Dec. 2 2005 9:43AM No. 1455 P. 5
Feb-15-06 09:33A P.05

ORDINANCE #Z0503-001

REZONING

CITY OF CANTON

Applicant: Puckett Creek-Woodall, LLC

An Ordinance approving the rezoning of the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 100 and 117, 14th District, 2nd Section of Cherokee County, Georgia and being more particularly described in Map Book Page 140D9, Parcel 38.

WHEREAS, it is hereby found and determined that a petition to change the zoning of the above-described property from AG (Agricultural) to R-2 (Residential) classification was filed with the City of Canton and a public hearing was held on November 21, 2005 in the City Hall, at 151 Elizabeth Street, Canton, Georgia.

PROPOSED USE:

WHEREAS the City of Canton Mayor and City Council APPROVED the rezoning request on December 15, 2005 to R-2 (Residential) with the following conditions:

(1) The subject property shall be zoned R-2 – Residential and shall follow minimum lot standards as established by the R-2 zoning district, except that lot widths shall vary from a minimum of 80' to 90' and 100'. No less than 10% of the total lots shall be derived of each of the individual lot width categories meaning that a minimum of 10% shall measure at 90' and minimum of 10% shall measure at 100'. All other lots shall be a minimum of 80', however, may measure at a larger width.

(2) The site plan submitted with the rezoning application on August 26, 2005 shall be considered for exhibit purposes only.

(3) The property equaling a total of 114.78 acres, more or less, shall be developed with the following: A maximum density of 1.74 units per acre (upa) gross (1.36 upa net) for a total of no more than 199 residential units.

(4) Any open space, access and/or easements to community owned property, or detention facilities, shall NOT be made part of any subdivided lot.

(5) Any walking trails, which may be provided and considered as a component of the open space amenities, shall be delineated with a packed, organic material such as bark chips, aggregate base or other mulch, on the walking surface. The trail ways shall be maintained free of vegetation. All trails shall be marked at 200' intervals with engineered trail marking. All trailheads shall be located at paved sidewalks. Developer shall file with the City of Canton a letter holding the city harmless for any trail or pathway outside of any public

Dec. 2 2005 9:43AM No. 1455 P. 3
Feb-15-06 09:33A P.03

details, for coordination and approval of the City of Canton Over Site Committee, in conjunction with the submittal for a land disturbance permit.

(14) Any lighting, which shall be utilized for night time use of recreational facilities, shall be installed in such a manner as to direct emitted lighting away from residential areas. A complete photometric study shall be submitted, if the City deems necessary, with the engineering plans, as part of the Land Disturbance Permit application, for approval of the Department of Planning and Zoning.

(15) All fencing designs, materials and locations shall be approved by the Department of Planning and Zoning prior to installation. Fencing designs, construction details and a materials list shall be provided within each applicable submittal for a Land Disturbance Permit.

(16) Architectural elevation plans shall be submitted for all sides of the proposed structures. For the residential units, a package of general unit plans and facades, along with color and material samples, shall be submitted for each group of unit type. Building materials shall be chosen from those listed in the Community Standards Ordinance. Vinyl shall not be permitted. Building façade elevations, color palette, and material samples shall be submitted prior to the first Building Permit submittal, for review and approval by the Over Site Committee. All elevations and building materials shall be approved by the Over Site Committee prior to issuance of each building permit.

(17) Developer shall plant a minimum of one (1), 3 - 3 ½" caliper shade tree in the front yard of each residential lot. Trees shall be chosen from the City of Canton Herb List.

(18) Developer shall create and record, at the time of recording of the first final plat and protective covenants, a homeowner's association for the maintenance of the trails and all amenities and grounds owned in common and shall final said association until at which time 75% of the units are occupied for residency. Evidence of recorded association shall be provided to the Department of Planning and Zoning prior to the recording of the Final Plat for the subject property.

9) Unless otherwise noted, all required site amenities, components, etc. shall be shown on the site plan in conjunction with submittal for a land disturbance permit. Verification of commencement of work, installation and/or completion of the conditions shall be performed by the Department of Planning and Zoning. An inspection shall be scheduled with the Department of Planning and Zoning by the property Owner, or his/her representative. A bond shall be required and posted for any uncompleted amenity which has been approved and has commenced construction but not yet completed at the time of two certificate of occupancy.

Dec. 2 2005 9:43AM No. 1455 P. 2
Feb-15-06 09:33A P.02

right-of-way or easement. An overall development trail plan shall be submitted with the first application for a land disturbance permit. Said plan shall indicate phasing of trail construction as it relates to completion of adjacent pods. A revised trail plan, indicating completed trail phases, shall be submitted with each subsequent submittal for a land disturbance permit.

(6) All proposed roadways shall be public.

(7) Only one entrance shall be permitted. Said entrance shall be located on the following roadway:

a. Sam Nelson Road

There shall be no access to the property from Puckett Creek Road.

(8) Developer shall dedicate additional right-of-way for the following roadways:

a. Along the entirety of the property frontage of Sam Nelson Road, a minimum distance equal to 30' from the centerline of Sam Nelson Road,

b. Along the entirety of the property frontage of Puckett Creek Road, a minimum distance equal to 30' from the centerline of Puckett Creek Road,

Said right-of-way shall be deeded prior to issuance of the first Land Disturbance Permit.

(9) Developer shall improve the following roadways:

a. Along the entirety of the property frontage of Sam Nelson Road, as required by minimum Cherokee County standards or to a minimum distance equal to 14' from the existing center line of Sam Nelson Road, plus curb and gutter,

(10) Detached, single-family homes shall be a minimum of 1,600 square feet in heated floor space. Heated floor space shall not include attic, crawl space, garage or other unconditioned areas of the structure.

(11) All utilities shall be underground.

(12) A 150' undisturbed buffer shall be provided along the property extents fronting Sam Nelson Road and also the southeast boundary line of the subject property. A minimum 50' undisturbed buffer shall be provided along the extents of the remaining boundaries of the subject property. Said buffer shall be undisturbed except as authorized by the Department of Planning and Zoning. Said buffer shall be allowed disturbance for site access due to installation of transportation infrastructure and utilities only and shall be kept to a minimum. Any prior approved buffer disturbance shall be reinstated to the minimum standards as required by the City of Canton Vegetation Ordinance. All areas of the buffers, which are non-vegetated or scarcely vegetated, will be required to be planted to the City of Canton buffer standard as indicated in the City's Vegetation Ordinance.

