

SURVEY NOTES

A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE.
WITHIN ONE FOOT IN 1,026,879 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE OF ONE FOOT IN 56,011 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 9, 2004.

THE SITE BENCHMARK IS A NGS MONUMENT WITH A DESIGNATION OF "WORLEY". PID OF E1684 AND IS A STANDARD DISK STAMPED 1973 SET IN CONCRETE.

THE SLOPES OF THE POND ARE AT A MINIMUM OF THREE FEET HORIZONTAL TO ONE FOOT VERTICAL.

PROTECTIVE COVENANTS AND EASEMENT AGREEMENTS ARE RECORDED IN DEED BOOK 7645 PAGE 182, AND DEED BOOK 7645 PAGE 293 OF THE CHEROKEE COUNTY PUBLIC LAND RECORDS.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF CHEROKEE COUNTY, PANEL NUMBERS 13057C0275 D, DATED JULY 15, 1988, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCE NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO PREVIOUSLY DEDICATED RIGHT OF WAY OF ARBOR HILL ROAD AND PAT RICH DRIVE.

INGRESS/EGRESS EASEMENT SHOWN ON EQUEST DRIVE IS GRANTED TO THE PROPERTY NOW OR FORMERLY BELONGING TO VUL ENTERPRISES INC. AND IS HEREIN FOREVER GRANTED ALLOWING ACCESS FROM THAT PROPERTY TO THE PUBLIC RIGHT OF WAY OF EQUEST DRIVE.

ZONING

ZONING: AGRICULTURAL (AG) CONSERVATION SUBDIVISION

MINIMUM LOT SIZE: 40,000 Sq. Ft.

SETBACKS: FRONT-50'
SIDE-15'
REAR-30'

MINIMUM 100' LOT WIDTH AT BUILDING LINE. ALL LOTS MEET MINIMUM LOT WIDTH REQUIREMENT.

35 TOTAL LOTS

THE WASTE WATER OF THIS DEVELOPMENT IS MANAGED BY INDIVIDUAL SEPTIC SYSTEMS ON EACH LOT

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 86, PAGE 77, IN THE CLERK OF SUPERIOR COURT OF CHEROKEE COUNTY, GEORGIA. THIS 3RD DAY OF FEB. TIME: 2:23 PM, 2005 Patty Baker, Clerk

REFERENCE MATERIAL

1. FINAL PLAT FOR SUNRISE FARMS RECORDED IN PB. 80 PG. 72 CHEROKEE COUNTY RECORDS.
2. PRELIMINARY PLAT OF REVISED LOTS 5 & 6 BY LOWE ENGINEERING, LLC DATED JULY 7, 2002.
3. WARRANTY DEED TO MILES GIFFORD RECORDED IN DB. 5336 PG. 277 AFORESAID RECORDS.

ACERAGE TABLE

LOT	Sq. Ft.	Acres
1	40,008	0.9185
2	40,213	0.9202
3	41,829	0.9563
4	40,003	0.9183
5	50,557	1.1606
6	44,034	1.0109
7	41,257	0.9471
8	40,020	0.9187
9	40,355	0.9284
10	40,073	0.9200
11	40,280	0.9247
12	42,101	0.9685
13	48,188	1.0600
14	40,024	0.9188
15	42,696	0.9802
16	40,052	0.9195
17	46,881	1.0762
18	41,459	0.9520
19	41,422	0.9509
20	40,992	0.9411
21	40,522	0.9303
22	42,101	0.9685
23	42,031	0.9649
24	42,725	0.9811
25	47,090	1.0811
26	40,384	0.9287
27	40,846	0.9377
28	40,438	0.9283
29	45,355	1.0412
30	40,871	0.9383
31	40,282	0.9248
32	40,214	0.9232
33	40,681	0.9335
34	41,474	0.9521
35	44,194	1.0146
R/W	187,859	3.8489
OPEN	1,328,030	30.4025
TOTAL	2,941,392	67.5251

AVERAGE LOT 42,904 Sq. Ft.
SMALLEST LOT(3) 40,003 Sq. Ft.
0.52 LOTS PER ACRE

TABLE OF DEDICATION

EQUEST DRIVE
TOTAL LENGTH=
2,864.20 FEET

OWNER / DEVELOPER

SUNRISE TRAILS, LLC
JAMES CLINTON & DAVID GALLASPY
107 SUNRISE LANE
CANTON, GA 30115
404-432-4760

PROPERTY MONUMENTATION

UNLESS OTHERWISE NOTED
A 1/2" REBAR HAS BEEN SET
AT ALL MAJOR LOT CORNERS

CHEROKEE COUNTY NOTES

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF AND 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.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY ON AND 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.

THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.

RAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY.

CURVE TABLE

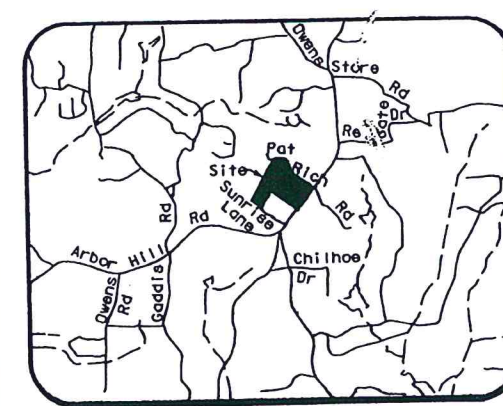
CURVE	CHORD BEARING	ARC LENGTH	RADIUS	CHORD LENGTH
C1	S 36° 58' 33" W	54.51'	541.00'	54.49'
C2	S 40° 25' 34" W	57.41'	2755.00'	57.41'
C3	S 82° 03' 47" W	485.59'	325.00'	426.78'
C4	N 37° 09' 10" W	223.99'	325.00'	219.58'
C5	N 20° 25' 00" W	49.87'	475.00'	49.85'
C6	N 38° 17' 53" W	138.52'	250.00'	136.76'
C7	N 70° 55' 15" E	221.13'	50.00'	80.18'
C8	S 19° 04' 45" E	25.62'	20.00'	23.91'
C9	N 81° 55' 14" E	186.23'	300.00'	184.11'
C10	S 20° 25' 00" W	55.12'	525.00'	55.10'
C11	S 37° 09' 10" W	189.53'	275.00'	185.80'
C12	N 82° 03' 47" E	393.98'	275.00'	361.12'
C13	N 40° 25' 34" E	56.37'	2705.00'	56.36'
C14	N 36° 58' 34" E	46.25'	459.00'	46.23'
C15	S 36° 58' 34" W	56.89'	500.00'	56.89'
C16	S 40° 25' 34" W	56.89'	2730.00'	56.89'
C17	S 82° 03' 47" W	429.77'	300.00'	393.95'
C18	N 37° 24' 32" W	208.76'	300.00'	202.69'
C19	N 20° 25' 01" W	52.50'	500.00'	52.47'
C20	N 39° 17' 53" W	152.37'	275.00'	150.42'

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULLFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING

INSPECTOR: James L. Seeba CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE: NA
JEFFERY S. HOOPER CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE: NA

LEGEND

—X— FENCE	□ TRANSFORMER BOX (TX)
---SS--- STORM SEWER EASEMENT	△ FLAG POLE (FP)
---SS--- SANITARY SEWER	△ CALCULATED POINT
---FM--- FORCE MAIN	△ FIRE HYDRANT (FH)
---W--- WATER LINE	△ WATER VALVE (WV)
---G--- GAS LINE	△ WATER METER (WM)
---P--- UNDERGROUND POWER LINE	△ LIGHT POLE (LP)
---O--- OVERHEAD POWER LINE	△ GAS METER (GM)
---T--- TELEPHONE LINE	△ GAS VALVE (GV)
---FO--- FIBER OPTIC	△ HEAD WALL (HW)
---TV--- CABLE TELEVISION	△ CURB AND GUTTER (C&G)
---100--- TOPOGRAPHIC CONTOUR	△ SPOT ELEVATION
△ PROPERTY LINE	△ ELECTRIC METER (EM)
△ CATCH BASIN (DWCB)	△ POWER POLE (PP)
△ CATCH BASIN (SWCB)	△ SIGN
△ DROP INLET (DI)	△ BENCHMARK
△ JUNCTION BOX (JB)	△ CLEANOUT (CO)
△ SS MANHOLE (MH)	△ 1/2" REBAR SET



LOCATION MAP

NOT TO SCALE

CERTIFICATES

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

James Clinton 1-19-05
OWNER DATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED

James Clinton 1-19-05
OWNER DATE

THE OWNER(S) OF THE LAND SHOWN ON THIS FINAL PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT ANY AND ALL DETENTION PONDS, RETENTION PONDS, AND SEDIMENT PONDS (TEMPORARY AND PERMANENT) SHALL BE THE SOLE RESPONSIBILITY FOR THE MAINTENANCE AND OPERATIONS OF THE DULY SIGNED. THE SUBSCRIBED FURTHER ACKNOWLEDGES BY SIGNATURE OF THIS STATEMENT THAT CHEROKEE COUNTY SHALL NOT HAVE ANY RESPONSIBILITY FOR THE PURPOSE TO MAINTAIN, REPAIR, RECONSTRUCT, OR ABANDON AND SHALL NOT ACCEPT FOR PERPETUAL MAINTENANCE OF THE SAME.

James Clinton 1-19-05
OWNER DATE

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

James L. Seeba 1-24-05
FIRE MARSHALL DATE

THIS PLAT HAS BEEN PRELIMINARILY APPROVED BY THE HEALTH DEPT. 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 DEPT.

James L. Seeba 1-20-05
COUNTY HEALTH OFFICER DATE

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

Geoffrey 2/3/2005
COUNTY ENGINEER DATE

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

William C. Wohlford, Jr. 01-28-05
ZONING ADMINISTRATOR DATE

I HEREBY CERTIFY THAT THE AS-BUILT CONDITION OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.

James L. Seeba 1-20-05
JAMES L. SEEB, P.E.

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH "MINIMUM REQUIREMENTS FOR THE STATE OF GEORGIA AND UNIFORMITY OF THE ACCURACY STANDARDS (AS ADOPTED BY THE STATE OF GEORGIA) IN EFFECT ON THE DATE OF THIS CERTIFICATION).

William C. Wohlford, Jr. 1/19/05
WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2577

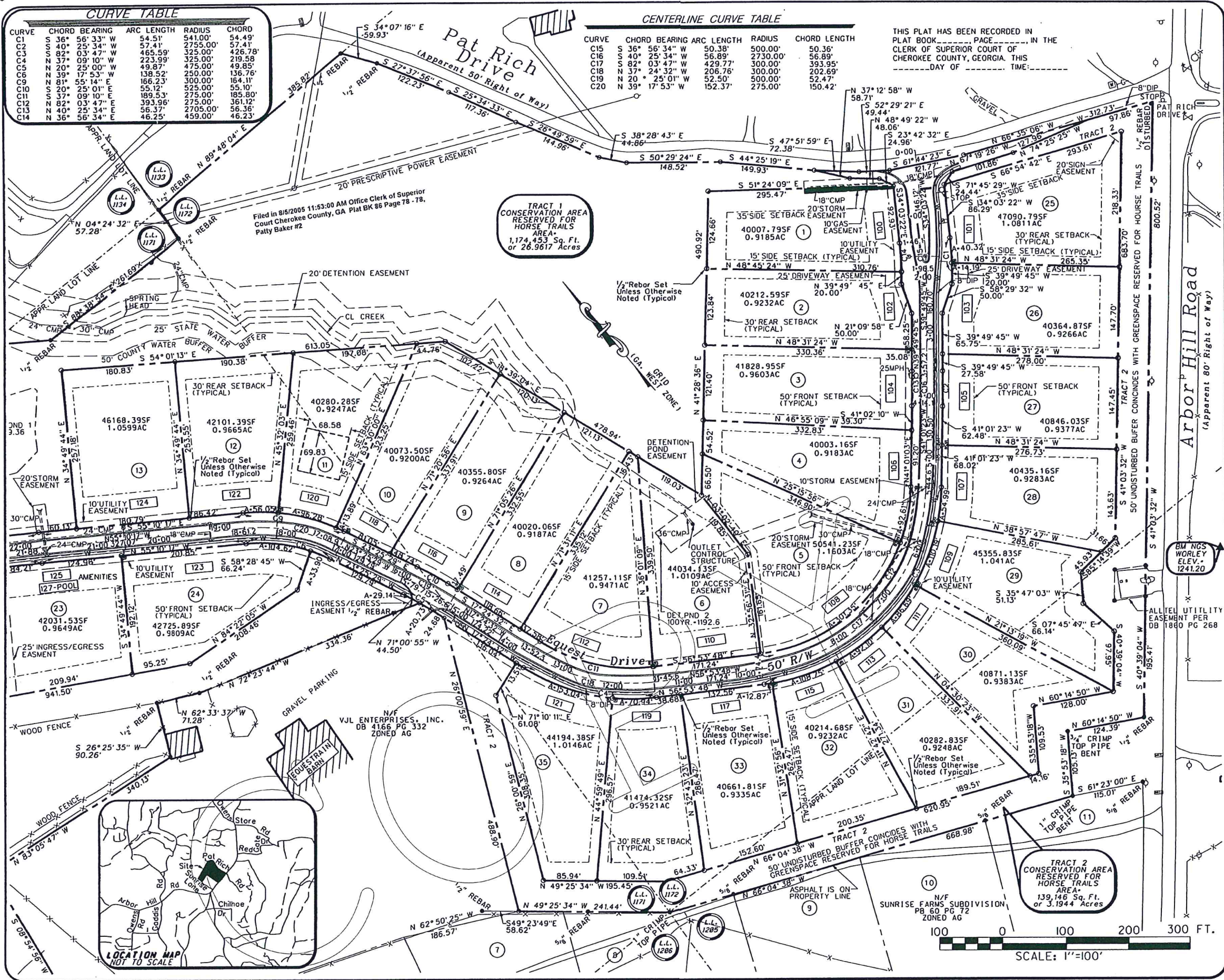
TerraMark Land Surveying, Inc.
1890-C COBB INTERNATIONAL BLVD
KENNESAW, GEORGIA 30142
Phone No. (770) 421-1927
Fax No. (770) 421-0552

