

FIELD BOOK 123, PAGE 26, FILE #4937

- LEGEND:**
- 1) I.P.S. - IRON PIN SET (#5R)
 - 2) I.P.F. - IRON PIN FOUND
 - 3) R. - REINFORCING BAR
 - 4) A. - ARC
 - 5) RAD. - RADIUS
 - 6) (R) - RADIAL
 - 7) (NR) - NOT RADIAL
 - 8) M.H. - MANHOLE
 - 9) D.I. - DROP INLET
 - 10) B.L. - BUILDING LINE
 - 11) R/W - RIGHT OF WAY
 - 12) L.B. - LAMP POST BOX
 - 13) F.H. - FIRE HYDRANT
 - 14) L.L.L. - LAND LOT LINE
 - 15) C.B. - CHORD BEARING
 - 16) C.D. - CHORD DISTANCE
 - 17) N.F. - NOW OR FORMERLY
 - 18) A.E. - ADDRESS EASEMENT
 - 19) S.S.E. - SANITARY SEWER EASEMENT
 - 20) P.P. - POWER & (OR) PHONE POLE
 - 21) D.E. - DRAINAGE EASEMENT
 - 22) C. - CENTERLINE
 - 23) P. - PROPERTY LINE
 - 24)
 - 25) - OVERHEAD POWER LINE
 - 26) - OVERHEAD PHONE LINE
 - 27) - FENCE (APPROX. LOC.)
 - 28) - C. STREAM (APPROX. LOC.)
 - 29) - DITCH (APPROX. LOC.)
 - 30) [22] - INDICATES STREET NUMBER
 - 31) - PLANNED STREET AND STOP SIGN
 - 32) S.B.B. - STREAM BANK BUFFER
 - 33) S.W.B. - STATE WATERS BUFFER
 - 34) R.C.P. - REINFORCED CONCRETE PIPE
 - 35) - INDICATES DIRECTION OF RUNOFF
 - 36) U.E. - 20' X 20' UTILITY EASEMENT
 - 37) C.E. - CONSTRUCTION EASEMENT

REFERENCE PLAT:
 BOUNDARY SURVEY FOR: CIPRIANI CUSTOM HOMES, INC.
 BY: LMK, INC., DATED: NOVEMBER 9, 2007, JOB NO. 07-4037-150.

- INDICATES WETLANDS
 JURISDICTIONAL WETLANDS WERE DELINEATED BY AECER ENVIRONMENTAL, INC. & LOCATED BY LMK, INC.
 LMK, INC. MAKES NO CERTIFICATION AS TO WETLANDS.

RESOLUTION 2001-R-080
 CASE #01-07-087
 Regions Development

A resolution approving the rezoning of the following described property 83.60 acres located in land lots 857, 874, 875, 876 of the 3rd district, and section of Cherokee County, Georgia, and indicated as parcel(s) 150 on tax map 08M11.

WHEREAS, it hereby is found and determined that a petition to change the use of the above described property from AG to R-40 and NC was filed on May 18, 2001;

Proposed Use: Conservation Subdivision and NC uses

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, August 7, 2001 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval of R-60 with NC at the border along with the (12) staff conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the **Regions Development** and **NC Neighborhood Commercial with conditions** district, and the Cherokee County Planner hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 21st day of August, 2001.

Sheila R. Corbin
 Sheila R. Corbin, County Clerk

Edmund M. Lemcke
 Edmund M. Lemcke, Chairman

(1) Provision of a fifty-foot undisturbed buffer along the perimeter of the proposed development. Provision of a buffer between the NC and R-40 properties proposed within the development.

(2) Provision of a fifty-foot undisturbed stream bank buffer on both sides of the creek that traverses east-west on the property.

(3) Preparation of a Level 3 Soils Study and Report to determine appropriate lot sizes with a stipulation that the number of lots will not exceed 51.

(4) Determination and indication on the site plans of the location of the undisturbed stream bank buffer on both sides of the stream and underground utilities.