(13) Developer shall provide streetscape within the development including decorative lamp posts in accordance with the Canton Overlay Zone Community Standards Ordinance. A lighting plan shall be submitted with lighting specification and

Dec. 2 2005 9:44AM No. 1455 P. 4
Feb-15-06 09:33A P.04

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby amend the Official Zoning Map to reflect the above referenced property being zoned to R-2 (Residential) zoning classification with Conditions.

Adopted this 15th day of December, 2005.

Carol Flynt, Mayor

Attest: Diane G. Threewitt, City Clerk

Plat Book 113 Pg 101
Filed 01/29/2015 08:55 AM
28-2015-000056
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

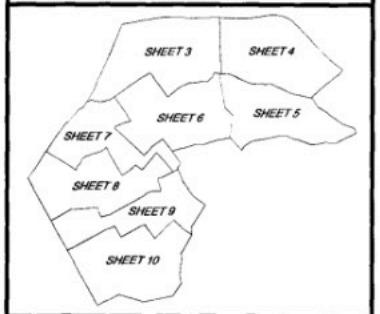
Plat Book 111 Pg 169
Filed and Recorded 7/[illegible]/14 12:22:50 PM
28-2014-000238
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 91
Filed and Recorded 5/21/2014 10:30:38 AM
28-2014-000157
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

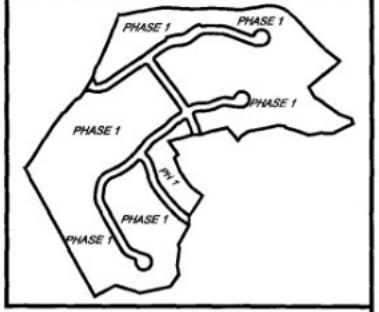
GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

INDEX MAP



INDEX MAP



LOT AREA CHART IN SQUARE FEET					
LOT	AREA FT²	AC	LOT	AREA FT²	AC
1	16,240	0.38	154	12,399	0.28
2	20,368	0.47	155	13,258	0.31
3	22,563	0.52	156	12,822	0.29
4	17,631	0.40	157	15,775	0.36
5	17,083	0.39	158	13,397	0.31
6	14,545	0.33	159	13,178	0.30
7	12,628	0.29	160	14,023	0.32
8	12,534	0.29	161	15,890	0.36
9	16,188	0.37	162	15,405	0.35
10	18,074	0.41	163	19,477	0.45
11	13,464	0.31	164	20,931	0.48
12	15,014	0.35	165	15,349	0.35
13	21,017	0.49	166	18,107	0.42
14	15,778	0.36	167	13,976	0.32
15	16,839	0.39	168	12,028	0.28
16	29,936	0.69	169	12,006	0.28
17	23,819	0.55	170	12,006	0.28
18	23,038	0.53	171	12,006	0.28
19	21,922	0.50	172	13,896	0.32
20	13,518	0.31	173	18,359	0.42
21	15,610	0.36	174	19,640	0.45
68	13,239	0.31	175	23,506	0.54
69	12,035	0.28	176	16,736	0.38
70	12,392	0.29	177	16,561	0.38
71	12,081	0.28	178	19,439	0.45
72	12,713	0.29	179	21,038	0.48
73	12,513	0.29	180	19,169	0.44
74	12,791	0.29	181	17,285	0.40
150	12,411	0.28	182	17,054	0.40
151	13,339	0.31	183	17,499	0.41
152	13,845	0.32	184	18,195	0.42
153	12,516	0.29	185	16,854	0.93

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	73.07	535.00	36.59	N36°12'15"E	73.01	07°49'31"
C2	203.74	1955.00	101.96	N35°16'37"E	203.65	05°58'16"
C3	391.25	1530.00	196.70	S30°56'13"W	390.18	14°39'05"
C4	258.68	8205.00	129.35	S24°30'52"W	258.67	01°48'23"
C5	11.29	8205.00	5.64	N25°27'25"E	11.29	00°04'44"
C6	30.44	215.00	15.24	S83°05'53"W	30.41	08°06'39"
C7	136.01	546.77	68.36	S86°10'08"W	135.66	14°15'09"
C8	160.47	1245.00	80.35	S89°36'09"W	160.36	07°23'07"
C9	101.80	630.00	51.01	N89°27'39"W	101.69	09°15'29"
C10	99.29	360.00	49.96	N87°16'00"E	98.98	15°48'11"
C11	214.89	215.00	117.39	S72°00'05"E	206.06	57°16'01"
C12	72.04	520.00	36.08	S47°20'12"E	71.98	07°56'17"
C13	73.43	530.00	36.77	N47°20'12"W	73.37	07°56'17"
C14	204.90	205.00	111.93	S72°00'05"E	196.47	57°16'01"
C15	102.05	370.00	51.35	S87°16'00"W	101.73	15°48'11"
C16	100.18	620.00	50.20	N89°27'39"W	100.07	09°15'29"
C17	161.76	1255.00	80.99	S89°36'09"W	161.65	07°23'07"
C18	133.52	536.77	67.11	S86°10'08"W	133.18	14°15'09"
C19	37.20	225.00	18.64	S83°46'46"W	37.16	09°28'24"
C20	122.12	1540.00	61.09	S25°52'59"W	122.09	04°32'37"
C21	45.71	1537.00	22.86	N37°24'39"E	45.71	01°42'14"
C22	48.05	1552.00	24.03	N34°39'57"E	48.05	01°46'26"
C23	115.12	100.00	64.89	S89°02'31"W	108.87	65°57'29"
C24	21.03	500.00	10.52	S54°51'29"W	21.03	02°24'35"
C25	95.07	200.00	48.45	S67°16'14"W	94.17	27°14'04"
C26	47.90	100.00	24.42	N67°09'52"E	47.45	27°26'48"
C27	60.69	100.00	31.31	N70°49'37"E	59.76	34°46'19"
C28	78.76	200.00	39.90	S80°30'20"E	78.25	22°33'47"
C29	37.59	100.00	19.02	S79°59'37"E	37.37	21°32'22"
C30	138.19	400.00	69.79	N26°26'59"W	137.50	19°47'37"
C31	61.17	100.00	31.58	N71°01'22"E	60.22	35°03'00"
C32	40.40	100.00	20.48	N76°58'26"E	40.13	23°08'53"
C33	56.60	100.00	29.08	N81°36'56"E	55.85	32°25'54"
C34	18.96	100.00	9.51	S48°03'58"W	18.93	10°51'49"
C35	22.15	100.00	11.12	S48°58'43"W	22.10	12°41'20"
C36	28.13	100.00	14.16	S47°15'48"W	28.04	16°07'10"
C37	202.82	400.00	103.64	S53°43'47"W	200.66	29°03'07"
C38	102.65	100.00	56.37	S36°50'50"W	98.21	58°49'01"
C39	66.50	100.00	34.53	S09°36'38"E	65.26	38°05'57"
C40	75.13	100.00	39.44	S50°10'58"E	73.37	43°02'42"
C41	58.79	100.00	30.27	S33°57'14"E	57.95	33°41'06"
C42	67.16	200.00	33.90	S26°43'52"E	66.84	19°14'21"
C43	214.56	550.00	108.66	S47°31'36"E	213.20	22°21'07"
C44	84.00	420.00	42.14	S85°05'41"W	83.86	11°27'33"
C45	154.92	155.00	84.63	S72°00'05"E	148.55	57°16'01"
C46	31.84	420.00	15.93	S87°00'14"E	31.83	04°20'38"
C47	92.10	570.00	46.15	N89°27'39"W	92.00	09°15'29"
C48	168.21	1305.00	84.22	S89°36'09"W	168.09	07°23'07"
C49	121.09	486.77	60.86	S86°10'08"W	120.77	14°15'09"
C50	59.94	1690.00	29.97	N24°37'38"E	59.93	02°01'55"
C51	18.34	12.00	11.51	S80°08'31"E	16.61	87°35'25"
C52	18.85	12.00	12.00	N08°39'12"E	16.97	90°00'00"
C53	19.32	12.00	12.48	N64°39'12"E	17.30	92°14'45"
C54	17.21	12.00	10.47	N77°26'37"W	15.78	82°11'38"
C55	16.51	12.00	9.86	N58°24'41"E	15.24	78°50'24"
C56	19.26	12.00	12.42	S19°10'30"W	17.26	91°57'39"
C57	21.26	12.00	14.68	N75°45'27"W	18.58	101°29'22"
C58	18.82	12.00	11.97	N08°34'32"E	16.95	89°50'40"
C59	18.56	12.00	11.71	N05°06'11"W	16.76	88°36'49"
C60	18.48	12.00	11.64	N87°11'37"E	16.71	88°14'10"
C61	16.51	12.00	9.86	N32°17'06"W	15.24	78°50'24"

