIT 8B

LAND LOTS 1096 & 1097, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

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

8-31-00 1:46p
63 - 63

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
02 MAR 12 AM 11:43
BOOK 69 PAGE 9
Brenda M. Nicholson

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
ATLANTA: (770) 718-0600 GAINESVILLE: (770) 534-5106
SURVEYOR: WARREN S. WOOD
ENGINEER: DARRELL K. ROCHESTER

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

8-31-00
DATE

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.

COUNTY ENGINEER — 8-31-00
DATE

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 — 8-31-00
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 _____ 2000.

SECRETARY, CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION — 8/31/00
DATE

SURVEYOR'S ACKNOWLEDGMENT

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.

WARREN S. WOOD, GEORGIA REGISTERED LAND SURVEYOR #2849 — 3/25/02

CHEROKEE COUNTY WATER AUTHORITY CERTIFICATE

THIS PLAT IS APPROVED FOR RECORDING WITH ADDITIONAL FILING REQUIREMENTS REQUIRED BY THE CHEROKEE COUNTY WATER AUTHORITY.

CHEROKEE COUNTY WATER AUTHORITY REPRESENTATIVE — 8-31-00
DATE

Revision Note: #1
Date: March 5, 2002
This plat supersedes a portion of the plat recorded In Plat Book 63, Page 164. The purpose of this Revision is described as follows:
revise the lot line common to lots 274 & 275.

APPROVED BY _____ DATE 3/11/02

GEORGIA REGISTERED No. 2849 LAND SURVEYOR WARREN S. WOOD

3/5/02

THE FIELD DATA, DATED MARCH 3, 2000, 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 158,362 FEET.
TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

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

NOTES:
1. NUMBER OF LOTS IS 22.
2. ZONING IS PUD.
3. DENSITY IS 2.1 LOTS PER ACRE.
4. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
   FRONT = 25'
   SIDE = 10'
   REAR = 30'
   MINIMUM LOT WIDTH = N/A
5. IRON PINS 1/2" REBAR SET (DENOTED BY "O") AT ALL LOT CORNERS.
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.
7. FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT 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. A PORTION OF THIS PROPERTY IS 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 WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
12. NO C.O.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
13. 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.
14. 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.
15. ZONING CASE # 96-03-009, RESOLUTION # 96-R-19.
16. REFERENCE IS HEREBY MADE TO THAT SURVEY FOR JOHN WIELAND HOMES & NEIGHBORHOODS, INC. BY ROCHESTER & ASSOCIATES, INC. DATED 7-10-97 AND LAST REVISED 6-1-98.
17. TWO OFF STREET PARKING SPACES SHALL BE PROVIDED PER SINGLE FAMILY UNIT.
18. 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.
19. 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.
20. TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED PER SINGLE FAMILY UNIT.

JOB NO. G197112.08A.12-1725

SHEET	OF
1	2

DATE 4-27-00
DRAWN BY WSN
FILE NO. S2871.DWG

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

NO.	DATE	DESCRIPTION
1	3/5/02	See Revision Note #1

REVISIONS

FINAL SUBDIVISION PLAT OF
WOODMONT
UNIT 8B
LOCATED IN
LAND LOTS 1096 & 1097 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

6

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
02 MAR 12 AM 11:43
BOOK 69 PAGE 10
Amanda M. Kimsey

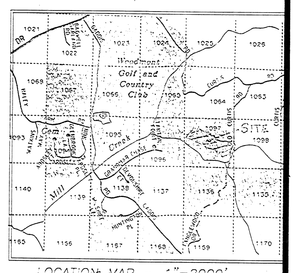
#	CHORD BEARING	CHORD	ARC	RADIUS
1	N64°53'42"W	12.03'	12.03'	530.00'
2	S64°10'09"E	27.86'	27.86'	580.00'
3	S60°52'08"E	77.45'	77.54'	475.00'
4	S48°31'58"E	126.62'	127.00'	475.00'
5	S38°14'34"E	43.60'	43.61'	475.00'
6	S35°36'45"E	91.39'		
7	N35°36'45"W	105.00'		
8	N35°36'45"W	20.40'		
9	N40°00'27"W	80.47'	80.55'	525.00'
10	N49°51'19"W	99.77'	99.92'	525.00'
11	N60°25'36"W	93.68'	93.80'	525.00'
12	N65°32'43"W	6.44'		
13	N65°32'43"W	150.00'		
14	N24°27'17"E	42.38'		
15	N18°02'58"E	58.05'	58.19'	305.00'
16	S5°29'51"W	165.68'	168.74'	255.00'
17	S24°27'17"W	42.38'		
18	S24°27'17"W	50.00'		