(5) Provision of sidewalks on both sides of the streets and underground utilities.

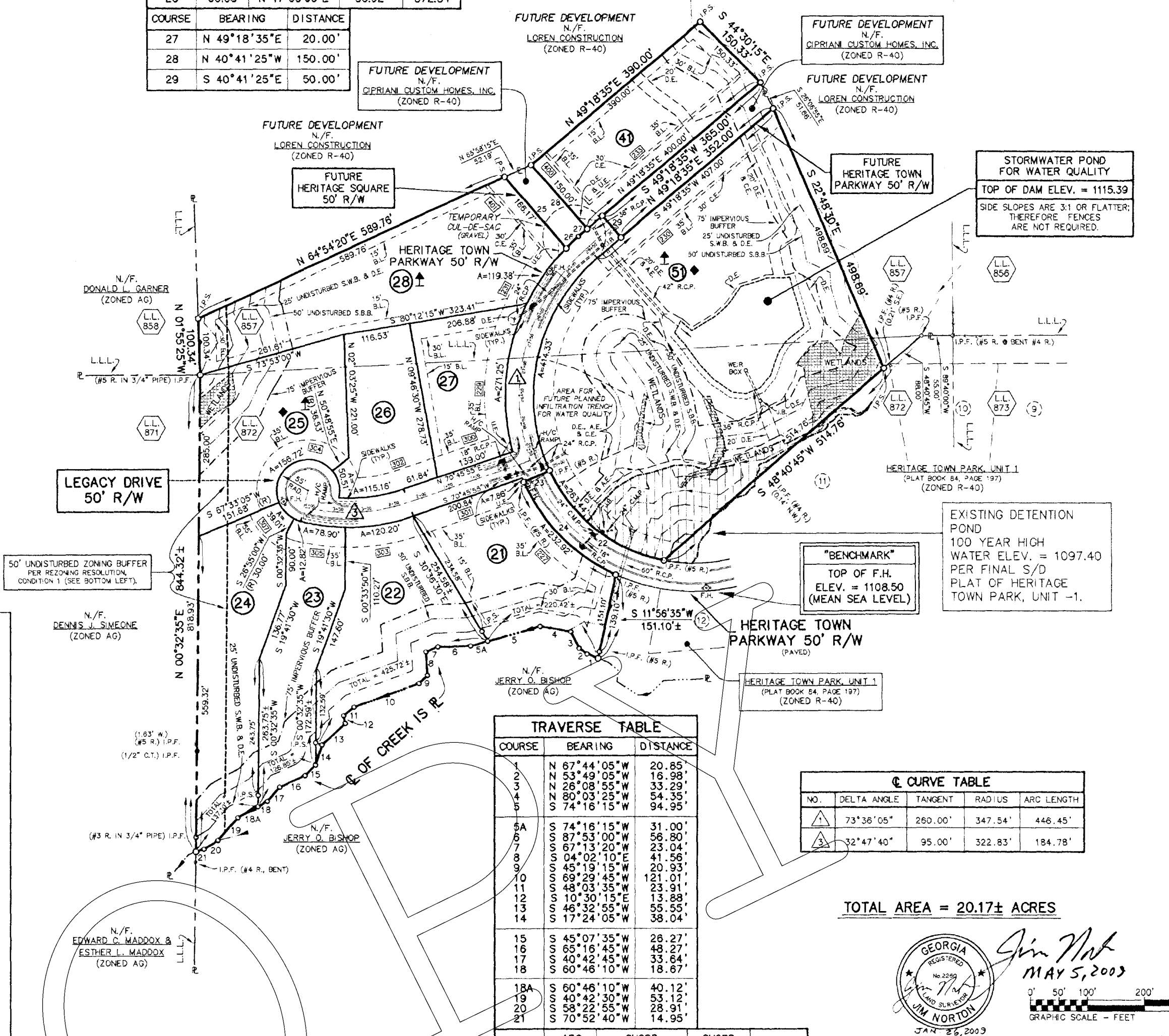
(6) Visual screening from Highway 20 and 1000' Buffer Lane of parking in the proposed commercial areas, through the use of landscaped berms and a split-rail fence.