TABLE OF DEDICATION OF ALL PUBLIC STREETS	
CANYON RIDGE TRAIL	1,305 LF
CREEKSIDE RETREAT DRIVE	585 LF
MISTY MORNING CIRCLE	385 LF
CANYON CREEK LANDING	1,343 LF
SUMMER BREEZE LANE	544 LF

PROJECT NO : 14005	
DRAWN BY : JRW	
CHECKED BY : CRM	
ISSUE DATE : 01-14-2015	
CAD FILE: 14005 - FINAL PH 1 - SH- 2.DWG	

DEVELOPER:
LITTLE RIVER CAPITAL, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

OWNER:
ROSEMARY HEIGHTS
DEVELOPMENT, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

MITCHELL SURVEYING & CONSULTING, LLC
Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
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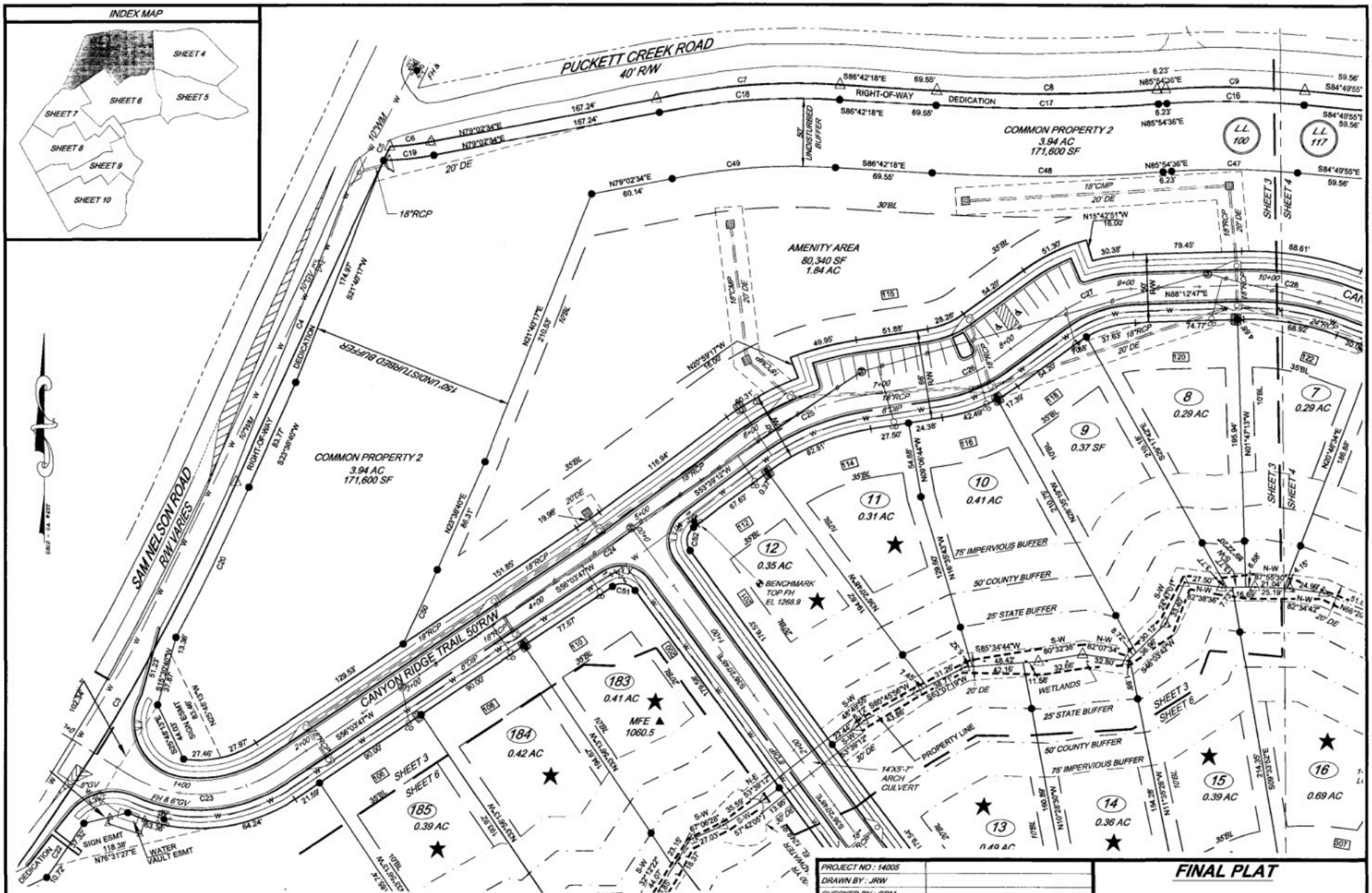
Email: cmitchell@msc-survey.com

FINAL PLAT

PRESERVE AT CANYON RIDGE
PHASE 1
INITIAL PLATTING
(LOTS 11-21,68,181-183)

SITUATED IN
LAND LOTS 100 & 117
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA



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28-2014-000158
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 170
Filed and Recorded 7/18/2014 12:22:50 PM
28-2014-000239
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50ft.

