



January 5, 2017

Mr. Justin Hammonds
U.S. Army Corps of Engineers
Savannah District, Regulatory Division
1025 Buford Dam Road
Buford, Georgia 30515

RE: Response to USACE Comments and Revised Adaptive Management Plan to address Trespassing, Buffer Replanting, and Invasive Species Management; Cherry Creek Mitigation Bank, Lowndes County, Georgia.
USACE File No: SAS-1999-10930

Dear Mr. Hammonds:

In response to your email dated December 5, 2016 and on behalf of the bank sponsor, Cherry Creek Properties, Inc., Corblu Ecology Group, LLC (Corblu) is submitting this revised adaptive management plan (AMP) to address trespassing issues, riparian buffer replanting, and invasive species management at the Cherry Creek mitigation bank (bank). This response is a result of observations made during the June 2, 2016 site visit with the Interagency Review Team (IRT) as outlined in your October 4, 2016 letter. The bank sponsor proposes to address these deficiencies as follows:

Trespass Plan

Trespass issues at the Bank will be addressed immediately by the bank sponsor. The U.S. Army Corps of Engineers (USACE) noted specific concerns including signs of all-terrain vehicle (ATV) trespass on the Bank, as well as trash associated with what appeared to be unauthorized recreational fishing. Trespass issues will be managed by the bank sponsor according to the following plan:

- 1) All existing conditions in regard to trespass issues are indicated on Figure 1 and documented with photographs in Appendix A along with locations of photo reference points on Figures 5a and 5b. Figure 1 identifies all unsecured areas and known areas of trespass on the bank including vehicular/ATV trespass, foot access, unauthorized stream crossings, and fishing access areas. Additionally, all existing gates, signage, fencing, road, trails, and access points are also identified. Security measures proposed to eliminate trespass issues are indicated on Figures 2a and 2b and include the following:
 - a. Use of a new lock on the existing gate as well as additional signage will be installed at the northernmost access point.
 - b. Installation of cable blocking access and new signage to be placed at the woods road in northern section of bank.
 - c. Installation of new signage at the interior road intersection along with a new locked gate blocking access across the woods road at this location.

- d. Installation of new signage along both sides of stream in restored section of Cherry Creek.
 - e. Installation of cable across access road and placement of new signage at the uppermost end of Cherry Creek near dam access road.
 - f. Installation of two (2) wireless/cellular security cameras at upper and lower end of the restoration section of Cherry Creek to identify any potential trespassing in real time.
 - g. Extension of fencing along dam access road in southern portion bank and at upper end of Cherry Creek along with placement of new signage.
 - h. Installation of cable across existing ATV trail to block access and placement of new signage.
 - i. Installation of additional cable at existing gate and placement of additional signage at access point in southeastern portion of bank.
 - j. Use of a new lock on the existing gate as well as additional signage installed at southernmost access point to bank.
 - k. Additional signage not identified above will also be placed in various locations throughout the bank and along boundary where appropriate as determined through additional trespass monitoring.
- 2) Letters to adjacent Home Owner's Associations (HOA's) and property owners were sent by the bank sponsor in December 2016 identifying the trespass issues and requesting cooperation from the HOA's. It was noted that any unauthorized person(s) caught trespassing on the Bank will be subject to the fullest prosecution of the law. Follow up meetings with HOA representatives were also conducted to ensure cooperation.
- 3) Routine inspections of the Bank for trespass issues will be made by the bank sponsor no less than monthly to identify any unauthorized use or trespass. Any unauthorized trespass identified by use of security cameras will be investigated immediately on-site.
- 4) The implementation schedule for above mentioned trespass plan and security measures is as follows:

| Activity | Implementation Timeline |
|---|--|
| Replace locks/chains on existing gates | Completed December 2016 |
| Install new and additional signage as noted/identified | Completed December 2016 |
| Notify adjacent HOA's of trespassing issues and meet with representatives | Completed December 2016 and January 2017 |
| Install new security cables and gates across roads to prevent unauthorized access | January 2017 |
| Installation of security cameras along Cherry Creek | January 2017 |
| Installation of additional fencing along dam access road | January 2017 |
| Install additional signage | Continuous as needed |
| Routine inspections of bank for trespass issues | Monthly |

- 5) Several tasks related to the trespass plan have already been completed by the bank sponsor including replacing locks on existing gates, installation of new signage, and notification of trespass issue to the adjacent HOA's. All additional

activities/tasks associated with the trespass plan are currently being implemented and will be completed in January 2017. Once all activities/tasks associated with the trespass plan and security measures are completed the bank sponsor will provide notification to the USACE indicating the tasks are complete along with any appropriate documentation.