NOTE: BEARINGS ARE BASED ON THE "GEORGIA COORDINATE SYSTEM OF 1985 - WEST ZONE."

GRID NORTH

ROAD CENTER LINE CURVE DATA

C#	DELTA	CHORD BEARING	CHORD	ARC	TANGENT	RADIUS
C1	17°29'06"	N56°48'10"W	168.71ft	169.37ft	85.35ft	555.00ft



LOCATION MAP - 1"=2000'

LEGEND

AC	-	ACRES
AIF	-	ANGLE IRON FOUND
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CT	-	CRIMP TOP PIPE
CI	-	CURB INLET
℄	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CNS	-	CONCRETE NAIL SET
CO	-	CLEANOUT
CONC	-	CONCRETE
CORPS	-	US ARMY CORPS OF ENGINEERS
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DP	-	DUMPSTER PAD
DWCB	-	DOUBLE-WING CATCH BASIN
EASE	-	EASEMENT
ELEV.	-	ELEVATION
EP	-	EDGE OF PAVEMENT
FFE	-	FINISHED FLOOR ELEVATION
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GM	-	GAS METER
GP	-	GUY POLE
GT	-	GREASE TRAP
GV	-	GAS VALVE
GW	-	GUY WIRE
HC	-	HANDICAP PARKING SPACE
HW	-	HEADWALL
HWF	-	HOG WIRE FENCE
IE	-	INVERT ELEVATION
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
JB	-	JUNCTION BOX
LAT	-	LATERAL
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
MON	-	MONUMENT
MSL	-	MEAN SEA LEVEL
N/F	-	NOW OR FORMERLY
OCS	-	OUTLET CONTROL STRUCTURE
OT	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PAV'T	-	PAVEMENT
PB, PG.	-	PLAT BOOK, PAGE
PBX	-	POWER BOX
P	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PVC	-	POLYVINYL CHLORIDE PIPE
R	-	RADIUS
RB	-	REINFORCING IRON BAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SF	-	SQUARE FEET
SPV	-	SPRINKLER VALVE
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
TBX	-	TELEPHONE BOX
TCP	-	TRASH COMPACTOR PAD
TF	-	TRANSFORMER
TMH	-	TELEPHONE MANHOLE
TP	-	TELEPHONE POLE
TPOB	-	TRUE POINT OF BEGINNING
-T-	-	TELEPHONE LINE
UGP	-	UNDERGROUND POWER
UGT	-	UNDERGROUND TELEPHONE
VCP	-	VITRIFIED CLAY PIPE
WE	-	WATER EASEMENT
WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WMH	-	WATER MANHOLE
WV	-	WATER VALVE
123	-	STREET ADDRESSES

Revision Note: #1
Date: March 5, 2002
This plat supersedes a portion of the plat recorded In Plat Book 63, Page 163. The purpose of this Revision is described as follows: revise the lot line common to lots 274 & 275.

GEORGIA REGISTERED No. 2849 LAND SURVEYOR WARREN S. WOOD

3/5/02

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

JOB NO. G197112.08A.12-1725

SHEET	OF
2	2

DATE 4-27-00
SCALE 1"=100'
DRAWN BY WSW
FILE NO. S2871.DWG

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

GRAPHIC SCALE 0' 50' 100' 200'

NO.	DATE	DESCRIPTION
1	3/5/02	See Revision Note #1

REVISIONS

FINAL SUBDIVISION PLAT OF
WOODMONT UNIT 8B
LOCATED IN
LAND LOTS 1096 & 1097 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