

- LEGEND:**
- 1) I.P.S. - IRON PIN SET (#5 R.)
 - 2) I.P.F. - IRON PIN FOUND
 - 3) L.L.L. - LAND LOT LINE
 - 4) R/W - RIGHT OF WAY
 - 5) P. - PROPERTY LINE
 - 6) C - CENTER LINE
 - 7) R - REINFORCING BAR
 - 8) P.P. - POWER & (OR) PHONE POLE
 - 9) N./F. - NOW OR FORMERLY
 - 10) --- FENCE (APPROX. LOC.)
 - 11) --- OVERHEAD UTILITY LINE
 - 12) B.L. - BUILDING LINE
 - 13) D.E. - DRAINAGE EASEMENT
 - 14)

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 05" PER ANGLE POINT AND WAS ADJUSTED USING THE 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 - 303, TOTAL STATION

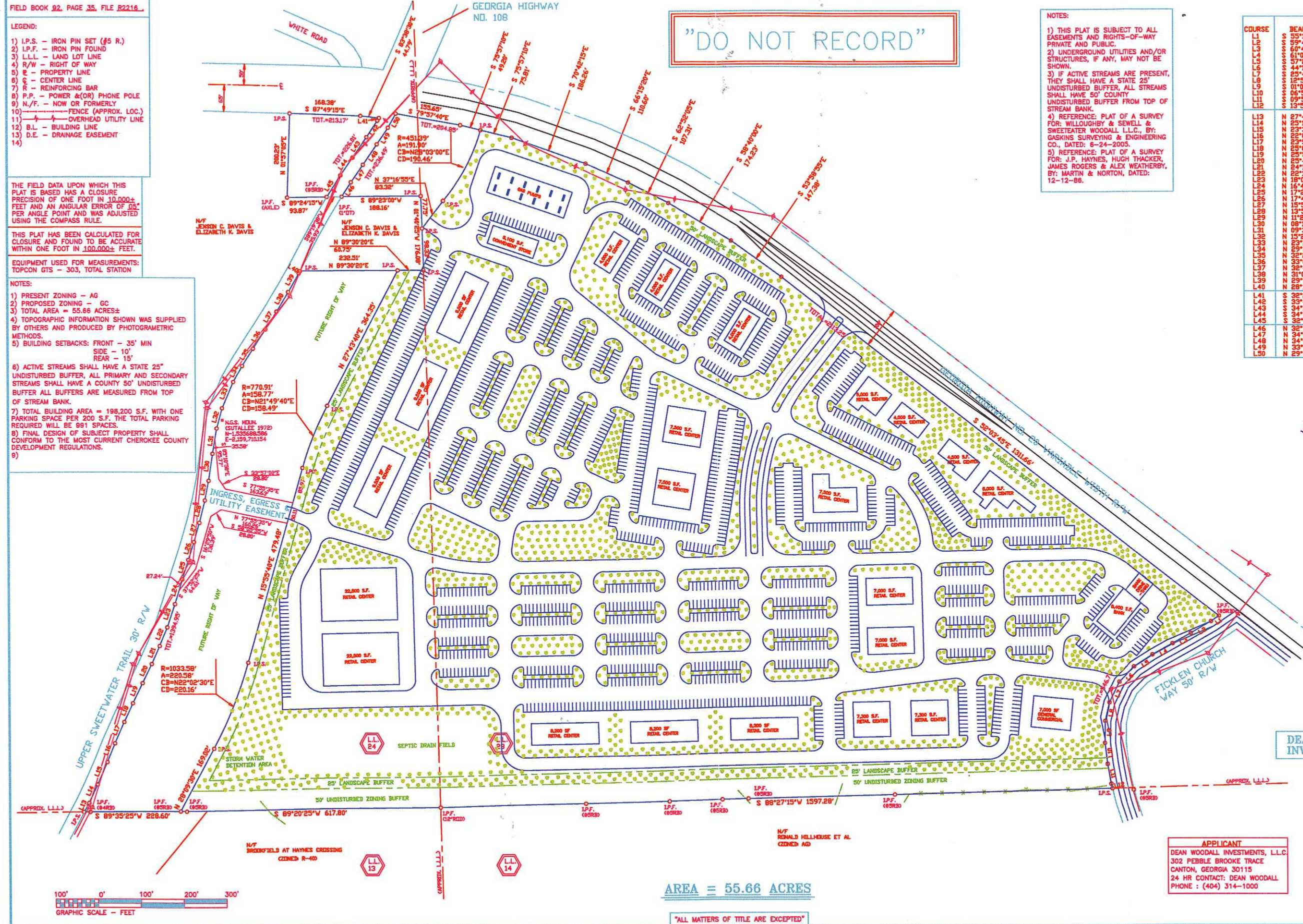
NOTES:

- 1) PRESENT ZONING - AG
- 2) PROPOSED ZONING - GC
- 3) TOTAL AREA = 55.66 ACRES±
- 4) TOPOGRAPHIC INFORMATION SHOWN WAS SUPPLIED BY OTHERS AND PRODUCED BY PHOTOGRAMMETRIC METHODS.
- 5) BUILDING SETBACKS: FRONT - 35' MIN
SIDE - 10'
REAR - 15'
- 6) ACTIVE STREAMS SHALL HAVE A STATE 25' UNDISTURBED BUFFER, ALL PRIMARY AND SECONDARY STREAMS SHALL HAVE A COUNTY 50' UNDISTURBED BUFFER ALL BUFFERS ARE MEASURED FROM TOP OF STREAM BANK.
- 7) TOTAL BUILDING AREA = 198,200 S.F. WITH ONE PARKING SPACE PER 200 S.F. THE TOTAL PARKING REQUIRED WILL BE 991 SPACES.
- 8) FINAL DESIGN OF SUBJECT PROPERTY SHALL CONFORM TO THE MOST CURRENT CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- 9)

"DO NOT RECORD"

- NOTES:**
- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
 - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
 - 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE A STATE 25' UNDISTURBED BUFFER, ALL STREAMS SHALL HAVE 50' COUNTY UNDISTURBED BUFFER FROM TOP OF STREAM BANK.
 - 4) REFERENCE: PLAT OF A SURVEY FOR: WILLOUGHBY & SEWELL & SWEETATER WOODALL, L.L.C., BY: GASKINS SURVEYING & ENGINEERING CO., DATED: 6-24-2005.
 - 5) REFERENCE: PLAT OF A SURVEY FOR: J.P. HAYNES, HUGH THACKER, JAMES ROGERS & ALEX WEATHERBY, BY: MARTIN & NORTON, DATED: 12-12-88.

COURSE	BEARING	DISTANCE
L1	S 55°15'00"W	22.77'
L2	S 59°41'50"W	55.43'
L3	S 60°40'15"W	49.44'
L4	S 61°00'10"W	54.51'
L5	S 57°21'10"W	52.37'
L6	S 44°15'10"W	50.42'
L7	S 25°49'30"W	54.55'
L8	S 12°59'15"W	45.32'
L9	S 01°04'30"W	52.45'
L10	S 06°59'20"E	50.43'
L11	S 09°58'20"E	47.79'
L12	S 13°52'20"E	11.25'
L13	N 27°48'00"E	24.20'
L14	N 25°12'35"E	48.59'
L15	N 23°34'50"E	37.82'
L16	N 22°03'05"E	48.29'
L17	N 23°57'50"E	55.67'
L18	N 23°08'00"E	49.25'
L19	N 23°53'00"E	53.12'
L20	N 29°42'45"E	50.66'
L21	N 24°13'15"E	47.05'
L22	N 22°16'30"E	47.93'
L23	N 19°04'40"E	58.29'
L24	N 16°48'35"E	61.23'
L25	N 17°24'00"E	48.40'
L26	N 17°48'25"E	44.58'
L27	N 15°53'25"E	47.53'
L28	N 13°56'10"E	54.74'
L29	N 11°24'30"E	47.50'
L30	N 08°13'45"E	64.88'
L31	N 09°36'15"E	60.75'
L32	N 15°20'45"E	49.57'
L33	N 23°22'25"E	67.84'
L34	N 29°34'35"E	43.44'
L35	N 32°21'20"E	48.47'
L36	N 33°00'05"E	54.18'
L37	N 32°44'20"E	49.87'
L38	N 31°05'10"E	54.05'
L39	N 29°55'30"E	50.72'
L40	N 28°15'35"E	6.30'
L41	S 32°20'00"W	7.74'
L42	S 33°41'15"W	47.12'
L43	S 34°25'40"W	59.11'
L44	S 34°37'40"W	50.56'
L45	S 32°47'20"W	61.08'
L46	N 32°49'25"E	40.78'
L47	N 34°37'40"E	50.54'
L48	N 34°25'40"E	59.25'
L49	N 33°41'15"E	47.67'
L50	N 29°13'55"E	38.15'



"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NO. 13042, PAGE 205, DATED 07-15-1988, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ZONING SKETCH FOR:
DEAN WOODALL INVESTMENTS L.L.C.

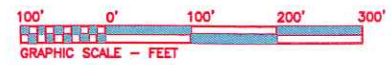
LOCATED IN LAND LOT(S):
23 & 24
DISTRICT - 22, SECTION - 2
CHEROKEE COUNTY, GEORGIA

PREPARED: OCTOBER 12, 2009
SCALE: 1" = 100'

APPLICANT
DEAN WOODALL INVESTMENTS, L.L.C.
302 PEBBLE BROOKE TRACE
CANTON, GEORGIA 30115
24 HR CONTACT: DEAN WOODALL
PHONE : (404) 314-1000

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1164
CANTON, GEORGIA 30169
PHONE: (770) 479-8364
MEMBER
SURVEYING AND MAPPING SOCIETY OF GEORGIA

DWG. NO. ZONING
JOB NO. 09-2218-15D



AREA = 55.66 ACRES

"ALL MATTERS OF TITLE ARE EXCEPTED"