Riparian Buffer Replanting Plan

The USACE noted that during the site visit a lack of woody riparian vegetation was observed along approximately 400 feet of the left bankfull bench constructed on Cherry Creek. The USACE requested a replanting plan be prepared and implemented by the bank sponsor to address these concerns. The riparian buffer replanting plan will include the following:

- 1) Figure 3 identifies the area of the bank to be replanted.
- 2) In the area identified the bank sponsor will replant with appropriate tree/shrub species along the left bankfull bench (approximately 0.26 acres).
- 3) Trees/shrubs to be planted will include a combination of 1-0 bareroot seedlings or larger (stock to be ≥1' in height) of wax myrtle (*Morella cerifera*), sycamore (*Platanus occidentalis*), red maple (*Acer rubrum*), and bald cypress (*Taxodium distichum*) that are locally sourced and representative of the downstream preservation reach of Cherry Creek.
- 4) Planting composition and density will include the following:

| Species | Density/Stems | Planting Composition |
|------------------------------|---------------|----------------------|
| <i>Morella cerifera</i> | 100 | 25% |
| <i>Platanus occidentalis</i> | 100 | 25% |
| <i>Acer rubrum</i> | 100 | 25% |
| <i>Taxodium distichum</i> | 100 | 25% |

- 5) Seedlings will be hand planted at a density of approximately 1,500 trees/acre to ensure adequate coverage of areas devoid of woody vegetation where stability is a concern.
- 6) Seedlings will be planted during January-February 2017 when there is adequate soil moisture to ensure the best possible conditions for bareroot seedling survival. In the event any floodwaters from the Withlacoochee River prevent planting during this timeframe the planting will occur as soon as possible once floodwaters have receded.
- 7) Existing site conditions are favorable (clean, devoid of vegetation, and non-compacted) for hand planting of bareroot seedlings, therefore, there is no site preparation proposed prior to planting.
- 8) Notification of planting completion will be provided to the USACE following complete implementation of the replanting plan.

Invasive Species Management Plan

During the IRT site visit, the USACE observed a number of Chinese tallow (*Sapium sebiferum*) seedlings within the riparian buffer at the bank. The USACE requested an invasive species management plan be prepared and implemented to address these concerns. The invasive species management plan will include the following:

- 1) Figure 4 identifies the invasive species management area to be treated (approximately 0.13 acres).

- 2) Any observed Chinese tallow trees in the identified management area will be controlled using a basal spray treatment (bottom 2' of trunk) of Trycera + horticultural oil at a 20/80 mixture ratio.
- 3) Existing Chinese tallow at the bank is targeted to be treated at the earliest opportunity between the months of July-March when appropriate conditions exist, primarily when floodwaters from Withlacoochee River have receded. It has been shown that Chinese tallow is best treated between the months of July-March with the basal spray treatment method.
- 4) The frequency and timing of existing and future invasive species management at the bank will include the following:

| Species | Treatment | Prescription | Timing | Frequency |
|-------------------------|-------------|-------------------------------------|------------|--------------------|
| <i>Sapium sebiferum</i> | Basal spray | Trycera + horticultural oil (20/80) | July-March | Annually as needed |

The bank sponsor is requesting your review and approval of this plan prior to full implementation. Upon completion of each task the bank sponsor will provide notification to the USACE along with any necessary documentation. Upon approval of this adaptive management plan, the bank sponsor requests the release of 3,029.90 stream credits associated with the 5th year of annual monitoring at the Bank. If you have any questions concerning this proposed plan please do not hesitate to contact me at 770-682-9731.