Plat Book 113 Pg 102
Filed 01/29/2015 08:55 AM
28-2015-000057
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GEORGIA REGISTERED NO. 3240 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

DEVELOPER:
LITTLE RIVER CAPITAL, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

OWNER:
ROSEMARY HEIGHTS
DEVELOPMENT, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

PROJECT NO.: 14005	
DRAWN BY.: JRW	
CHECKED BY.: CRM	
ISSUE DATE.: 01-14-2015	
CAD FILE: 14005 - FINAL PH 1 - SH- 3.DWG	

MITCHELL SURVEYING & CONSULTING, LLC
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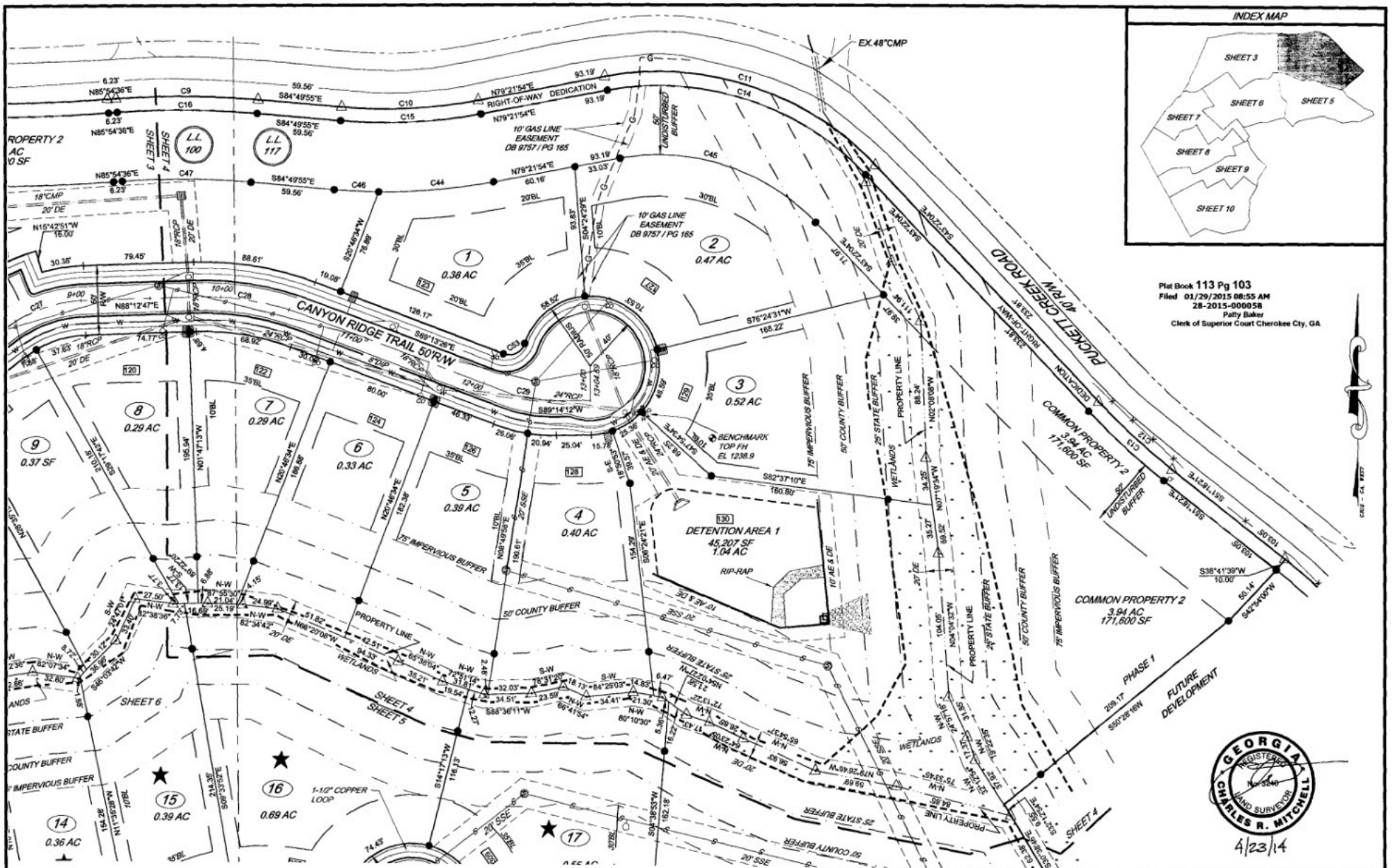
FINAL PLAT

PRESERVE AT CANYON RIDGE
PHASE 1
INITIAL PLATTING
(LOTS 11-21,68,181-183)

SITUATED IN
LAND LOTS 100 & 117
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA



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28-2014-000159
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Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 171
Filed and Recorded 7/18/2014 12:22:50 PM
28-2014-000240
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50ft.

PROJECT NO : 14005	
DRAWN BY : JRW	
CHECKED BY : CRM	
ISSUE DATE : 01-14-2015	
CAD FILE: 14005 - FINAL PH 1 - SH- 4.DWG	

DEVELOPER:
LITTLE RIVER CAPITAL, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

