

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Bethany Watson
City Engineer

Agenda Item Title:

Discussion and Possible Action on Street Acceptance for City Maintenance for streets in River Green Pod B4 - The Retreat

Summary:

The streets in River Green Pod B4 - The Retreat have met the requirements of the UDC and are now ready to be accepted by the City for maintenance.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

Staff recommends approval of Street Acceptance for City Maintenance for River Green Pod B4

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Resolution
Final Plats

City of Canton, Georgia

Cherokee County

Resolution: _____

RESOLUTION

A Resolution accepting the streets or portions of streets within **River Green Pod B4**, for City Maintenance.

Whereas, it is hereby found and determined that **River Green Pod B4**, does meet the requirements as set forth in the Unified Development Code (UDC) of City of Canton, Georgia pertaining to the streets and rights-of-way.

Now Therefore, be it resolved by the Mayor and City Council of City of Canton, Georgia that the following streets:

North Rampart Drive (277')

Retreat Lane (1,256')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **River Green Pod B4**, and located in **Land Lot(s) 91 & 92** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 120, Page 2357** on **03/06/2025** are accepted and will be maintained by said City from this date forward.

Adopted this _____ day of _____, 2025

Bill Grant, Mayor

Attest:

Approved as to Form

Annie Fortner, City Clerk

Robert M. Dyer, City Attorney

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2357

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET
SUITE 116
CANTON, GEORGIA 30114
PHONE: 678.880.7502

ENGINEER:

JASON F. RAPPLEAN
WALDEN, ASHWORTH & ASSOC
P.O. BOX 6462
MARIETTA, GA 30065
PHONE: 770.956.7879

CONTRACTOR:

N.J. WILBANKS
CONTRACTOR, INC
415 WILBANKS DRIVE
BALL GROUND, GA 30107
PHONE: 770.479.3291

OWNER/DEVELOPER:

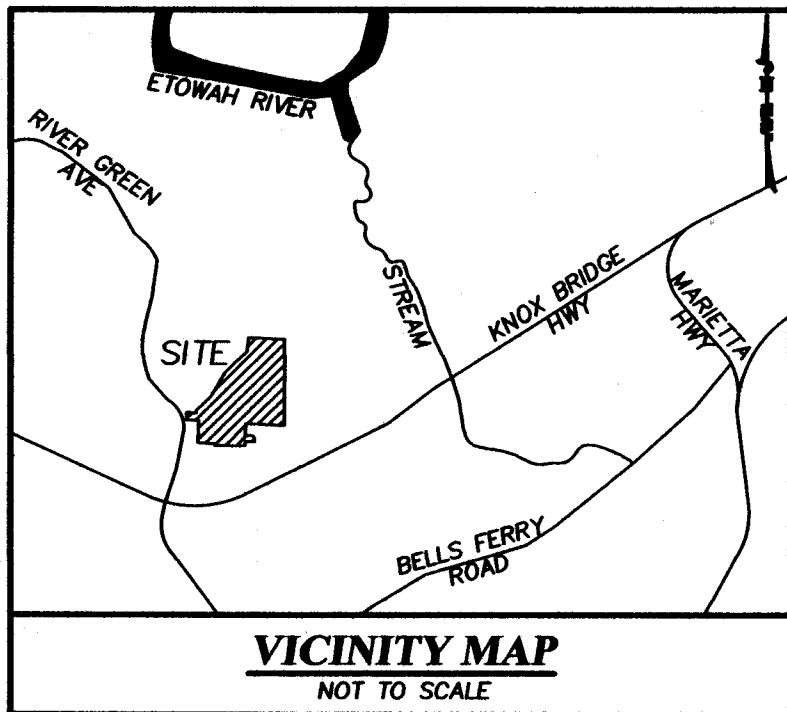
RIVER GREEN HOMES, LLC
2355 LOG CABIN DRIVE
ATLANTA, GA 30339
PHONE: 828.508.8217

24 - HOUR CONTACT:

KARL NICKLAS
PHONE: 404.291.1444

UTILITIES:

WATER - CITY OF CANTON
SEWER - CITY OF CANTON
POWER - GEORGIA POWER
GAS - ATLANTA NATURAL GAS
TELEPHONE - ALLTEL



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

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, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID THAT ALL STREETS (OTHER THAN THOSE SHOWN AS PRIVATE), WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC PLACE SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

ORIGINAL SIGNATURES RECORDED IN PB 119, PG. 361

OWNER/SUBDIVIDER

DATE

CITY OF CANTON ENGINEER CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON REGULATIONS.

ORIGINAL SIGNATURES RECORDED IN PB 119, PG. 361

CITY ENGINEER

DATE

CITY OF CANTON PLANNING DEPARTMENT

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF CANTON ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

ORIGINAL SIGNATURES RECORDED IN PB 119, PG. 361

ZONING ADMINISTRATOR

DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

ALBERT GRAMLING, GA RLS NO. 2983

01.20.25

DATE

STATEMENT OF LIMITATIONS

THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

ALBERT GRAMLING, GA RLS NO. 2983

01.20.25

DATE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ALBERT GRAMLING, GA RLS NO. 2983

01.20.25

DATE

SITE DATA

- NUMBER OF UNITS: 61
TOTAL AREA: 25.34 ACRES
PUBLIC R/W: 2.08 ACRES
DENSITY (LOTS PER ACRE): 2.4 UNITS/ACRE
- ZONING IS P.U.D. (PER CONDITIONAL USE ZONING CASE #CUP1806-003)
(MASTER PLAN AMENDMENT ZCA1806-003)

SETBACKS:

FRONT - 10'
REAR - 20'
SIDE - 0' (MINIMUM 20' SEPARATION BETWEEN BUILDINGS)
HEIGHT - 36 FEET, 2 STORIES FROM STREET LEVEL WITH GRADE BASEMENT/TERRACE LEVEL

BELOW

DISTURBED AREA: ±8.941 ACRES

CITY NOTES

- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON ANY 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 THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON 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.
- DRAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF CANTON FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY.

TABLE OF DEDICATION

STREET NAME	LENGTH (L.F)	R/W WIDTH
NORTH RAMPART DRIVE	277	50'
RETREAT LANE	1,256	50'

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 126,337. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 262,734.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S3 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

FIELD WORK COMPLETED: 01/19/23

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD HAZARD AREA, AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13057C0234E, DATED JUNE 7, 2019.

ALL IRON PINS ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE SEPARATE DOCUMENTS, DATED JULY 15, 2019 AND RECORDED IN DEED BOOK 14375, PAGE 1066 OF THE CHEROKEE COUNTY, GEORGIA LAND RECORDS, WHICH HEREBY BECOMES A PART OF THIS PLAT.

*THE LOCATIONS OF JURISDICTIONAL WATERS FEATURES SHOWN HEREON WERE LOCATED AFTER BEING MARKED BY CAMPBELL ENVIRONMENTAL, INC.

SITE INCLUDES THE FOLLOWING PARCELS:

TIN: 14N12 017 Q
TIN: 14N12A 010
TIN: 14N12A 024

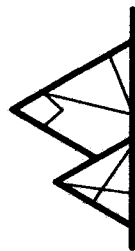
REFERENCES

1. LIMITED WARRANTY DEED BETWEEN CHATHAM-WELAND, LLC AND RIVER GREEN LAND, LLC, DATED 20 DECEMBER 2011, FILED AND RECORDED 12/29/2011, AND RECORDED IN DEED BOOK 11641, PAGE 269, CHEROKEE COUNTY, GEORGIA RECORDS. (TIN: 12N12A 010 AND 12N12A 024)

2. QUITCLAIM DEED BY AND BETWEEN RIVER GREEN LAND, LLC AND RIVER GREEN COMMUNITY ASSOCIATION, INC., DATED 30 DECEMBER 2014, FILED 12/30/2014, RECORDED IN DEED BOOK 13120, PAGE 442, CHEROKEE COUNTY, GEORGIA RECORDS; AS CORRECTED BY CORRECTIVE QUITCLAIM DEED BY AND BETWEEN RIVER GREEN LAND, LLC AND RIVER GREEN COMMUNITY ASSOCIATION, INC., DATED 30 DECEMBER 2014, FILED 03/14/2016, RECORDED IN DEED BOOK 13736, PAGE 153, CHEROKEE COUNTY, GEORGIA RECORDS. (TIN: 14N12 017 Q)

3. PRELIMINARY (sic) & INCOMPLETE PLAN, FOR BLUEBERRY HILLS SUBDIVISION, PREPARED BY LAT RIDGWAY, GARLS NO. 92, DATED AUGUST 1965, REVISED 11-10-1965, FILED 11/12/65, RECORDED IN PLAT BOOK 3, PAGE 295, CHEROKEE COUNTY, GEORGIA RECORDS.