TerraMark
Professional Land Surveying

Project No.	2003-156	NO	DATE	REVISION
Survey Crew:	DB	#1	01/17/05	COUNTY COMMENTS
Drawn By:	SEB	#2	01/17/05	REVISE NAME AND STORM LINES
Approved By:	WCW	#3	01/17/05	
Date:	12/21/04	#4		
Scale:	1"=100'	#5		

FINAL PLAT FOR
THE ESTATES AT EQUEST, PHASE ONE
(P/K/A SUNRISE TRAILS SUBDIVISION)
LOCATED IN
LAND LOT 1171, 1172 & 1205
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

SHEET NO.
1
DRAWING TMB-167



TerraMark Land Surveying, Inc.
1890-C COBB INTERNATIONAL BLVD
KENNESAW, GEORGIA 30152
Phone No. (770) 421-1827
Fax No. (770) 421-0552

TerraMark
Professional Land Surveying

Project No.	2003-156	NO	Revision	DATE	BY	REVISION
Survey Crew:	DB	22	REVISE NAME AND STORM LINES	10/17/05	DB	
Drawn By:	SEG	24			SEG	
Approved By:	WCW	25			WCW	
Date:	12/21/04	26				
Scale:	1"=100'	27				

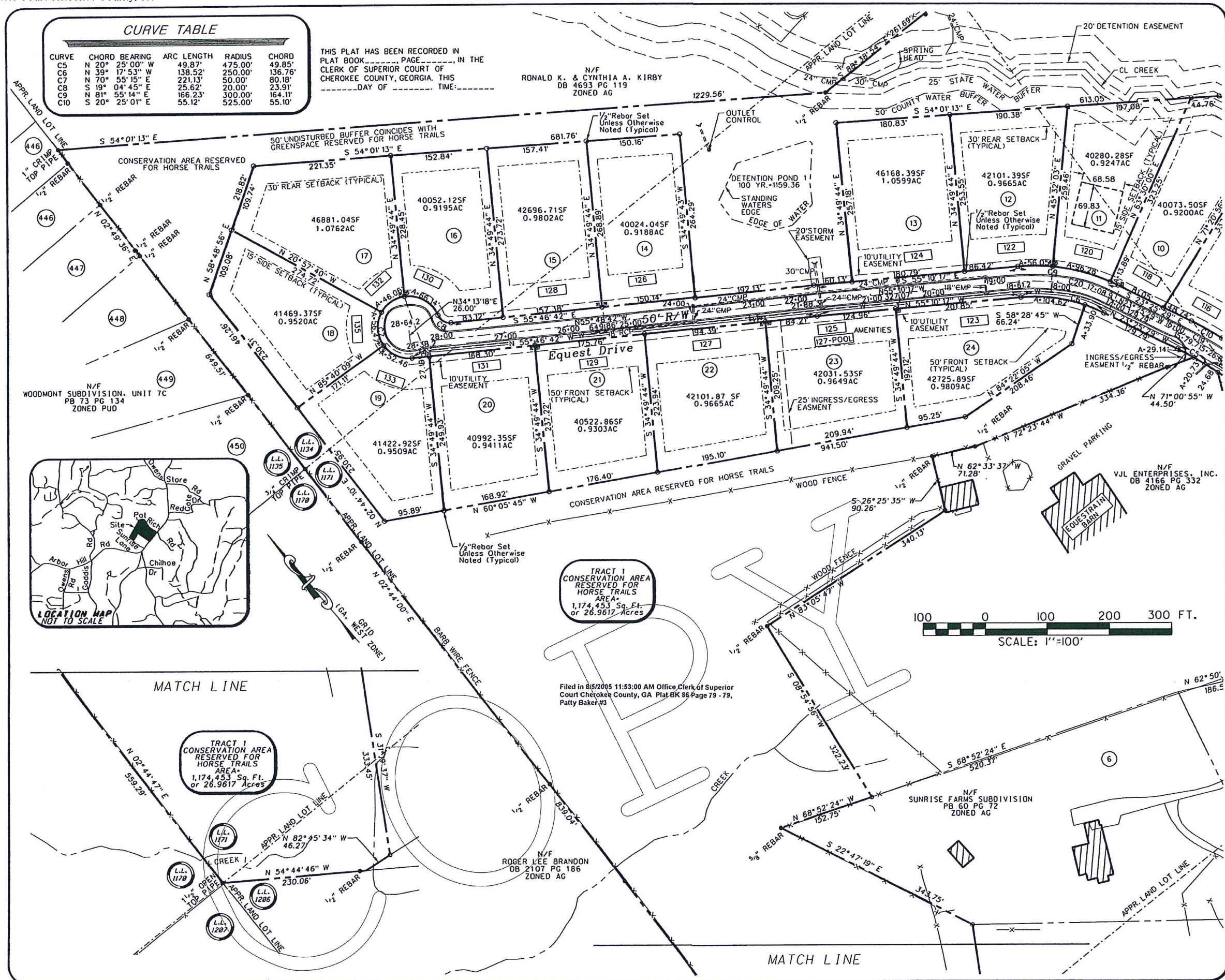
FINAL PLAT FOR
THE ESTATES AT EQUUS, PHASE ONE
(P/K/A SUNRISE TRAILS SUBDIVISION)
LOCATED IN
LAND LOT 1171, 1172 & 1205
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

SHEET NO.
2
4