OWNER:
ROSEMARY HEIGHTS
DEVELOPMENT, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
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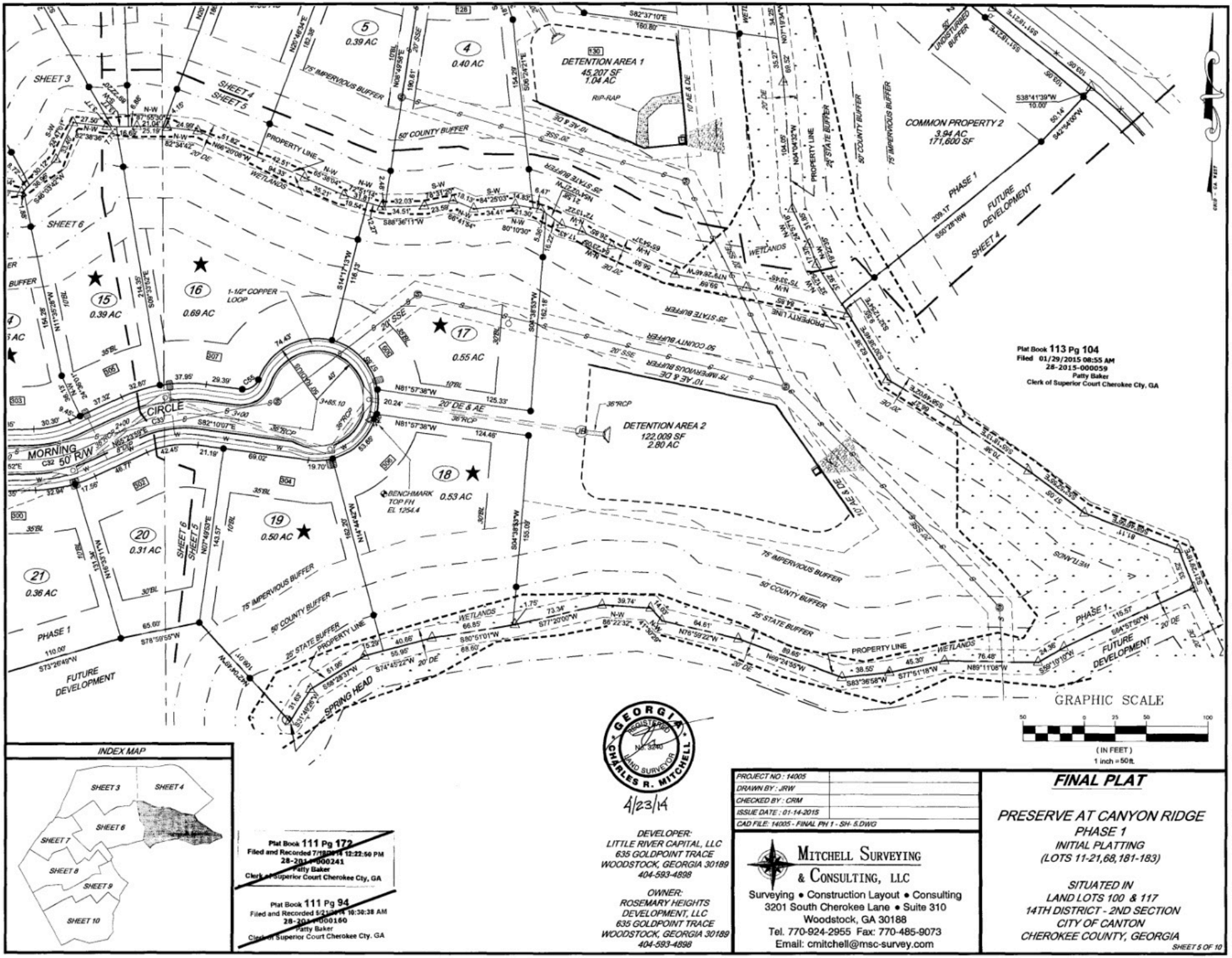
GEORGIA REGISTERED No. 3340 LAND SURVEYOR CHARLES R. MITCHELL
4/23/14

FINAL PLAT

PRESERVE AT CANYON RIDGE
PHASE 1
INITIAL PLATTING
(LOTS 11-21,68,181-183)

SITUATED IN
LAND LOTS 100 & 117
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA



INDEX MAP

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Filed and Recorded 7/18/2014 12:22:50 PM
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Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 94
Filed and Recorded 5/23/2014 10:30:38 AM
28-2014-000160
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GEORGIA REGISTERED No. 3040 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

DEVELOPER:
LITTLE RIVER CAPITAL, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

OWNER:
ROSEMARY HEIGHTS
DEVELOPMENT, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

PROJECT NO : 14005	
DRAWN BY : JRW	
CHECKED BY : CRM	
ISSUE DATE : 01-14-2015	
CAD FILE: 14005 - FINAL PH 1 - SH- 5.DWG	

MITCHELL SURVEYING & CONSULTING, LLC
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FINAL PLAT

PRESERVE AT CANYON RIDGE
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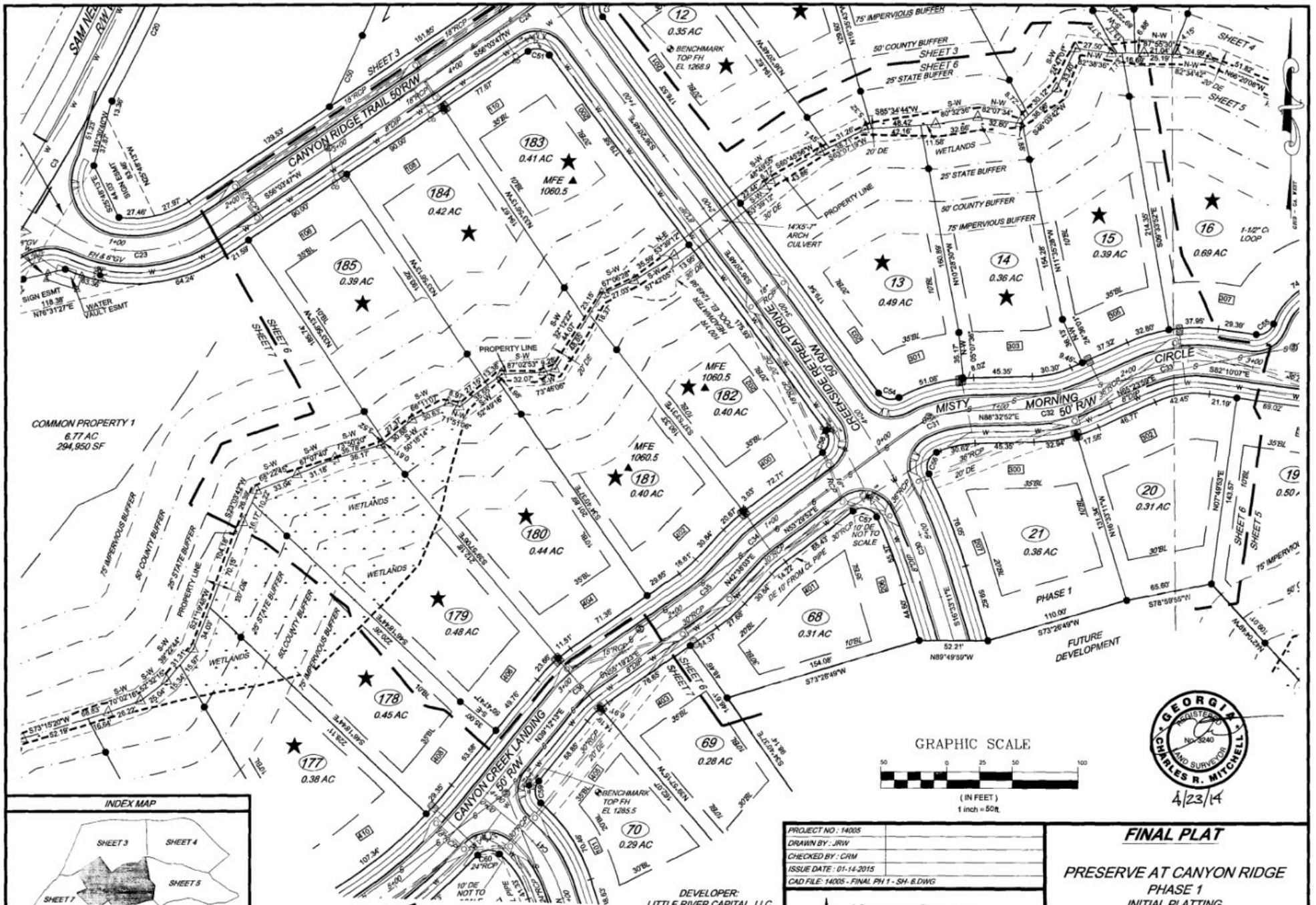
(LOTS 11-21,68,181-183)