N
I
N
N
S
U
R
V
E
Y



141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninlandsurvey.com
678.880.7502

Georgia LSF 00033 - Gunnin Land Surveying, LLC



DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET 1 OF 9

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2358

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET
SUITE 116
CANTON, GEORGIA 30114
PHONE: 678.880.7502

ENGINEER:

JASON F. RAPPLEAN
WALDEN, ASHWORTH & ASSOC
P.O. BOX 6462
MARIETTA, GA 30065
PHONE: 770.956.7879

CONTRACTOR:

N.J. WILBANKS
CONTRACTOR, INC
415 WILBANKS DRIVE
BALL GROUND, GA 30107
PHONE: 770.479.3291

OWNER/DEVELOPER:

RIVER GREEN HOMES, LLC
2355 LOG CABIN DRIVE
ATLANTA, GA 30339
PHONE: 828.508.8217

24 - HOUR CONTACT:

KARL NICKLAS
PHONE: 404.291.1444

UTILITIES:

WATER - CITY OF CANTON
SEWER - CITY OF CANTON
POWER - GEORGIA POWER
GAS - ATLANTA NATURAL GAS
TELEPHONE - ALLTEL

BUILDING TIE TABLE

LINE	BEARING	DISTANCE	CORNER	TIE
T1	S75°44'13"W	54.49'	A	
T2	S45°33'15"W	84.02'	B	
T3	S40°32'27"W	56.18'	C	
T4	S77°14'47"E	371.09'	D	
T5	S34°11'24"E	72.65'	E	
T6	S10°14'02"W	73.06'	F	
T7	S50°55'10"E	398.42'	F	
T8	S40°31'22"E	497.08'	F	
T9	S36°11'35"E	763.41'	F	
T10	N71°10'18"W	389.84'	G	
T11	S83°43'57"W	414.08'	G	
T12	N81°25'45"W	453.45'	G	
T13	N59°19'06"W	294.86'	G	
T14	S69°19'10"E	332.72'	F	
T15	S20°22'16"W	109.31'	A	

ROAD CENTERLINE

CALL TABLE

LINE	BEARING	DISTANCE
CL1	S87°38'16"E	247.70'
CL2	N77°15'38"E	217.39'
CL3	N05°28'29"W	35.88'
CL4	N22°29'36"W	60.70'
CL5	N84°31'31"E	137.90'
CL6	S05°28'29"E	96.95'
CL7	S00°03'20"W	248.76'
CL8	S65°41'40"E	28.32'

ROAD CENTERLINE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
CC1	149.02'	6545.66'	149.01'	S87°16'10"E
CC2	158.15'	600.00'	157.69'	N84°48'41"E
CC3	13.96'	146.64'	13.95'	N77°15'38"E
CC4	144.40'	100.00'	132.18'	N35°53'35"E
CC5	114.67'	400.00'	114.27'	N13°41'13"W
CC6	49.45'	642.51'	49.44'	N81°55'04"E

R/W CALL TABLE

LINE	BEARING	DISTANCE
L1	S87°38'16"E	248.82'
L2	N77°15'38"E	217.44'
L3	N05°28'29"W	35.88'
L4	N51°28'27"W	17.54'
L5	S06°17'14"W	17.49'
L6	S05°28'29"E	87.82'
L7	S50°28'29"E	28.28'
L8	N84°31'31"E	54.93'
L9	S05°28'29"E	50.00'
L10	S84°31'31"W	137.90'
L11	S77°15'38"W	217.39'
L12	N87°38'16"W	38.74'
L13	S46°32'09"W	27.77'
L14	S00°19'57"W	138.64'
L15	S43°48'49"E	16.30'
L16	N00°46'08"W	56.78'
L17	N00°19'57"E	141.69'
L18	N43°14'50"W	28.60'
L19	N87°38'16"W	119.04'
L20	N03°26'28"E	49.94'
L21	S12°27'53"E	12.91'
L22	N77°32'07"E	18.14'
L23	N70°55'53"W	13.02'

R/W CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	147.43'	6936.46'	147.43'	S87°17'23"E
C2	151.56'	575.00'	151.12'	N84°48'41"E
C3	31.94'	75.00'	31.70'	N06°43'35"E
C4	108.08'	375.00'	107.70'	N13°43'52"W
C5	273.63'	55.00'	66.92'	N67°32'49"E
C6	122.89'	425.00'	122.47'	S13°45'30"E
C7	60.23'	475.00'	60.19'	S80°53'35"W
C8	164.73'	625.00'	164.26'	S84°48'41"W
C9	10.25'	13247.33'	10.25'	S00°33'02"E
C10	269.16'	55.00'	70.42'	S59°23'47"W
C11	149.61'	6570.66'	149.61'	N87°16'09"W
C12	85.41'	88.54'	82.14'	N46°42'12"E

MAIL KIOSK LOT LINE TABLE

LINE	BEARING	DISTANCE
K1	N12°27'53"W	15.03'
K2	N79°44'02"E	16.43'
K3	N38°28'23"E	11.26'
K4	N51°27'34"E	16.77'
K5	N39°03'35"W	7.24'
K6	N55°14'44"E	17.40'
K7	S37°00'37"E	6.80'
K8	N53°25'01"E	13.97'
K9	S70°55'53"E	10.45'
K10	S70°55'53"E	13.02'
K11	S77°32'07"W	18.14'
K12	N12°27'53"W	12.91'

MAIL KIOSK LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
KC1	85.41'	88.54'	82.14'	S46°42'12"W

ADDRESS TABLE

UNIT	ADDRESS #	STREET NAME	UNIT	ADDRESS #	STREET NAME
A1	300	NORTH RAMPART STREET	G1	248	RETREAT LANE
A2	302	NORTH RAMPART STREET	G2	250	RETREAT LANE
A3	304	NORTH RAMPART STREET	G3	252	RETREAT LANE
A4	306	NORTH RAMPART STREET	H1	400	RETREAT LANE
B1	310	NORTH RAMPART STREET	H2	402	RETREAT LANE
B2	312	NORTH RAMPART STREET	H3	404	RETREAT LANE
B3	314	NORTH RAMPART STREET	H4	406	RETREAT LANE
B4	316	NORTH RAMPART STREET	J1	410	RETREAT LANE
B5	318	NORTH RAMPART STREET	J2	412	RETREAT LANE
C1	321	NORTH RAMPART STREET	J3	414	RETREAT LANE
C2	319	NORTH RAMPART STREET	J4	416	RETREAT LANE
C3	317	NORTH RAMPART STREET	J5	418	RETREAT LANE
C4	315	NORTH RAMPART STREET	K1	425	RETREAT LANE
C5	313	NORTH RAMPART STREET	K2	427	RETREAT LANE
D1	309	NORTH RAMPART STREET	K3	426	RETREAT LANE
D2	307	NORTH RAMPART STREET	K4	424	RETREAT LANE
D3	305	NORTH RAMPART STREET	L1	421	RETREAT LANE
D4	303	NORTH RAMPART STREET	L2	419	RETREAT LANE
D5	301	NORTH RAMPART STREET	M1	401	RETREAT LANE
E1	228	RETREAT LANE	M2	403	RETREAT LANE
E2	232	RETREAT LANE	N1	407	RETREAT LANE
E3	234	RETREAT LANE	N2	409	RETREAT LANE
E4	236	RETREAT LANE	N3	411	RETREAT LANE
E5	238	RETREAT LANE	N4	413	RETREAT LANE
E6	240	RETREAT LANE	I1	256	RETREAT LANE
F1	231	RETREAT LANE	I2	258	RETREAT LANE
F2	233	RETREAT LANE	I3	260	RETREAT LANE
F3	235	RETREAT LANE	O1	201	RETREAT LANE
F4	237	RETREAT LANE	O2	203	RETREAT LANE
F5	239	RETREAT LANE			
F6	241	RETREAT LANE			
F7	243	RETREAT LANE			

