



OWNER'S CERTIFICATE
 THE STATE OF GEORGIA, COUNTY OF CHEROKEE, THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS, DRAINAGE AND EASEMENTS AND PUBLIC PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

DATE: _____ OWNER: _____

SURVEYOR'S CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MOVEMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF CHEROKEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: JIM NORTON, R.L.S. NO. 2260 DATE: 11-20-03

CERTIFICATE OF COUNTY HEALTH DEPARTMENT
 THIS PLAN HAS BEEN PRELIMINARILY APPROVED BY THE HEALTH DEPARTMENT OF CHEROKEE COUNTY, GEORGIA FOR SEPTIC TANK AND DRAINAGE FIELD DISPOSAL, PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE CHEROKEE COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER: _____ DATE: _____

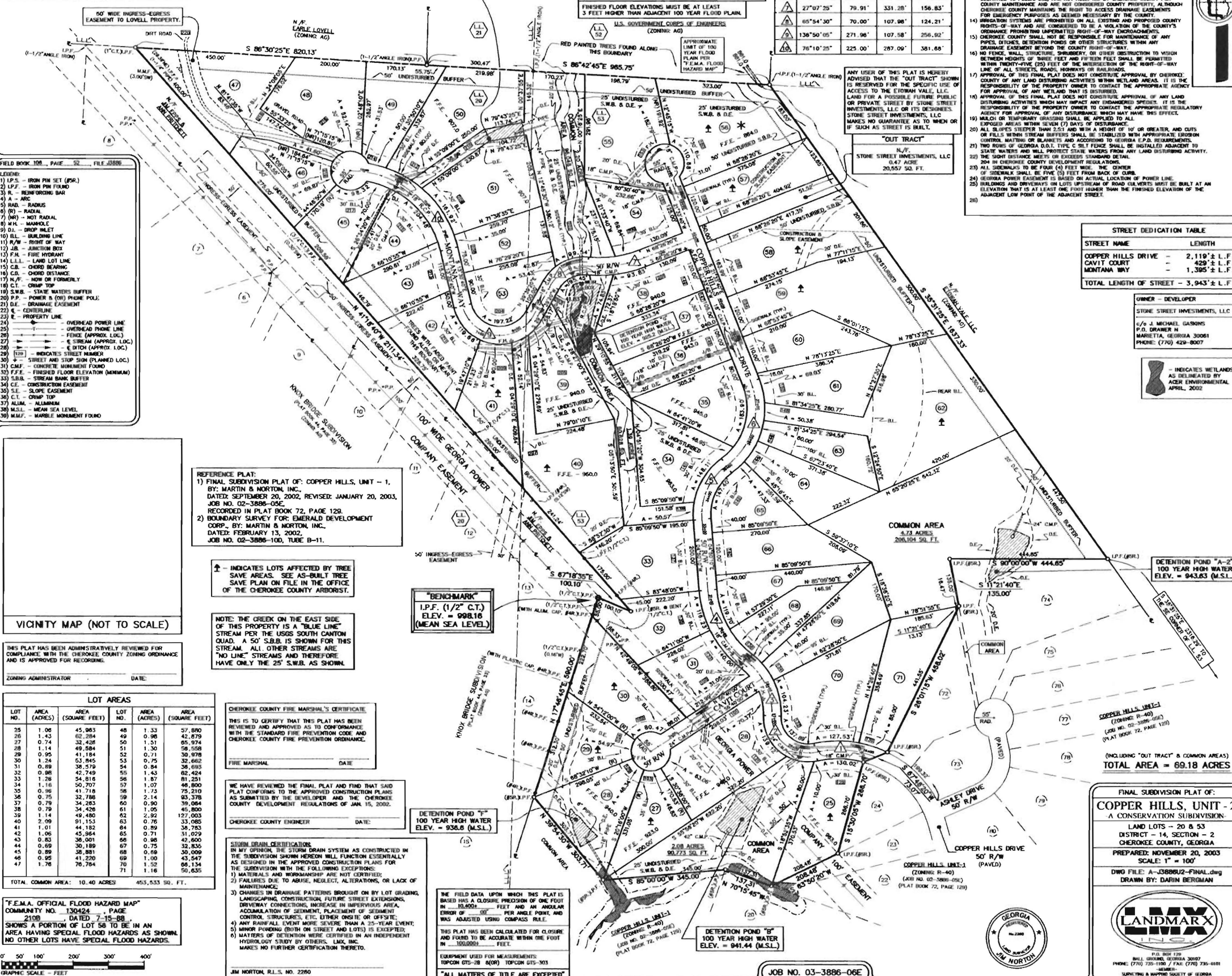
THIS PLAN HAS BEEN RECORDED IN PLAT BOOK PAGE _____ IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHEROKEE COUNTY, GEORGIA, THIS _____ DAY OF _____ 200__.