Sincerely,

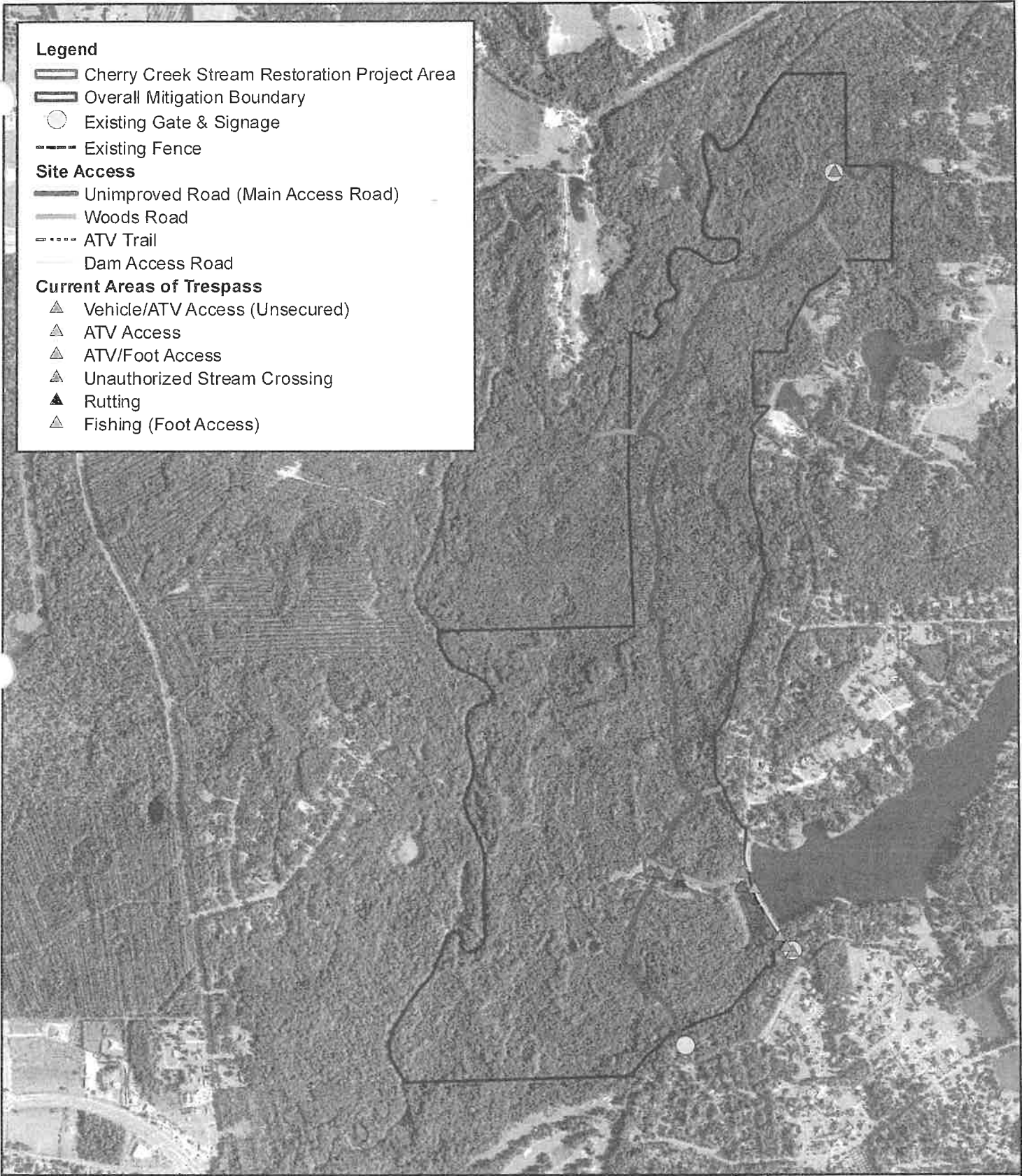


Gregory P. Smith
Chief Executive Officer

Attachments

- cc: Ms. Sandy Abbott, USFWS
Mr. Eric Somerville, USEPA
Mr. Steve Wiedl, GADNR
Mr. Bill Rutlin, USACE
Mr. Larry Lee, Cherry Creek Properties, Inc.

FIGURES



Legend

- Cherry Creek Stream Restoration Project Area
- Overall Mitigation Boundary
- Existing Gate & Signage
- Existing Fence

Site Access

- Unimproved Road (Main Access Road)
- Woods Road
- ATV Trail
- Dam Access Road

Current Areas of Trespass

- Vehicle/ATV Access (Unsecured)
- ATV Access
- ATV/Foot Access
- Unauthorized Stream Crossing
- Rutting
- Fishing (Foot Access)



Cherry Creek Mitigation Bank
Lowndes County, GA

0 700 1,400 2,800

 Feet

1 inch = 1,400 feet


N

 Figure 1
 Existing Conditions Map

corblu
 ECOLOGY GROUP

Date of Map:
January 2017

Legend


 Cherry Creek Stream Restoration Project Area


 Overall Mitigation Boundary

 Existing Gate & Signage


 Existing Fence

Site Access

 Unimproved Road (Main Access Road)


 Woods Road


 ATV Trail


 Dam Access Road

Current Areas of Trespass


 Vehicle/ATV Access (Unsecured)