LINE TYPE LEGEND

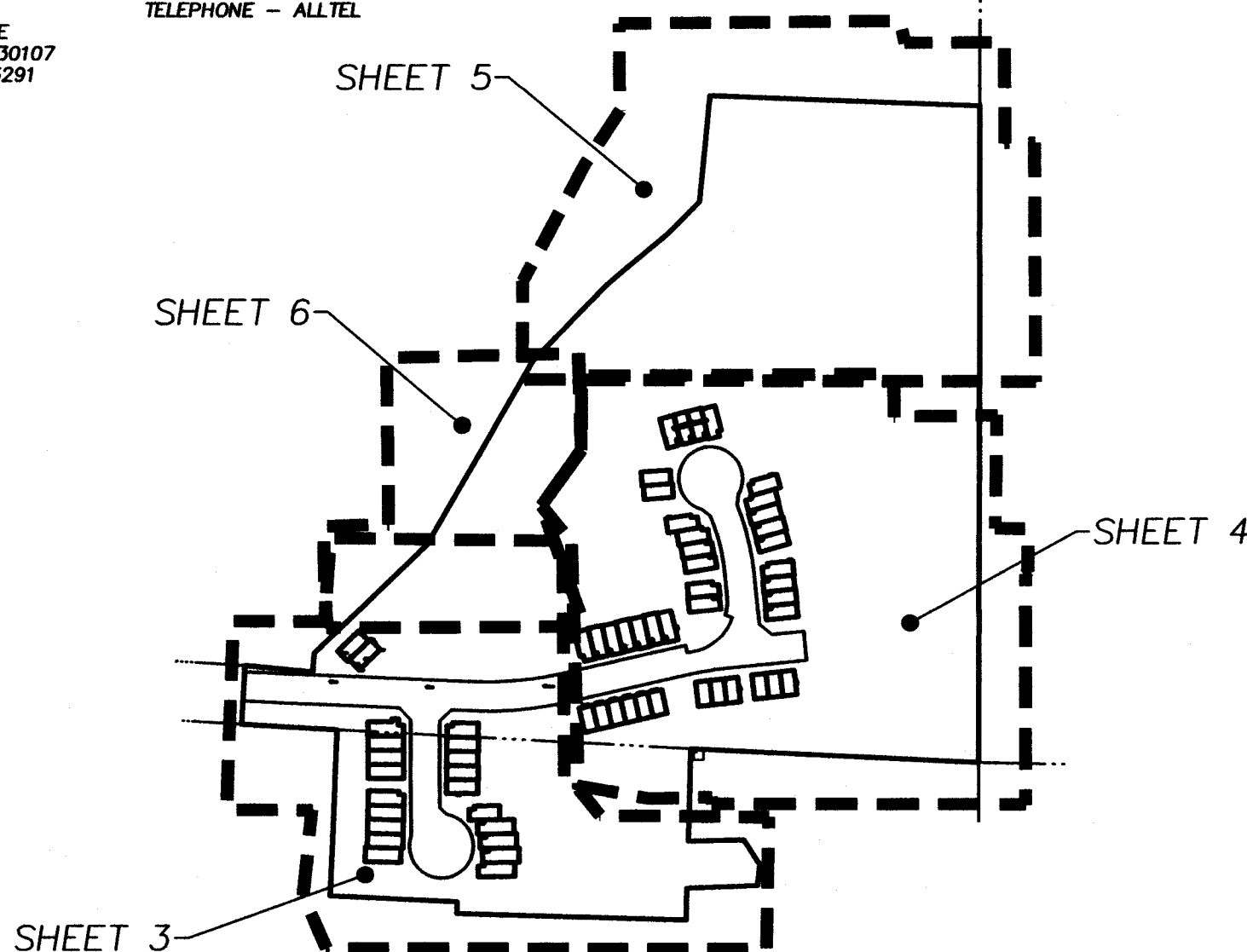
---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	CREEK CENTERLINE
---	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	GUARDRAIL
---	RAILROAD TRACK
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TV LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND GAS PIPE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND STORM SEWER PIPE
---	UNDERGROUND STREET LIGHTING LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TRAFFIC LINE
---	UNDERGROUND WATER PIPE

SYMBOL LEGEND

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
42	RIGHT-OF-WAY MONUMENT FOUND
26	ADJOINING LOT NUMBER
17	LOT NUMBER
12	LAND LOT NUMBER
12	AIR CONDITIONING UNIT
12	BENCHMARK
12	BOLLARD
12	HANDICAP PARKING SPOT
12	SIGN
12	MANHOLE - UNKNOWN TYPE
12	HANDHOLE
12	CABLE TV BOX
12	CABLE TV MANHOLE
12	CABLE TV PEDESTAL
12	ELECTRIC BOX
12	ELECTRIC MANHOLE
12	ELECTRIC METER
12	ELECTRIC PEDESTAL
12	GUY WIRE AND ANCHOR
12	GUY POLE
12	LIGHT POLE
12	POWER POLE
12	SERVICE POLE
12	HIGH VOLTAGE POWER POLE
12	TRANSFORMER
12	GAS MANHOLE
12	GAS VALVE
12	GAS METER
12	SANITARY SEWER CLEAN OUT
12	SANITARY SEWER MANHOLE
12	STORM SEWER CLEAN OUT
12	DOUBLE WING CATCH BASIN
12	SINGLE WING CATCH BASIN
12	CURB INLET
12	DROP INLET
12	FLARED END SECTION
12	HEADWALL
12	JUNCTION BOX
12	WEIR INLET
12	YARD INLET
12	TELEPHONE BOX
12	TELEPHONE MANHOLE
12	TELEPHONE PEDESTAL
12	PEDESTRIAN SIGNAL POLE
12	PEDESTRIAN SIGNAL BOX
12	TRAFFIC SIGNAL POLE
12	FIRE DEPARTMENT CONNECTION
12	FIRE HYDRANT
12	IRRIGATION CONTROL VALVE
12	POST INDICATOR VALVE
12	WATER MANHOLE
12	WATER METER
12	WATER VALVE
12	WATER VAULT
12	TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
C.M.F.	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CIP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EOP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
W	WEIR INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE



SHEET INDEX

REVISION NO. 1 (08.06.21)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119 ,
PAGE 361 . THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- BUILDING "F" AMENDED TO SHOW AS-BUILT LOCATION.
- ADJUST PROPOSED LOCATION OF BUILDINGS J, L, M & N TO ENSURE MINIMUM REQUIRED SEPARATION OF 20 FEET BETWEEN BUILDINGS.
- ADJUST PROPERTY TIE FOR BUILDINGS J, L, M & N TO ADJUSTED BUILDING LOCATIONS.
- ADDED LIMITED COMMON PROPERTY (LCP) AREAS BEHIND BUILDINGS F, H & M.
- ADDED 3' GATES AT THE REAR OF LCP AREAS.
- ADDED MAIL KIOSK LOT (DETAIL, SEE SHEET 4) AND LOCATION OF KIOSK.
- ADJUST RIGHT OF WAY TO EXCLUDE THE PARKING AREA ADJACENT TO MAIL KIOSK.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1546

CITY ENGINEER _____ DATE _____

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1546

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #1
DATE 05-13-21.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1546

OWNER/SUBDIVIDER _____ DATE _____

SANITARY SEWER MATERIAL LIST

SIZE	TYPE	L.F.
8"	DIP	1611
8"	PVC	714

WATER SERVICE MATERIAL LIST

SIZE	TYPE	L.F.
8"	DIP	1833
1.5"	COPPER	382

REVISION

DATE	REVISION
08.06.21	SEE REVISION NOTE #1 (SHEET 2)
07.11.22	SEE REVISION NOTE #2-4 (SHEET 7)
08.18.23	SEE REVISION NOTE #5-7 (SHEET 8)
06.24.24	SEE REVISION NOTE #8 (SHEET 9)
09.24.24	SEE REVISION NOTE #9 (SHEET 9)
01.20.25	SEE REVISION NOTE #10 (SHEET 9)

FINAL PLAT OF:
RIVER GREEN POD B4
THE RETREAT
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