CLERK OF THE SUPERIOR COURT
 CERTIFICATE OF APPROVAL
 CHEROKEE COUNTY WATER AUTHORITY
 APPROVED ON: _____ BY: _____

CURVE TABLE

NO.	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	87°30'20"	280.00'	291.70'	448.27'
2	104°33'00"	130.00'	100.57'	183.51'
3	54°32'15"	96.00'	184.31'	175.44'
4	47°34'45"	125.00'	283.55'	235.46'
5	58°46'10"	95.00'	168.70'	173.04'
6	75°20'35"	155.00'	200.21'	263.80'
7	27°07'25"	79.91'	331.28'	156.83'
8	65°54'30"	70.00'	107.98'	124.21'
9	138°50'05"	271.96'	107.58'	256.82'
10	76°10'25"	225.00'	287.09'	381.88'

- NOTES:**
- 1) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) MINIMUM LOT SIZE IS 600 ACRES.
 - 3) SETBACKS: FRONT - AS SHOWN REAR - 20' (UNLESS OTHERWISE NOTED) SIDE - 10'
 - 4) PROTECTIVE COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 588A, PAGES 430-432, CHEROKEE COUNTY RECORDS.
 - 5) TOTAL NUMBER OF LOTS: 47
 - 6) TOTAL NUMBER OF LOTS PER ACRES: 0.0779
 - 7) PRESENT ZONING: R-40 (A CONSERVATION SUBDIVISION)
 - 8) ALL LOTS SHOWN MEET OR EXCEED THE REQUIRED EIGHTY FIVE (85) FEET MINIMUM WIDTH AT THE FRONT BUILDING LINE.
 - 9) UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 - 10) UTILITIES MAY EXIST IN LOCATIONS NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER THREE DAYS BEFORE THE DATE OF EXCAVATION (1-800-282-7411).
 - 11) SOME FENCE LINES ARE NOT SHOWN.
 - 12) THIS SURVEY IS SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 - 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) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED PORTS-OF-WAY AND ARE CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
 - 15) CHEROKEE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
 - 16) NO FENCE, WALL, STRUCTURE, SHRUBBERY, OR OTHER OBSTRUCTION TO VISION BETWEEN BORDERS OF THREE FEET AND FIFTEEN FEET SHALL BE PERMITTED WITHIN TWENTY-FIVE (25) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF ALL STREETS, ROADS, HIGHWAYS OR BARRIERS.
 - 17) APPROVAL OF THIS FINAL PLAN 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 AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
 - 18) APPROVAL OF THIS FINAL PLAN DOES NOT CONSTITUTE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT 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) MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE.
 - 20) ALL SLOPES STEEPER THAN 2:5:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS OR FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATING OR BLANKETS AND ACCORDING TO GEORGIA E.P.D. REQUIREMENTS.
 - 21) TWO ROLLS OF GEOTEXTILE D.O.T. TYPE C S.F.T. FENCE SHALL BE INSTALLED ADJACENT TO STREAM BORDERS AND DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT TO BE FOUR (4) FEET WIDE. THE CENTER OF SIDEWALK SHALL BE FIVE (5) FEET FROM BACK OF CURB.
 - 22) GEORGEA POWER EASEMENT IS BASED ON ACTUAL LOCATION OF POWER LINE.
 - 23) INLANDS AND DRIVEWAYS ON LOTS UPSTREAM OF ROAD CULVERTS MUST BE BUILT AT AN ELEVATION THAT IS AT LEAST ONE FOOT HIGHER THAN THE FINISHED ELEVATION OF THE ADJACENT LOW POINT OF THE ADJACENT STREET.
 - 24)
 - 25)
 - 26)