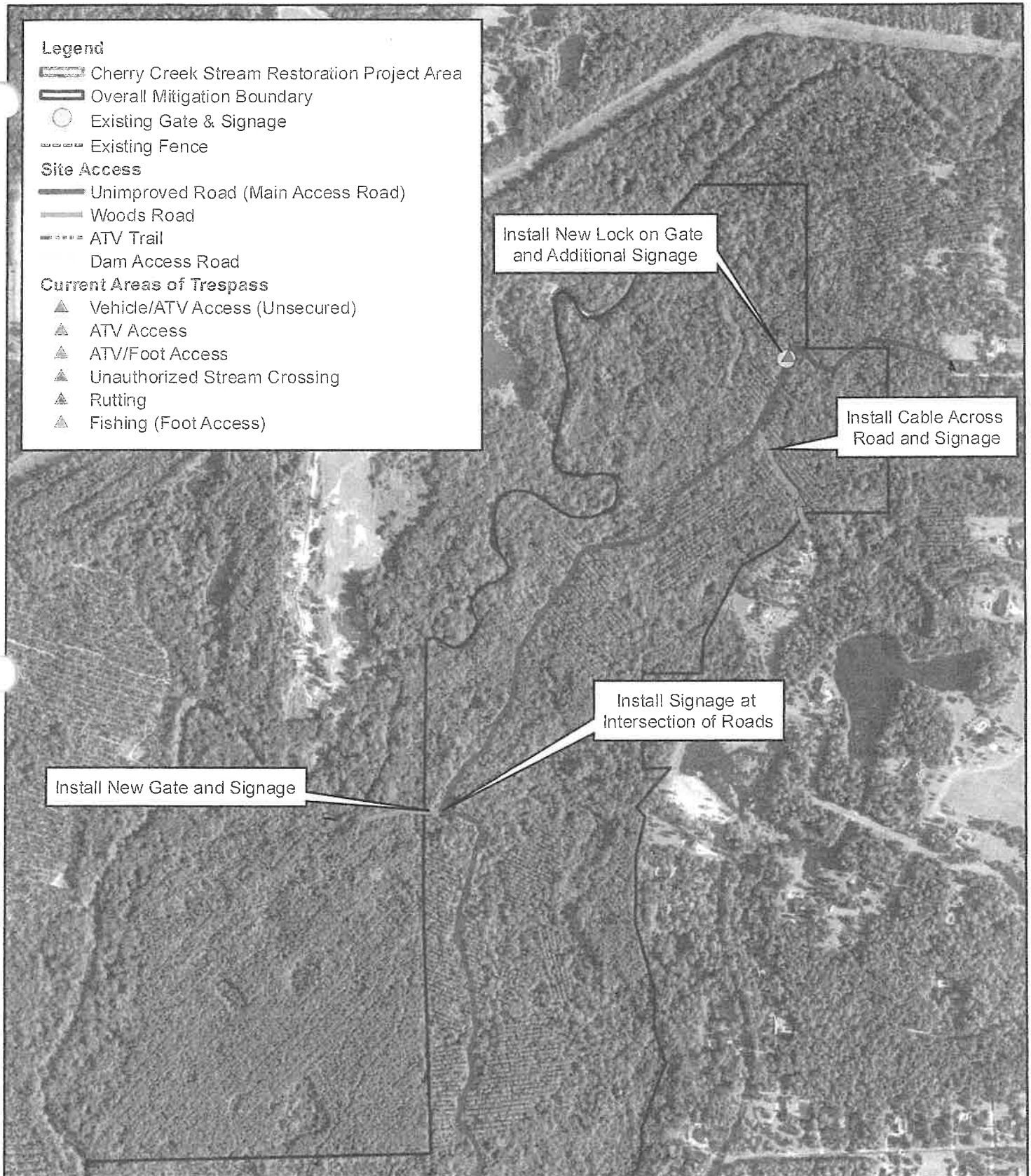
 ATV Access

 ATV/Foot Access

 Unauthorized Stream Crossing

 Rutting

 Fishing (Foot Access)