N
I
N
N
G
S
U
R
V
E
Y

141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502

Georgia LSE 001033 - Gunnin Land Surveying, LLC



DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET OF
2 9

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2359

RESERVED FOR PLAT FILING

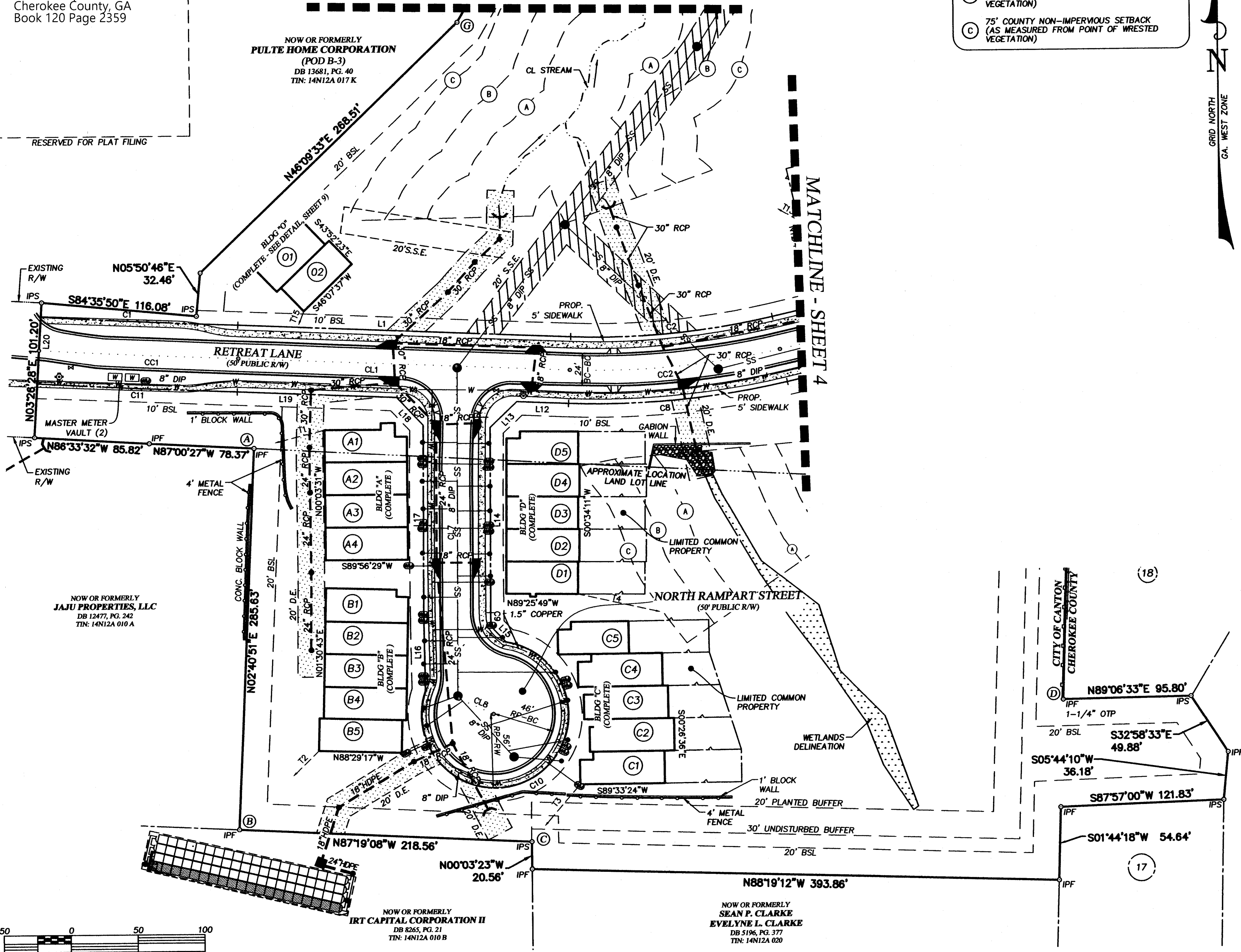
MATCHLINE - SHEET 6

NOW OR FORMERLY
PULTE HOME CORPORATION
(POD B-3)
DB 13681, PG. 40
TIN: 14N12A 017 K

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)



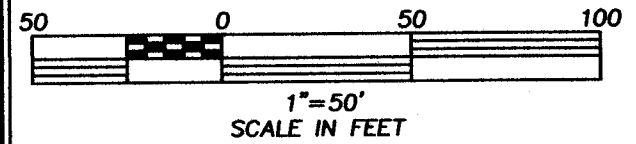
MATCHLINE - SHEET 4



NOW OR FORMERLY
JAJU PROPERTIES, LLC
DB 12477, PG. 242
TIN: 14N12A 010 A

NOW OR FORMERLY
IRT CAPITAL CORPORATION II
DB 8265, PG. 21
TIN: 14N12A 010 B

NOW OR FORMERLY
SEAN P. CLARKE
EVELYNE L. CLARKE
DB 5196, PG. 377
TIN: 14N12A 020



FINAL PLAT OF:
**RIVER GREEN POD B4
THE RETREAT**
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

GUNNIN SURVEY

141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

GEORGIA
SURVEYING
ALBERT GRAMLING

DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET	OF
3	9

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2360

RESERVED FOR PLAT FILING

MAIL KIOSK LOT DETAIL
SCALE: 1"=20'

MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

GRID NORTH
EAST WEST ZONE

**NOW OR FORMERLY
CHEROKEE COUNTY
SCHOOL DISTRICT**
DB 366, PG. 406
PB 23, PG. 8
TIN: 14N12 025

FINAL PLAT OF:

**FINAL PLATOF:
RIVER GREEN POD B4**

LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

G	S
U	U
N	R
N	V
I	F
N	Y

141 Railroad Street, Suite 116 | www.gunninsurvey.com

141 Railroad Street, Suite 116

Georgia | SE O'NEAL | Gunnin | and Surveying, LLC



DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET	OF
4	9

FILENAME: 18040 - River Green - Final Plat & As-Built (REV10).dwg

PLOT DATE: 01.28.2023

RESERVED FOR PLAT FILING

DB 13120, PG. 442
DB 13736, PG. 153
TIN: 14N12 017

- GRID NORTH
GA. WEST ZONE

APPROXIMATE LOCATION LAND LOT LINE

FINAL PLAT OF:
RIVER GREEN POD B4
THE RETREAT

LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunnsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

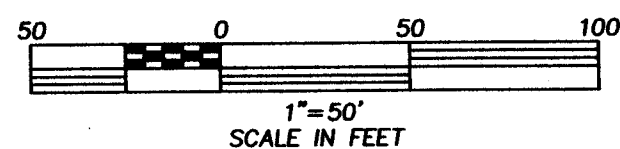


PROJECT NO. 18040

<i>SHEET</i>	<i>OF</i>
<i>5</i>	<i>9</i>

FILENAME:18040 - River Green - Final Plat & As-Built (REV10).dwg

PLOT DATE: 01.28.2025



Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2362

RESERVED FOR PLAT FILING

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

NOW OR FORMERLY
PULTE HOME CORPORATION
(POD B-3)
DB 13681, PG. 40
TIN: 14N12A 017 K

MATCHLINE - SHEET 5

MATCHLINE - SHEET 4

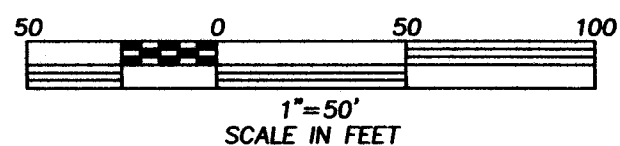
MATCHLINE - SHEET 3

WETLANDS
DELINEATION

CL. STREAM

N46°09'33"E 268.51'
20' BSL

N30°02'41"E 386.35'



UNIT AREA TABLE

UNIT	AREA (S.F.)	UNIT	AREA (S.F.)
A1	1497	G1	1038
A2	1495	G2	1019
A3	1495	G3	1027
A4	1495	H1	1247
B1	1486	H2	1245
B2	1503	H3	1239
B3	1503	H4	1243
B4	1460	J1	1222
B5	1502	J2	1265
C1	1478	J3	1272
C2	1475	J4	1252
C3	1474	J5	1190
C4	1475	K1	1219
C5	1232	K2	1223
D1	1300	K3	1241
D2	1324	K4	1240
D3	1300	L1	1201
D4	1319	L2	1201
D5	1258	M1	1236
E1	1004	M2	1235
E2	1029	N1	1248
E3	1041	N2	1265
E4	1023	N3	1254
E5	985	N4	1245
E6	1036	I1	1022
F1	1239	I2	1022
F2	1228	I3	1021
F3	1254	O1	1404
F4	1228	O2	1404
F5	1255		
F6	1224		
F7	1230		

LIMITED COMMON SPACE
AREA TABLE

UNIT	AREA (S.F.)	UNIT	AREA (S.F.)
A1		G1	1277
A2		G2	459
A3		G3	1088
A4		H1	973
B1		H2	949
B2		H3	973
B3		H4	949
B4		J1	950
B5		J2	984
C1	1399	J3	984
C2	1123	J4	976
C3	1036	J5	972
C4	949	K1	1098
C5	1460	K2	1078
D1	1215	K3	1093
D2	1215	K4	1095
D3	1215	L1	479
D4	1210	L2	479
D5	1225	M1	657
E1	717	M2	755
E2	735	N1	726
E3	744	N2	735
E4	730	N3	731
E5	704	N4	729
E6	740	I1	1091
F1	978	I2	462
F2	939	I3	1527
F3	984	O1	1237
F4	936	O2	1227
F5	981		
F6	934		
F7	974		

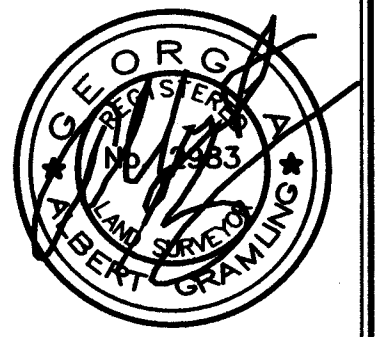
GRID NORTH
GA. WEST ZONE

FINAL PLAT OF:
**RIVER GREEN POD B4
THE RETREAT**
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

G
U
N
N
I
N
G
S
U
R
V
E
Y

www.gunninsurvey.com
678.880.7502
141 Railroad Street, Suite 116
Canton, Georgia 30114