- FIELD BOOK 100 - PAGE 52 - FILE 3886
- LEGEND:**
- 1) I.P.S. - IRON PIN SET (5/8")
 - 2) L.P.F. - IRON PIN (1/4")
 - 3) R. - REINFORCING BAR
 - 4) A. - ARC
 - 5) RAD. - RADIUS
 - 6) (R) - RADIAL
 - 7) (M) - HOT RADIAL
 - 8) M.L. - MARKER
 - 9) D.I. - DROP INLET
 - 10) B.L. - BUILDING LINE
 - 11) R/W - RIGHT OF WAY
 - 12) J.B. - JUNCTION BOX
 - 13) F.H. - FIRE HYDRANT
 - 14) L.L. - LAND LOT LINE
 - 15) C.B. - CHORD BEARING
 - 16) C.D. - CHORD DISTANCE
 - 17) N.Y. - NOW OR FORMERLY
 - 18) C.T. - CRIMP TOP
 - 19) S.W.B. - STATE WATERS BUFFER
 - 20) P.P. - POWER B (60) PHASE POLE
 - 21) D.E. - DRAINAGE EASEMENT
 - 22) C. - CENTERLINE
 - 23) P. - PROPERTY LINE
 - 24) O.P.L. - OVERHEAD POWER LINE
 - 25) F.P.L. - FENCE (APPROX. LOC.)
 - 26) S. - STREAM (APPROX. LOC.)
 - 27) D. - DITCH (APPROX. LOC.)
 - 28) W.S. - WETLANDS (STIPPLED)
 - 29) S.S. - STREET AND STOP SIGN (PLANNED LOC.)
 - 30) C.M.F. - CONCRETE MONUMENT FOUND
 - 31) F.F.E. - FINISHED FLOOR ELEVATION (MINIMUM)
 - 32) S.B. - STREAM BANK BUFFER
 - 33) C.E. - CONSTRUCTION EASEMENT
 - 34) S.L. - SLOPE EASEMENT
 - 35) A.L. - ALUMINUM
 - 36) M.S.L. - MEAN SEA LEVEL
 - 37) M.F. - MARBLE MONUMENT FOUND

VICINITY MAP (NOT TO SCALE)

THIS PLAN HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

ZONING ADMINISTRATOR: _____ DATE: _____

LOT AREAS

LOT NO.	AREA (ACRES)	AREA (SQUARE FEET)	LOT NO.	AREA (ACRES)	AREA (SQUARE FEET)
25	1.06	45,983	48	1.33	57,890
26	1.43	62,384	49	0.98	42,879
27	0.74	32,426	50	1.51	65,974
28	1.14	49,584	51	1.30	56,598
29	0.95	41,884	52	0.71	30,978
30	1.24	53,845	53	0.75	32,662
31	0.89	38,579	54	0.84	36,693
32	0.98	42,749	55	1.45	62,424
33	1.26	54,816	56	1.87	81,251
34	1.16	50,707	57	1.07	46,800
35	0.96	41,718	58	1.73	75,210
36	0.75	32,786	59	2.14	93,776
37	0.79	34,283	60	0.90	39,064
38	0.78	34,426	61	1.05	45,800
39	1.14	49,480	62	2.92	127,003
40	2.09	91,153	63	0.76	33,085
41	1.01	44,182	64	0.89	39,763
42	1.06	45,964	65	0.71	31,629
43	0.83	36,901	66	0.98	42,800
44	0.69	30,189	67	0.75	32,835
45	0.89	38,881	68	0.69	30,099
46	0.95	41,220	69	1.00	43,547
47	1.76	76,764	70	1.52	66,134
			71	1.16	50,635

TOTAL COMMON AREA: 10.40 ACRES 453,533 SQ. FT.

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"
 COMMUNITY NO. 13042 - PAGE 210B - DATED 7-15-88
 SHOWS A PORTION OF LOT 56 TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS SHOWN. NO OTHER LOTS HAVE SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:

- 1) FINAL SUBDIVISION PLAT OF COPPER HILLS, UNIT - 1, BY: MARTIN & NORTON, INC., DATED: SEPTEMBER 20, 2002, REVISED: JANUARY 20, 2003, JOB NO. 02-3886-05E.
- 2) BOUNDARY SURVEY FOR: EMERALD DEVELOPMENT CORP. BY: MARTIN & NORTON, INC., DATED: FEBRUARY 13, 2002, JOB NO. 02-3886-100, TUBE B-11.

↑ INDICATES LOTS AFFECTED BY TREE SAVE PLAN. SEE AS-BUILT TREE SAVE PLAN ON FILE IN THE OFFICE OF THE CHEROKEE COUNTY ARBORIST.

"BENCHMARK"
 I.P.F. (1/2" C.T.)
 ELEV. = 998.16
 (MEAN SEA LEVEL)

CHEROKEE COUNTY FIRE MARSHAL'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND CHEROKEE COUNTY FIRE PREVENTION ORDINANCE.

FIRE MARSHAL: _____ DATE: _____

WE HAVE REVIEWED THE FINAL PLAN AND FIND THAT SAID PLAN CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JAN. 15, 2002.