SITUATED IN
LAND LOTS 100 & 117
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

SHEET 5 OF 10



GRAPHIC SCALE

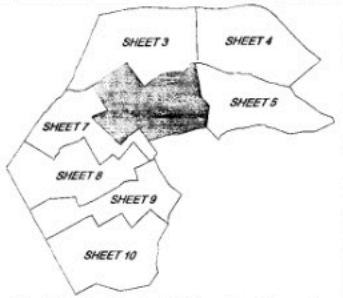
50 0 25 50 100

(IN FEET)
1 inch = 50ft.

GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

INDEX MAP



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Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 95
Filed and Recorded 5/21/2014 10:30:38 AM
28-2014-000161
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 113 Pg 105
Filed 01/29/2015 08:55 AM
28-2015-000060
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

DEVELOPER:
LITTLE RIVER CAPITAL, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

OWNER:
ROSEMARY HEIGHTS DEVELOPMENT, LLC
635 GOLDPOINT TRACE
WOODSTOCK, GEORGIA 30189
404-593-4898

PROJECT NO : 14005	
DRAWN BY : JRW	
CHECKED BY : CRM	
ISSUE DATE : 01-14-2015	
CAD FILE: 14005 - FINAL PH 1 - SH- 6.DWG	

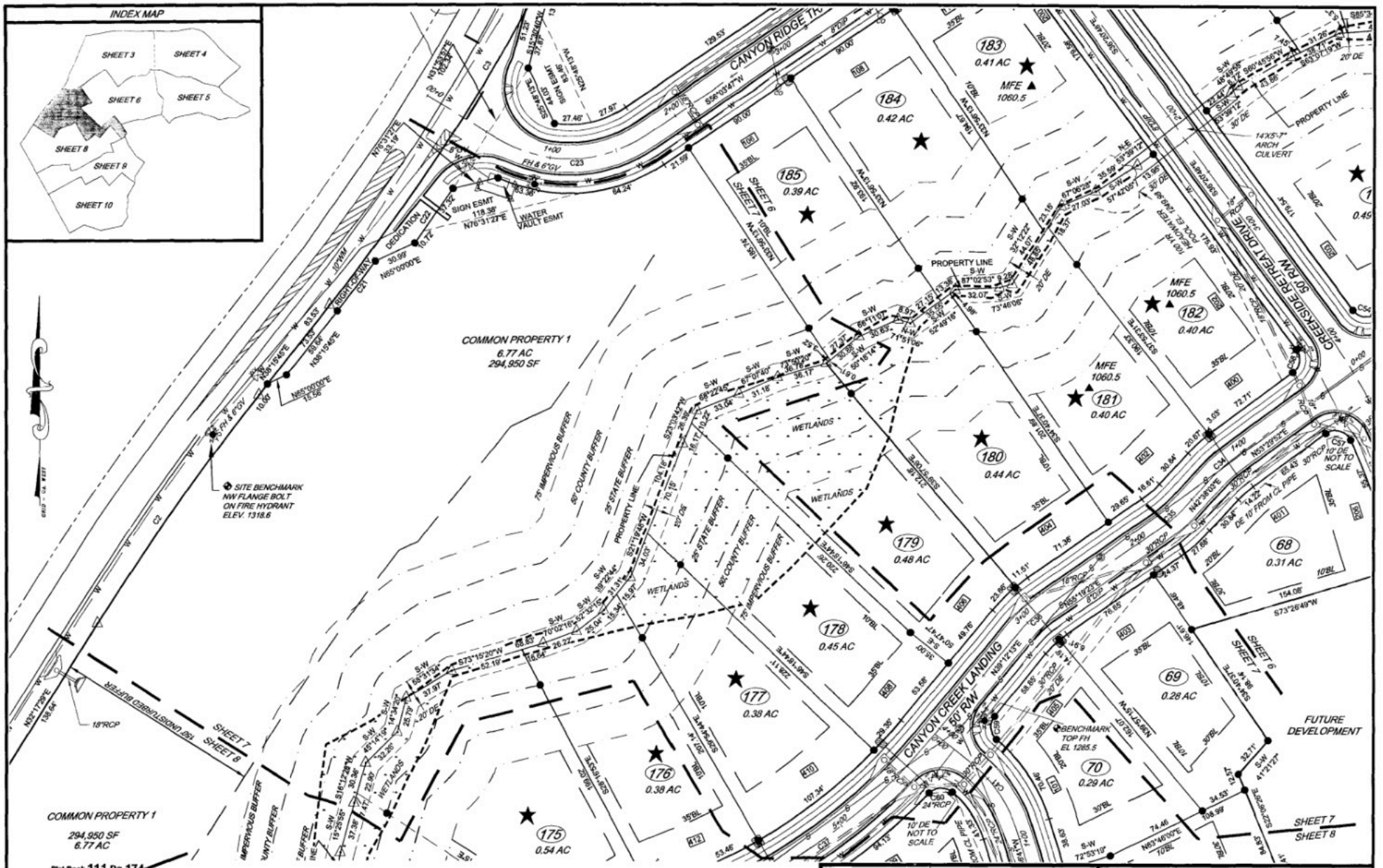
MITCHELL SURVEYING & CONSULTING, LLC
Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel. 770-924-2955 Fax: 770-485-9073
Email: cmitchell@msc-survey.com