Georgia LSF 001033 - Gunnin Land Surveying, LLC



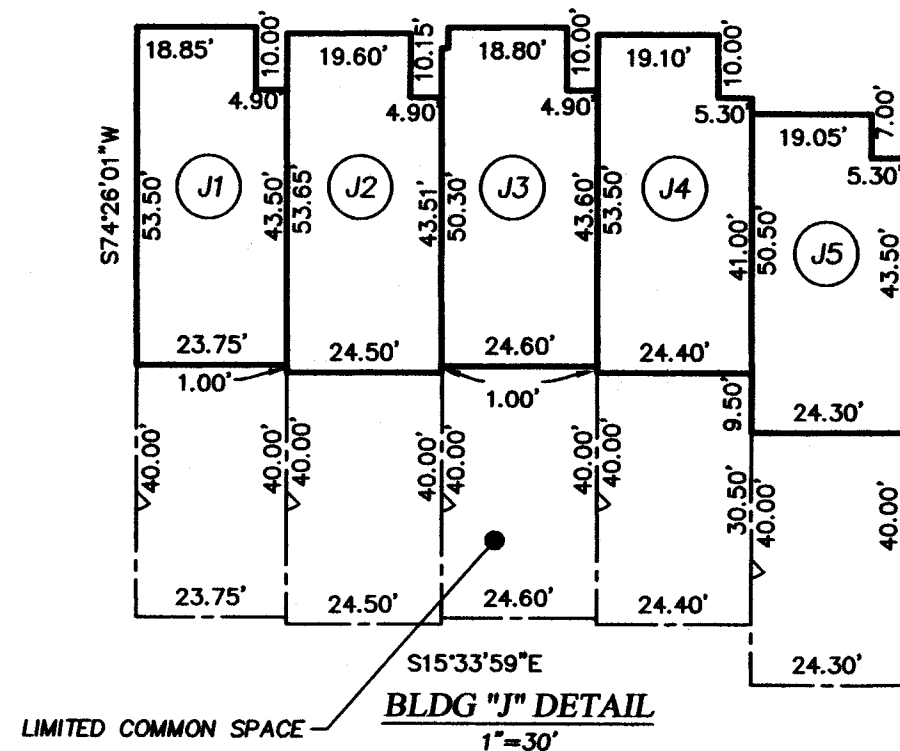
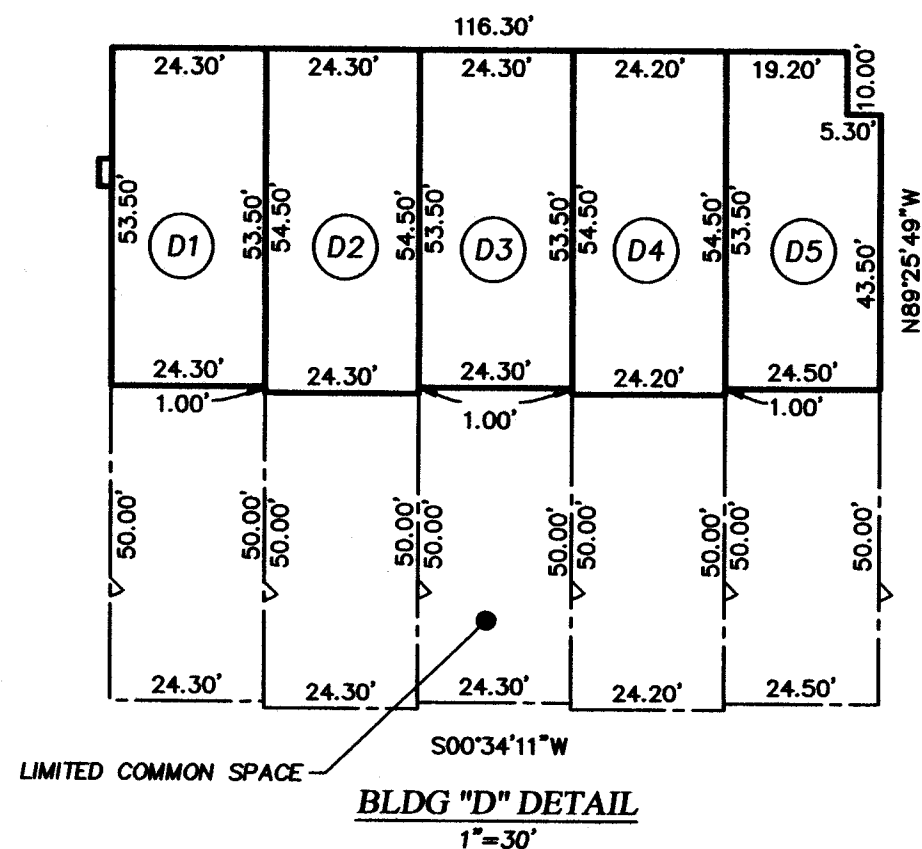
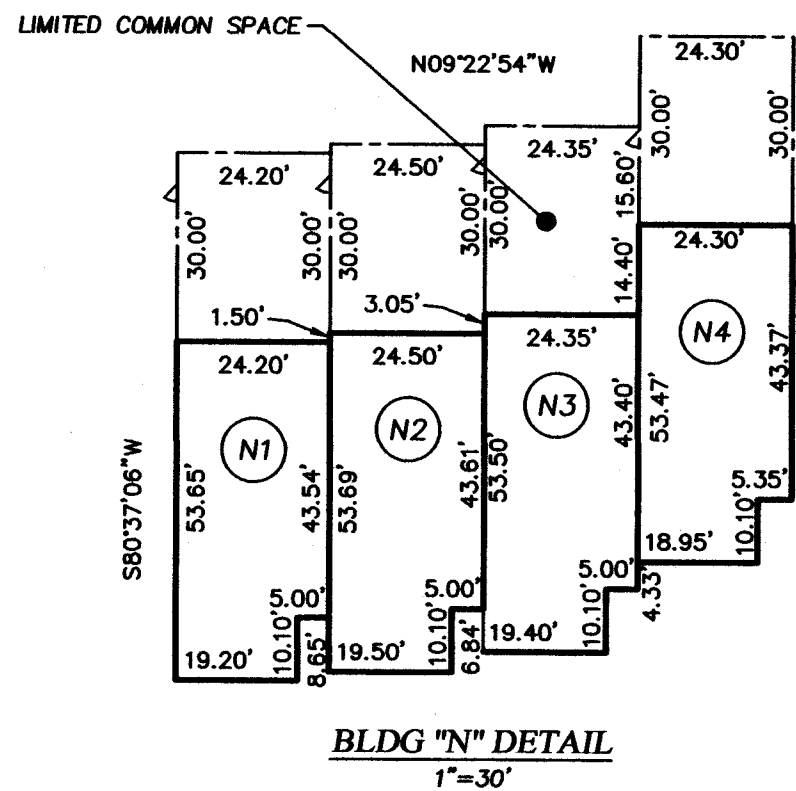
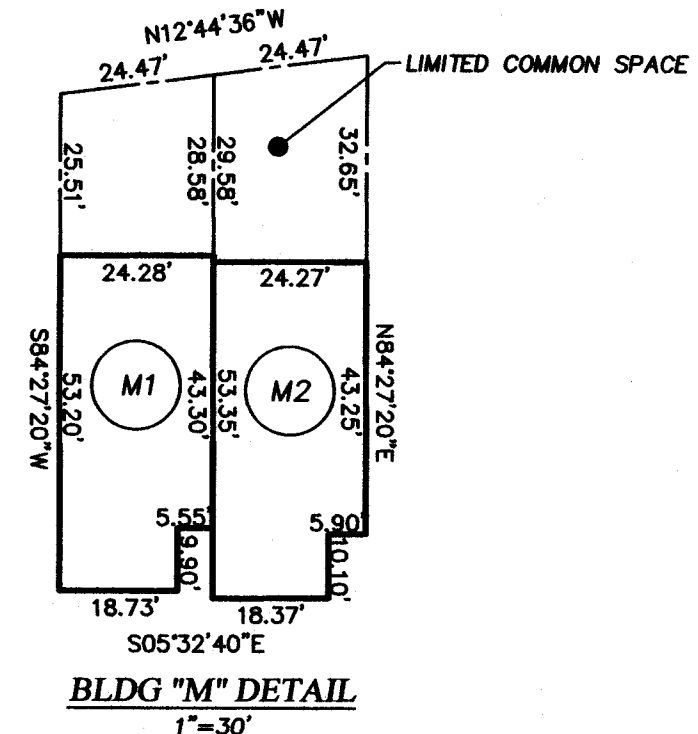
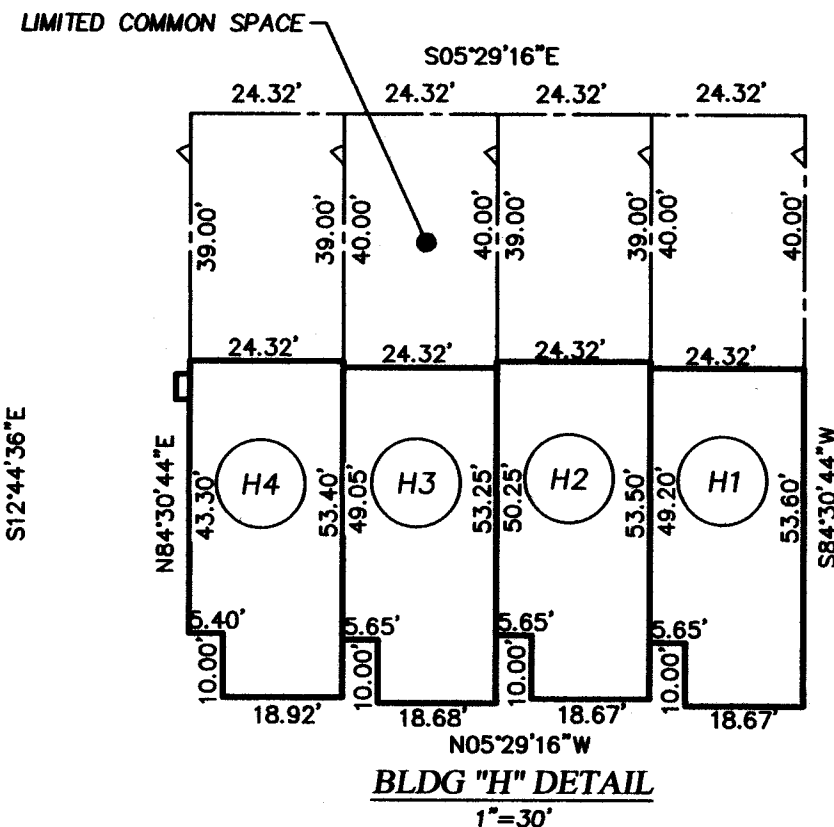
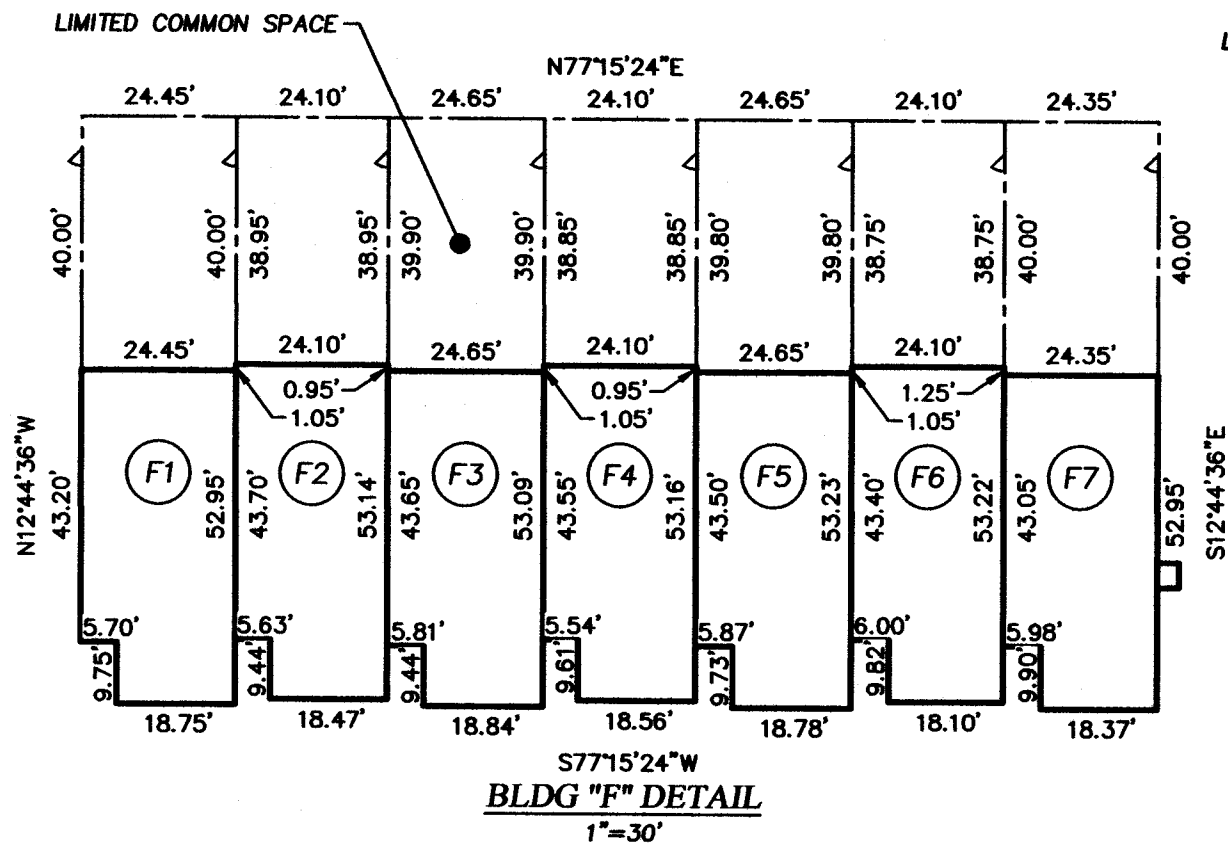
DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET 6 OF 9