DRAWING# TM18-161

CURVE	CHORD	BEARING	ARC LENGTH	RADIUS	CHORD
C5	N 20°	25°00' W	49.81'	475.00'	49.85'
C6	N 39°	17°35' W	130.52'	250.00'	136.76'
C7	N 70°	55°15' E	221.13'	50.00'	80.18'
C8	S 19°	04°45' E	25.62'	250.00'	23.91'
C9	N 81°	55°14' E	166.23'	300.00'	164.11'
C10	S 20°	25°01' E	55.12'	525.00'	55.10'

THIS PLAT HAS BEEN RECORDED IN
PLAT BOOK_____, PAGE_____, IN THE
CLERK OF SUPERIOR COURT OF
CHEROKEE COUNTY, GEORGIA. THIS
_____DAY OF _____. TIME:_____

RONALD K. & CYNTHIA A. KIRBY
DB 4693 PG 119
ZONED AG



TerraMark Land Surveying, Inc.
1890-C COBB INTERNATIONAL BLVD
KENNESAW, GEORGIA 30152
Phone No. (770) 421-1927
Fax No. (770) 421-0552



Project No.	2003-156	No.	Revision	Date
Survey Crew:	DB	22	CONCRETE	07/17/05
Drawn By:	SEB	23	REVISED AND SLOPE LINES	07/14/05
Approved By:	WCN	24		
Date:	12/21/04	25		
Scale:	1"=100'	26		
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FINAL PLAT FOR
THE ESTATES AT EQUEST. PHASE ONE
(F/K/A SUNRISE TRAILS SUBDIVISION)
LOCATED IN
LAND LOT 1171, 1172 & 1205
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