CHEROKEE COUNTY ENGINEER: _____ DATE: _____

STORM DRAIN CERTIFICATION:

IN MY OPINION, THE STORM DRAIN SYSTEM AS CONSTRUCTED IN THE SUBDIVISION SHOWN HEREON WILL FUNCTION ESSENTIALLY AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS FOR THE SUBDIVISION WITH THE FOLLOWING EXCEPTIONS:

- 1) MATERIALS AND WORKMANSHIP ARE NOT CERTIFIED;
- 2) FAILURES DUE TO ABUSE, NEGLIGENCE, ALTERATIONS, OR LACK OF MAINTENANCE;
- 3) CHANGES IN DRAINAGE PATTERNS BROUGHT ON BY LOT GRADING, LANDSCAPING, CONSTRUCTION, FUTURE STREET EXTENSIONS, DRIVEWAY CONNECTIONS, INCREASE IN IMPERVIOUS AREA, ACCUMULATION OF SEDIMENT, PLACEMENT OF SEDIMENT CONTROL STRUCTURES, ETC., EITHER ON-SITE OR OFF-SITE;
- 4) ANY RAINFALL EVENT MORE SEVERE THAN A 25-YEAR EVENT;
- 5) MINOR PONDING (BOTH ON STREET AND LOTS) IS EXPECTED;
- 6) MATTERS OF DETENTION WERE CERTIFIED IN AN INDEPENDENT HYDROLOGY STUDY BY OTHERS. LMX, INC. MAKES NO FURTHER CERTIFICATION THEREON.

JIM NORTON, R.L.S. NO. 2260

"BENCHMARK"
 I.P.F. (1/2" C.T.)
 ELEV. = 998.16
 (MEAN SEA LEVEL)

DETECTION POND "A"
 100 YEAR HIGH WATER ELEV. = 936.6 (M.S.L.)

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

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

EQUIPMENT USED FOR MEASUREMENTS:
 TOPCON GTS-3B (600) TOPCON GTS-303

"ALL MATTERS OF TITLE ARE EXCEPTED"

"BENCHMARK"
 I.P.F. (1/2" C.T.)
 ELEV. = 998.16
 (MEAN SEA LEVEL)

DETECTION POND "B"
 100 YEAR HIGH WATER ELEV. = 941.44 (M.S.L.)

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

EQUIPMENT USED FOR MEASUREMENTS:
 TOPCON GTS-3B (600) TOPCON GTS-303

"ALL MATTERS OF TITLE ARE EXCEPTED"

ANY USER OF THIS PLAN IS HEREBY ADVISED THAT THE "OUT TRACT" SHOWN IS RESERVED FOR THE SPECIFIC USE OF ACCESS TO THE ETOWAH VALLE, L.L.C. LAND FOR A POSSIBLE FUTURE PUBLIC OR PRIVATE STREET BY STONE STREET INVESTMENTS, L.L.C. OR ITS DESIGNEES. STONE STREET INVESTMENTS, L.L.C. MAKES NO GUARANTEE AS TO WHEN OR IF SUCH AS STREET IS BUILT.

"OUT TRACT"
 N.Y. STONE STREET INVESTMENTS, L.L.C.
 0.47 ACRES
 20,557 SQ. FT.

STREET DEDICATION TABLE

STREET NAME	LENGTH
COPPER HILLS DRIVE	2,119' ± L.F.
CAVIT COURT	429' ± L.F.
MONTANA WAY	1,395' ± L.F.
TOTAL LENGTH OF STREET	3,943' ± L.F.

OWNER - DEVELOPER
 STONE STREET INVESTMENTS, L.L.C.
 c/o J. MICHAEL GASKINS
 P.O. DRAWER N
 MARSHALL, GEORGIA 30061
 PHONE: (770) 429-8007

↑ INDICATES WETLANDS AS DELINEATED BY AECER ENVIRONMENTAL APRIL, 2002.

COMMON AREA
 4.73 ACRES
 206,104 SQ. FT.

DETECTION POND "A-2"
 100 YEAR HIGH WATER ELEV. = 943.63 (M.S.L.)

COMMON AREA
 4.73 ACRES
 206,104 SQ. FT.

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 4.73 ACRES
 206,104 SQ. FT.

FINAL SUBDIVISION PLAT OF:
COPPER HILLS, UNIT - 2
 A CONSERVATION SUBDIVISION
 LAND LOTS - 20 & 53
 DISTRICT - 14, SECTION - 2
 CHEROKEE COUNTY, GEORGIA
 PREPARED: NOVEMBER 20, 2003
 SCALE: 1" = 100'
 DWG FILE: A-3886U2-FINAL.dwg
 DRAWN BY: DARIN BERGMAN

INCLUDING "OUT TRACT" & COMMON AREAS
 TOTAL AREA = 69.18 ACRES

COMMON AREA
 4.73 ACRES
 206,104 SQ. FT.

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