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2363

RESERVED FOR PLAT FILING



REVISION NO. 2 (09.20.21)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119, PAGE 1564. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- BUILDING "M" AND "H" AMENDED TO SHOW AS-BUILT LOCATION.
- ADJUST PROPERTY TIES FOR BUILDINGS M AND H TO AS-BUILT LOCATION.
- AMEND THE PROPOSED LOCATION OF BUILDING "G" PER CLIENT. BUILDING "G" HAS BEEN SPLIT INTO TWO BUILDINGS, REVISED BUILDING "G" AND ADDITIONAL BUILDING "I".
- ADDED BUILDING "I" TIE TO THE BUILDING TIE TABLE ON SHEET 2.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1609

CITY ENGINEER _____ DATE _____

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1609

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #2
DATE 09-20-21.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 1609

OWNER/SUBDIVIDER _____ DATE _____

REVISION NO. 3 (04.06.22)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119, PAGE 1609. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- BUILDINGS "D", "I", "J", AND "N" AMENDED TO SHOW AS-BUILT LOCATION
- ADJUST PROPERTY TIES FOR PROPOSED BUILDINGS D, I, J AND N TO AS-BUILT LOCATIONS.
- ADDED ADDRESSES FOR LOTS 11-13 TO ADDRESS TABLE ON SHEET 2.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2243

CITY ENGINEER _____ DATE _____

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2243

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #3
DATE 04.06.22

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2243

OWNER/SUBDIVIDER _____ DATE _____

REVISION NO. 4 (07.11.22)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119, PAGE 2243. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- BUILDING "G" AMENDED TO SHOW AS-BUILT LOCATION.
- ADJUST PROPERTY TIES FOR BUILDING G TO AS-BUILT LOCATION.
- ADD LIMITED COMMON SPACE TO BUILDINGS G, I, J, AND N

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2633

CITY ENGINEER _____ DATE _____

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2633

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #4
DATE 07-11-22.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2633

OWNER/SUBDIVIDER _____ DATE _____

REVISION	DATE
SEE REVISION NOTE #1 (SHEET 2)	08.06.21
SEE REVISION NOTE #2-4 (SHEET 7)	07.11.22
SEE REVISION NOTE #5-7 (SHEET 8)	08.18.23
SEE REVISION NOTE #8 (SHEET 9)	06.24.24
SEE REVISION NOTE #9 (SHEET 9)	09.24.24
SEE REVISION NOTE #10 (SHEET 9)	01.20.25

FINAL PLAT OF:
RIVER GREEN POD B4
THE RETREAT
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

GUNN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunnsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC



DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

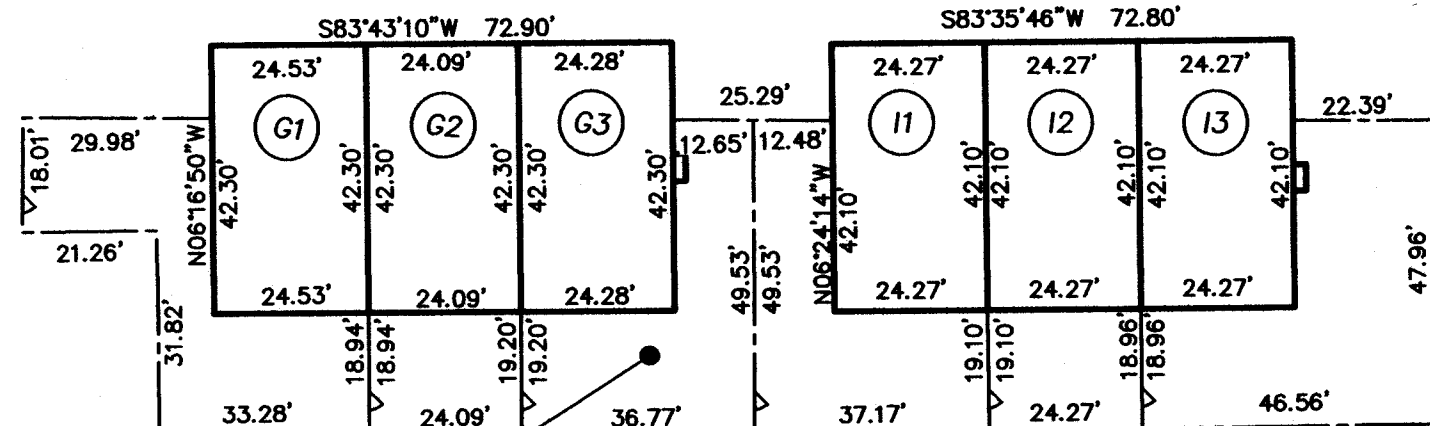
SHEET 7 OF 9

Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2364

RESERVED FOR PLAT FILING

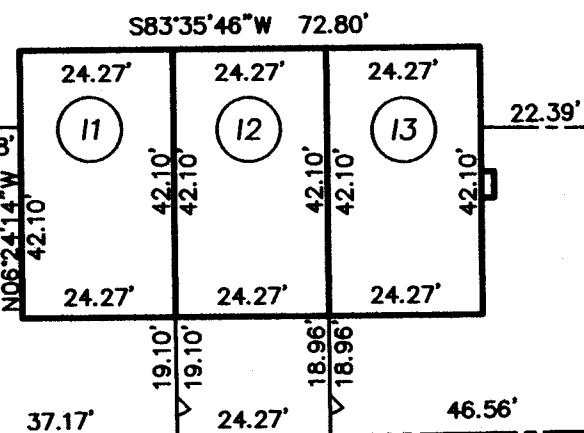
BLDG "G" DETAIL

1"=30'



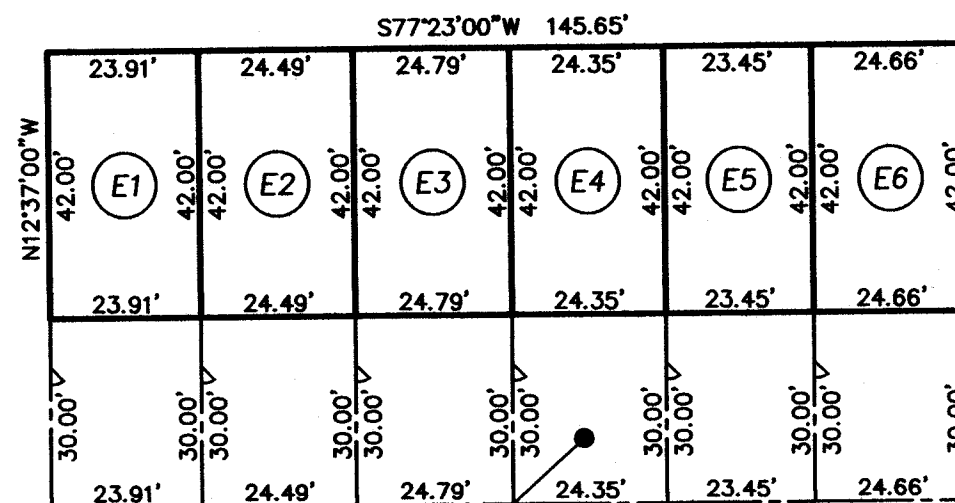
BLDG "I" DETAIL

1"=30'



BLDG "E" DETAIL

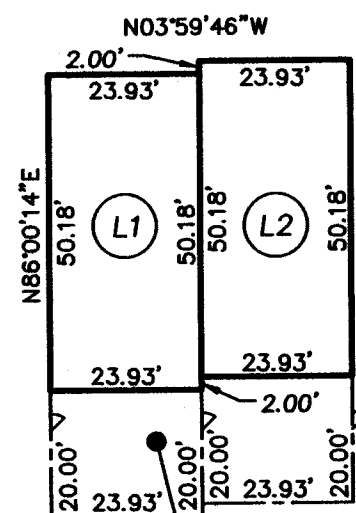
1"=30'



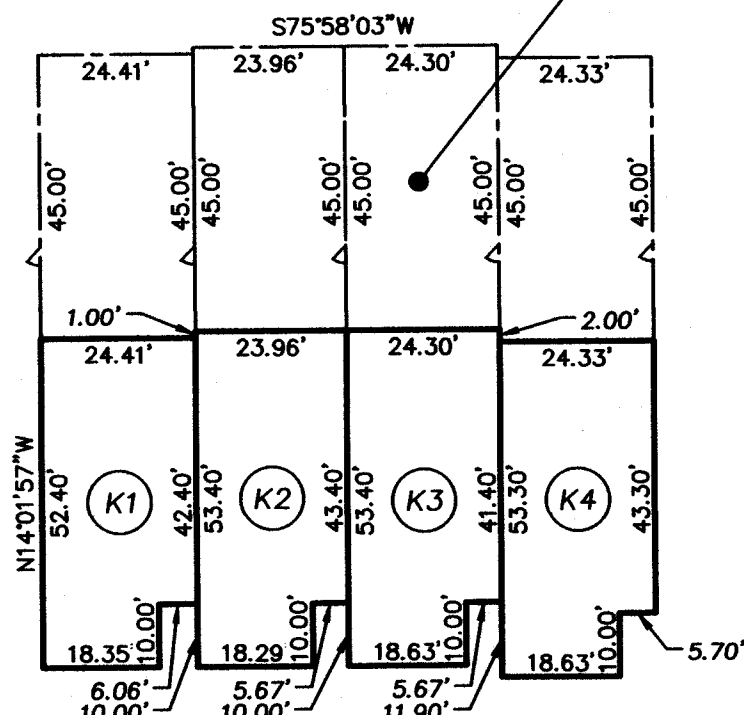
LIMITED COMMON SPACE

BLDG "L" DETAIL

1"=30'

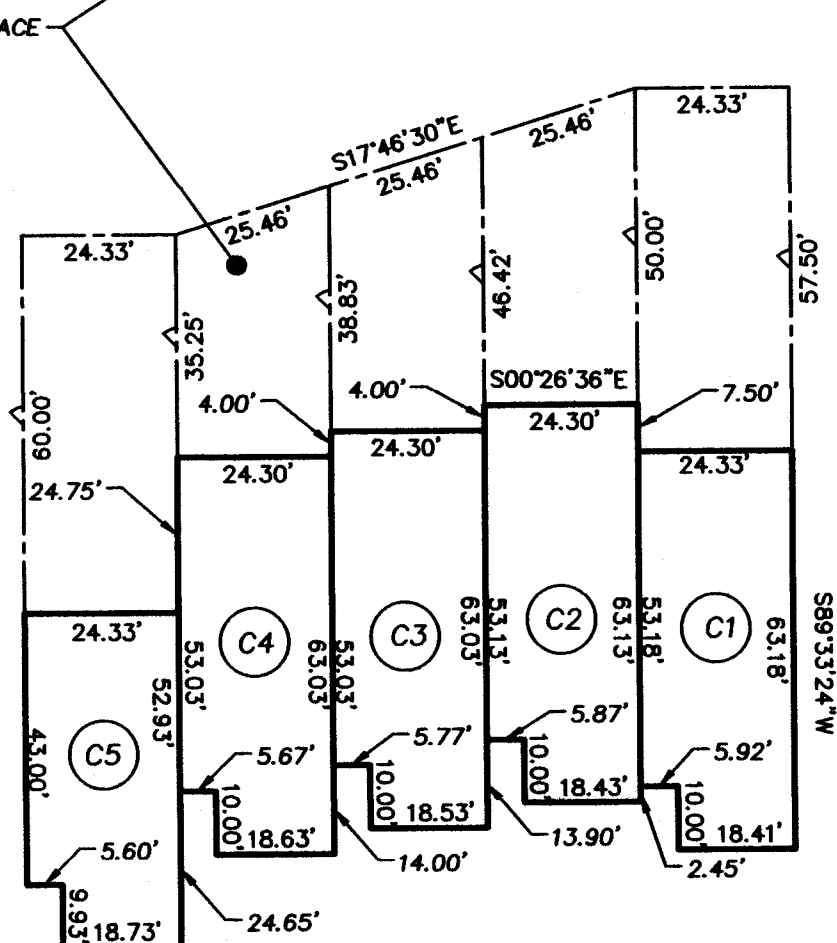


LIMITED COMMON SPACE



BLDG "K" DETAIL

1"=30'



BLDG "C" DETAIL

1"=30'

REVISION NO. 5 (11.07.22)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119, PAGE 2633. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) BUILDING "E" AND "K" AMENDED TO SHOW AS-BUILT LOCATION.
- 2.) ADJUST PROPERTY TIES FOR BUILDINGS E AND K TO AS-BUILT LOCATION.
- 3.) ADD LIMITED COMMON SPACE TO BUILDINGS D, E, AND K.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2959

CITY ENGINEER DATE

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2959

PLANNING & ZONING ADMINISTRATOR DATE

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #5
DATE 11-07-22.