FINAL PLAT

PRESERVE AT CANYON RIDGE
PHASE 1
INITIAL PLATTING
(LOTS 11-21,68,181-183)

SITUATED IN
LAND LOTS 100 & 117
14TH DISTRICT - 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

SHEET 6 OF 10



Plat Book 111 Pg 174
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Patty Baker
Clerk of Superior Court Cherokee Cty, GA

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Filed and Recorded 5/21/2014 10:30:38 AM
28-2014-000162
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Plat Book 113 Pg 106
Filed 01/29/2015 08:55 AM
28-2015-000061
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

DEVELOPER:
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CAD FILE: 14005 - FINAL PH 1 - SH- 7.DWG	

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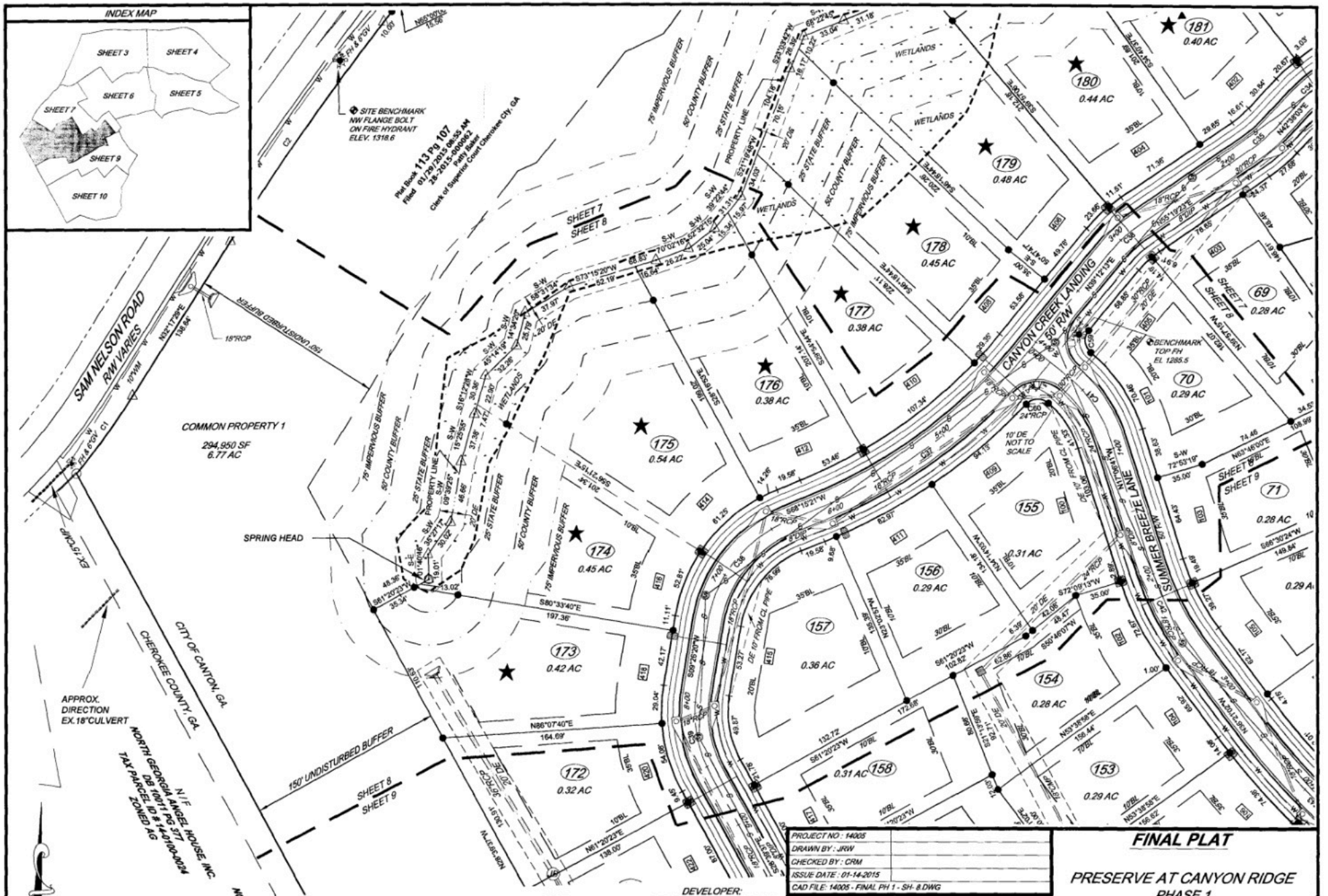

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CAD FILE: 14005 - FINAL PH 1 - SH- 8.DWG	