SHEET NO.
3 / 4
DRAWING# TM18-167

REVISION NOTES

REVISION 1:
 THE NAME OF THIS SUBDIVISION HAS BEEN CHANGED FROM "SUNRISE TRAILS SUBDIVISION, F/K/A THE ESTATES AT EQUEST" TO "THE ESTATES AT EQUEST, PHASE ONE, F/K/A SUNRISE TRAIL SUBDIVISION"

REVISION 2:
 THE 30" CMP STORM LINE CROSSING FROM LOT 4 INTO LOT 5 HAS BEEN REVISED TO SHOW IT EXITING THE CATCH BASIN NEAR THE COMMON CORNER OF LOTS 4 AND 5 AT EQUEST DRIVE AND RUNNING TO THE HEADWALL NEAR THE NORTHEAST PROPERTY LINE OF LOT 5 ON LOT 5.

REVISION 3:
 ADD DRIVEWAY EASEMENTS TO LOTS 2 & 26 TO ACCESS LOTS 1 & 25 RESPECTIVELY. THIS IS TO ALLOW FOR DRIVEWAY ACCESS TO LOTS 1 & 25 THAT ENABLES TWO WAY TURNS.

PLANNING AND ZONING APPROVAL

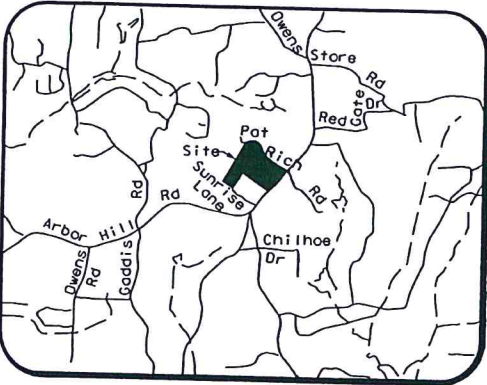
THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

[Signature]
 ZONING ADMINISTRATOR DATE

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____, PAGE _____, IN THE CLERK OF SUPERIOR COURT OF CHEROKEE COUNTY, GEORGIA. THIS _____ DAY OF _____ TIME: _____

LEGEND

—X— FENCE	□ TRANSFORMER BOX (TX)
---SS--- STORM SEWER EASEMENT	△ FLAG POLE (FP)
---SS--- SANITARY SEWER	△ CALCULATED POINT
---FM--- FORCE MAIN	△ FIRE HYDRANT (FH)
---W--- WATER LINE	△ WATER VALVE (WV)
---G--- GAS LINE	△ WATER METER (WM)
---P--- UNDERGROUND POWER LINE	△ LIGHT POLE (LP)
---O--- OVERHEAD POWER LINE	△ GAS METER (GM)
---T--- TELEPHONE LINE	△ GAS VALVE (GV)
---FO--- FIBER OPTIC	△ HEAD WALL (HW)
---TV--- CABLE TELEVISION	△ CURB AND GUTTER (C&G)
---100--- TOPOGRAPHIC CONTOUR	△ SPOT ELEVATION
---PROPERTY LINE	△ ELECTRIC METER (EM)
△ CATCH BASIN (DWCB)	△ POWER POLE (PP)
△ CATCH BASIN (SWCB)	△ SIGN
△ DROP INLET (DI)	△ BENCHMARK
△ JUNCTION BOX (JB)	△ CLEANOUT (CO)
△ SS MANHOLE (MH)	○ 1/2" REBAR SET



LOCATION MAP
 NOT TO SCALE

Filed in 8/5/2005 11:53:00 AM Office Clerk of Superior Court Cherokee County, GA Plat BK 86 Page 80 - 80, Patty Baker #4

TerraMark Land Surveying, Inc.
 1690-C COBB INTERNATIONAL BLVD
 KENNESAW, GEORGIA 30152
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552



Project No.	2003-156	No.	1	Revision	DATE
Survey Crew:	DB	22	22	COUNTY COMMENTS	07/14/05
Drawn By:	SEB	22	22	REVISE NAME AND STORM LINES	07/14/05
Approved By:	WCH	22	22		
Date:	12/27/04	22	22		
Scale:	1"=100'	SURVEY	2003-156	DCM FINAL PLAT.DGN	

FINAL PLAT FOR THE ESTATES AT EQUEST, PHASE ONE (F/K/A SUNRISE TRAILS SUBDIVISION) LOCATED IN LAND LOT 1171, 1172 & 1205 3RD DISTRICT, 2ND SECTION CHEROKEE COUNTY, GEORGIA

SHEET NO.
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