ORIGINAL SIGNATURES RECORDED IN PB 119, PAGE 2959

OWNER/SUBDIVIDER DATE

REVISION NO. 6 (04.05.23)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 119, PAGE 2959. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) BUILDING "C" AMENDED TO SHOW AS-BUILT LOCATION.
- 2.) ADJUST PROPERTY TIES FOR BUILDINGS C TO AS-BUILT LOCATION.
- 3.) ADD LIMITED COMMON SPACE TO BUILDINGS C.
- 4.) ADDED AREA TABLES FOR UNITS AND LIMITED COMMON SPACES ON SHEET 6.
- 5.) UPDATED ADDRESS TABLE TO REMOVE G4-G6.

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 45

CITY ENGINEER DATE

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 45

PLANNING & ZONING ADMINISTRATOR DATE

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #6
DATE 04-05-23.

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 45

OWNER/SUBDIVIDER DATE

REVISION NO. 7 (08.18.23)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 120, PAGE 45. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) BUILDING "L" AMENDED TO SHOW AS-BUILT LOCATION.
- 2.) ADJUST PROPERTY TIES FOR BUILDING L TO AS-BUILT LOCATION.
- 3.) ADD LIMITED COMMON SPACE TO BUILDINGS L.
- 4.) REMOVE L3 FROM LOT AREA TABLE AND LIMITED COMMON SPACE AREA TABLE.
- 5.) UPDATED L1 AND L2 LOT ARE AND LIMITED COMMON SPACE AREA ON SHEET 6.

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 835

CITY ENGINEER DATE

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 835

PLANNING & ZONING ADMINISTRATOR DATE

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #7
DATE 08-21-23.

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 835

OWNER/SUBDIVIDER DATE

REVISION

DATE

FINAL PLAT OF:
RIVER GREEN POD B4
THE RETREAT
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

G
U
N
N
I
N
G

S
U
R
V
E
Y
I
N
G

www.gunninsurvey.com
678.880.7502

141 Railroad Street, Suite 116
Canton, Georgia 30114

Georgia LSF 00013 - Gumm Land Surveying, LLC



DRAWN BY: RAS
CHECKED BY: AWG

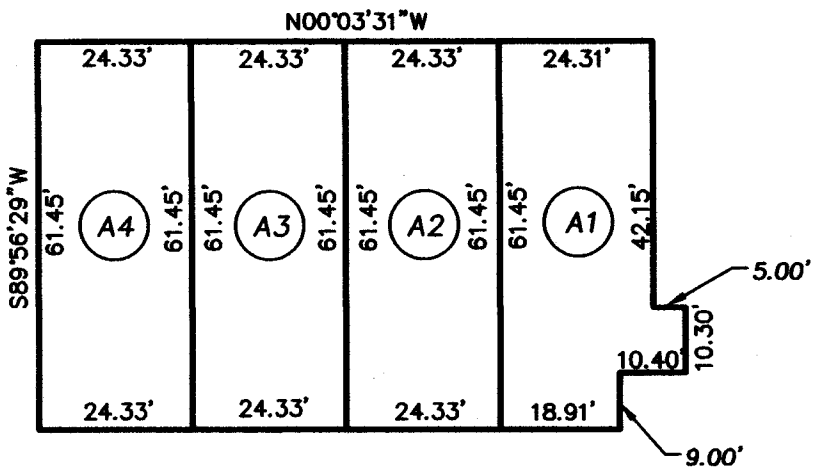
PROJECT NO. 18040

SHEET 8 OF 9

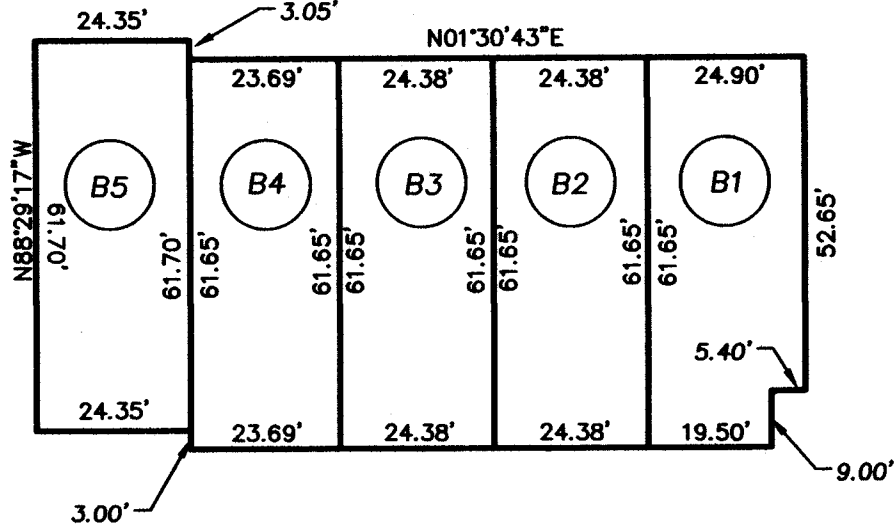
Plat
Recorded 3/6/2025 2:12 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2365

RESERVED FOR PLAT FILING

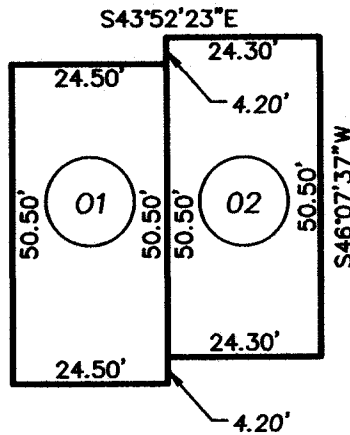
BLDG "A" DETAIL
1"=30'



BLDG "B" DETAIL
1"=30'



BLDG "O" DETAIL
1"=30'



REVISION NO. 8 (06.24.24)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 120, PAGE 835. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) REMOVED L3 FROM ADDRESS TABLE.
- 2.) UPDATED L1 ADDRESS.
- 3.) BUILDINGS "A" AND "B" AMENDED TO SHOW AS-BUILT LOCATION.
- 4.) ADJUST PROPERTY TIES FOR BUILDINGS "A" AND "B" TO AS-BUILT LOCATION.
- 5.) ADDED STORM EASEMENT AND STRUCTURES ON PAGE 3.

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 1757
CITY ENGINEER DATE

ORIGINAL SIGNATURES RECORDED IN PB 120, PAGE 1757
PLANNING & ZONING ADMINISTRATOR DATE

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #8
DATE 11-03-23.

OWNER/SUBDIVIDER DATE

REVISION NO. 9 (09.24.24)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 120, PAGE 1757. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) ADDED LOTS 01 AND 02, SHOWN ON SHEET 3.
- 2.) REVISED BUILDING TIE TABLE, SHOWN ON SHEET 2.
- 3.) REVISED UNIT AREA TABLE, SHOWN ON SHEET 6.
- 4.) REVISED ADDRESS TABLE, SHOWN ON SHEET 2.

CITY ENGINEER DATE

PLANNING & ZONING ADMINISTRATOR DATE

OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #9, DATE
09-24-24.

OWNER/SUBDIVIDER DATE

REVISION NO. 10 (01.20.25)

THIS PLAT SUPERCEDES THAT CERTAIN PLAT RECORDED IN PLAT BOOK 120, PAGE 1944. THIS PLAT HAS BEEN REVISED TO SHOW THE FOLLOWING CHANGES:

- 1.) BUILDING "O" AMENDED TO SHOW AS-BUILT LOCATION.
- 2.) REVISED BUILDING TIE TABLE, SHOWN ON SHEET 2.
- 3.) REVISED UNIT AREA TABLE, SHOWN ON SHEET 6.

CITY ENGINEER DATE

PLANNING & ZONING ADMINISTRATOR DATE

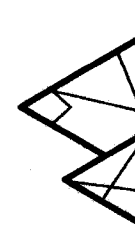
OWNER'S REVISION NOTE

AS THE OWNER OF ALL AFFECTED LOTS, I APPROVE OF REVISION #10, DATE
01-20-25.

OWNER/SUBDIVIDER DATE

FINAL PLAT OF:
**RIVER GREEN POD B4
THE RETREAT**
LOCATED IN LAND LOT 91 & 92
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
MAY 4, 2020

G
U
N
N
I
N
G
S
U
R
V
E
Y



141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunnsurvey.com
678.880.7502

Georgia LSF 00035 - Gunnsurvey, LLC



DRAWN BY: RAS
CHECKED BY: AWG

PROJECT NO. 18040

SHEET OF
9 9