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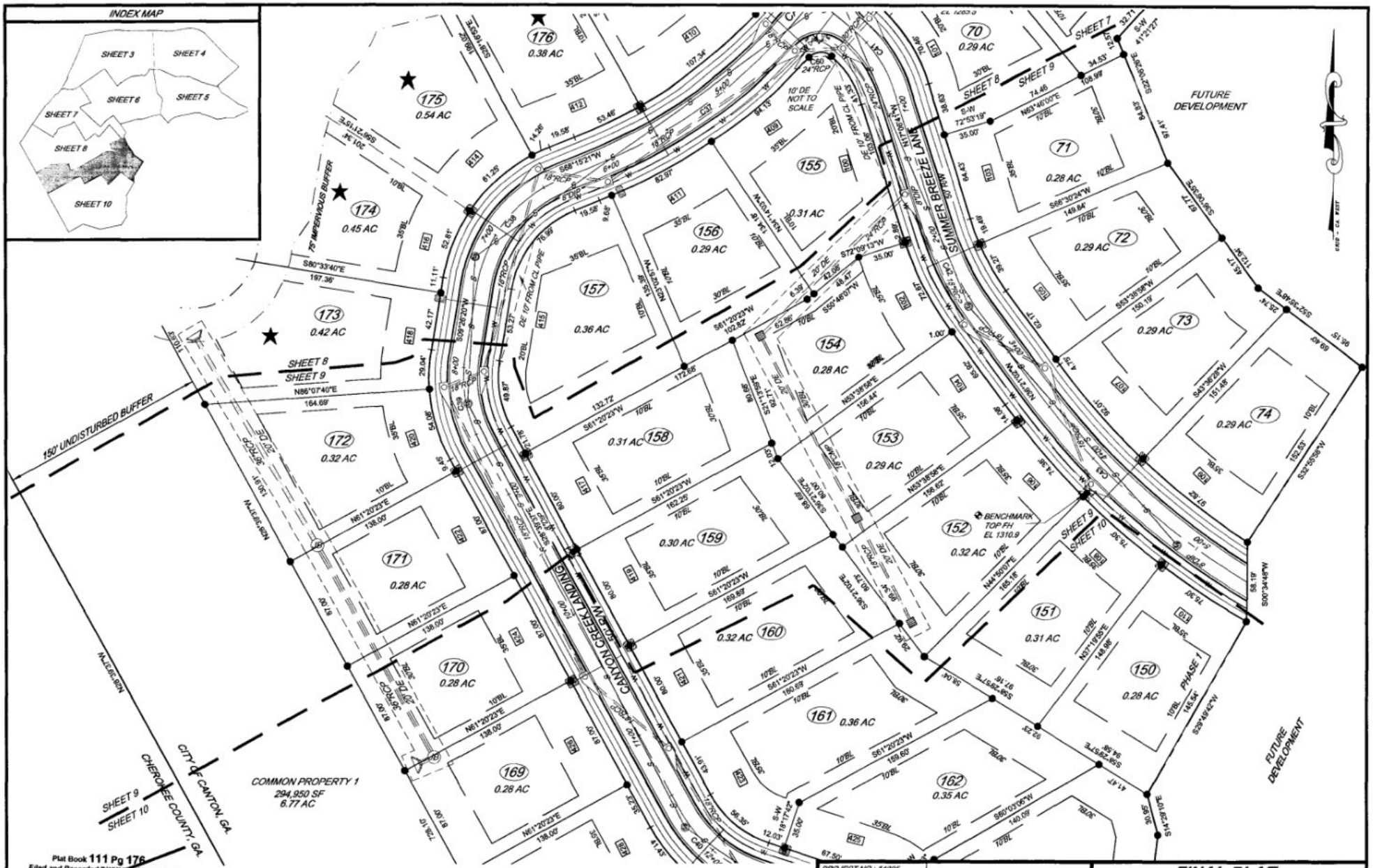

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Plat Book 113 Pg 108
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GEORGIA
REGISTERED
No. 3240
LAND SURVEYOR
CHARLES R. MITCHELL
4/23/14

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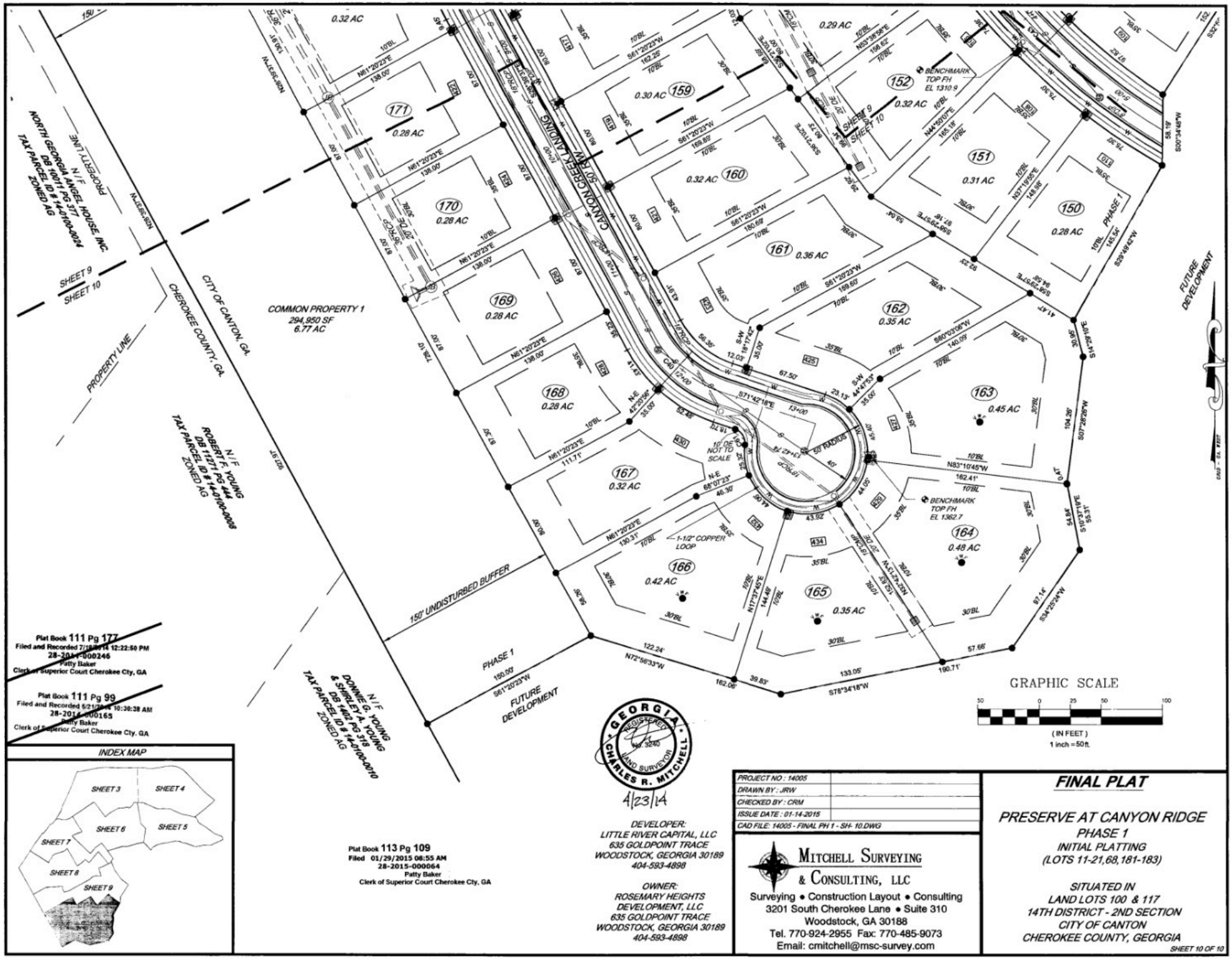

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Patty Baker
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Plat Book 113 Pg 109
Filed 01/29/2015 08:55 AM
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Patty Baker
Clerk of Superior Court Cherokee Cty, GA

INDEX MAP

GEORGIA REGISTERED No. 3240 LAND SURVEYOR CHARLES R. MITCHELL

4/23/14

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SHEET 10 OF 10

Plat Book 113 Pg 109