(7) Monument-style signage for the proposed commercial development.

(8) Lighting for the commercial development to be designed consistent with the County's Lighting Ordinance.

TRAVERSE TABLE

COURSE	BEARING	DISTANCE		
25	S 40°41'25"E	166.17'		
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
26	30.03'	N 47°00'00"E	30.02'	372.54'
27	N 49°18'35"E	20.00'		
28	N 40°41'25"W	150.00'		
29	S 40°41'25"E	50.00'		



LOT AREA TABLE

LOT NO.	AREA (ACRES)	AREA (SQ. FT.)
21	1.384	60,180
22	1.456	63,202
23	1.096	47,458
24	1.556	67,716
25	1.46	63,598
26	0.93	40,592
27	0.95	41,234
28	2.24	97,755
41	1.36	59,250
51	6.56	285,769

- - INDICATES LOTS THAT REQUIRE A PROPOSED DRIVEWAY CULVERT.
- ◆ - INDICATES LOTS THAT CONTAIN WETLANDS.
- ▲ - INDICATES LOTS AFFECTED BY TREE SAVE AREAS. SEE TREE SAVE PLAN ON FILE IN THE OFFICE OF THE CHEROKEE COUNTY ARBORIST.

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"
 COMMUNITY NO. 150424 - PAGE 1700 & 2600 - DATED 9/29/06.
 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

R. J. Spivey Per Kenneth Allen 4/21/09
R. J. Spivey 1/31/09

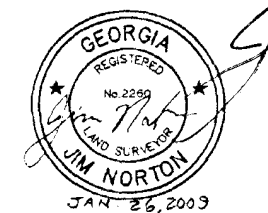
TRAVERSE TABLE

1	N 67°44'05"W	20.85'
2	N 53°49'05"W	16.98'
3	N 28°08'55"W	33.29'
4	N 80°03'25"W	54.31'
5	S 74°16'15"W	94.95'
6	S 74°16'15"W	94.95'
7	S 74°16'15"W	94.95'
8	S 74°16'15"W	94.95'
9	S 74°16'15"W	94.95'
10	S 74°16'15"W	94.95'
11	S 74°16'15"W	94.95'
12	S 74°16'15"W	94.95'
13	S 74°16'15"W	94.95'
14	S 74°16'15"W	94.95'
15	S 74°16'15"W	94.95'
16	S 74°16'15"W	94.95'
17	S 74°16'15"W	94.95'
18	S 74°16'15"W	94.95'
19	S 74°16'15"W	94.95'
20	S 74°16'15"W	94.95'
21	S 74°16'15"W	94.95'

CURVE TABLE

NO.	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	73°36'05"	260.00'	347.54'	448.45'
2	32°47'40"	95.00'	322.83'	184.78'

TOTAL AREA = 20.17± ACRES



Jim Holt
 MAY 5, 2009
 GRAPHIC SCALE - FEET

OWNER - DEVELOPER
 CIPRIANI CUSTOM HOMES, INC.
 c/o EDWARD CIPRIANI, JR.
 118 HERITAGE FARMS TRAIL
 CANTON, GEORGIA 30115
 (770) 789-9192



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
 TOPCON GTS-3005

* ALL MATTERS OF TITLE ARE EXCEPTED *

FINAL SUBDIVISION PLAT
 -OF-
HERITAGE TOWN PARK, UNIT-2

LAND LOT(S) - 857 & 872
 DISTRICT - 3 - SECTION - 2
 CITY: CHEROKEE COUNTY, GEORGIA
 PREPARED: JANUARY 26, 2009 SCALE: 1" = 100 FT.
 DRAWN BY: ERIC HOLCOMB
 DWG FILE: J403712 Final.dwg JOB NO: 09-4037-010
 SHEET NO. 2 OF 2 SHEETS