Cherry Creek Mitigation Bank
Lowndes County, GA

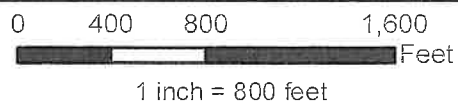
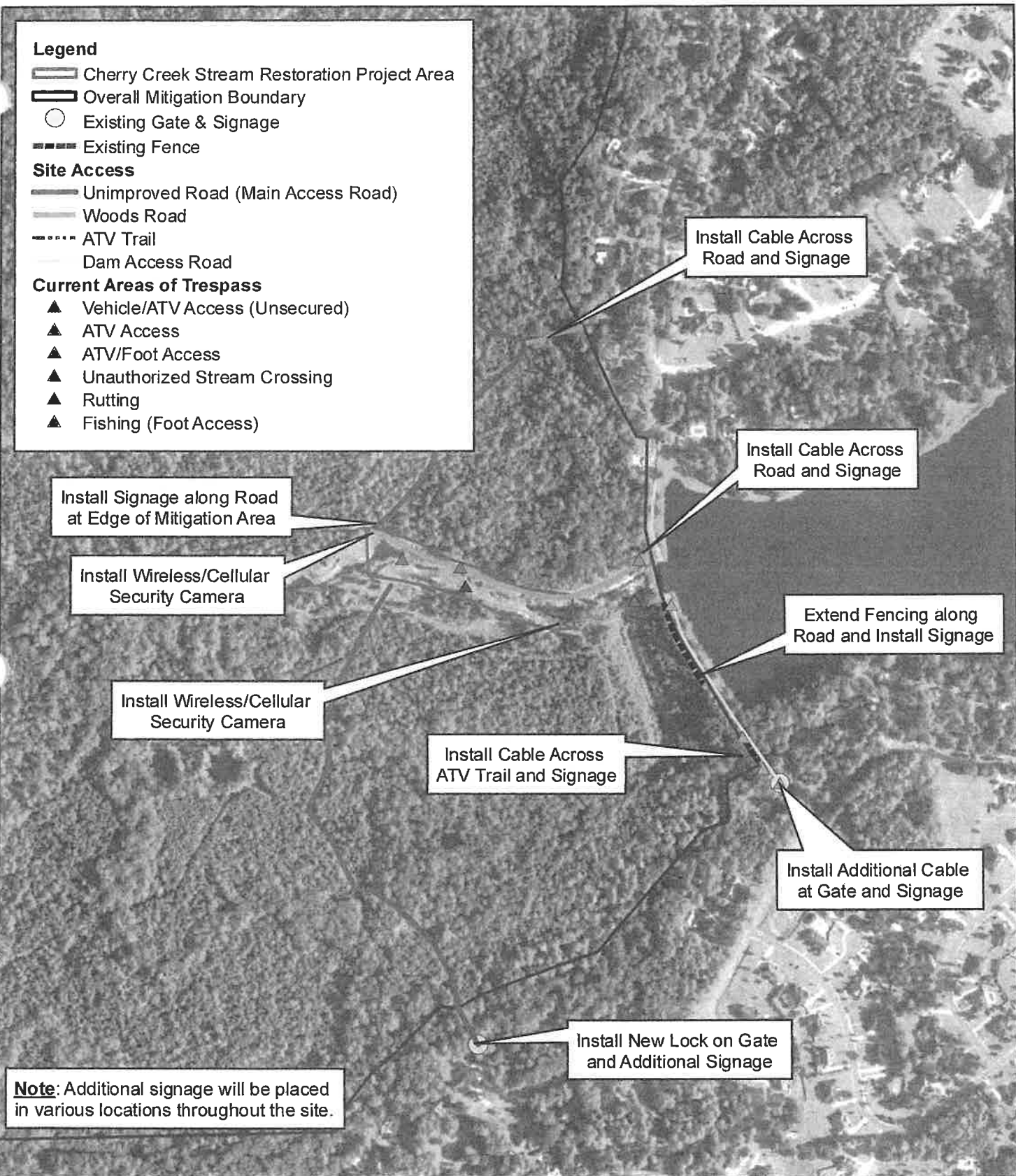


Figure 2a
Proposed Security Measures
and Trespass Plan Map



Date of Map:
January 2017



Legend

- Cherry Creek Stream Restoration Project Area
- Overall Mitigation Boundary
- Existing Gate & Signage
- Existing Fence
- Site Access**
- Unimproved Road (Main Access Road)
- Woods Road
- ATV Trail
- Dam Access Road
- Current Areas of Trespass**
- Vehicle/ATV Access (Unsecured)
- ATV Access
- ATV/Foot Access
- Unauthorized Stream Crossing
- Rutting
- Fishing (Foot Access)

Install Signage along Road at Edge of Mitigation Area

Install Wireless/Cellular Security Camera

Install Wireless/Cellular Security Camera

Install Cable Across ATV Trail and Signage

Install Cable Across Road and Signage

Install Cable Across Road and Signage

Extend Fencing along Road and Install Signage

Install Additional Cable at Gate and Signage

Install New Lock on Gate and Additional Signage

Note: Additional signage will be placed in various locations throughout the site.



Cherry Creek Mitigation Bank
Lowndes County, GA

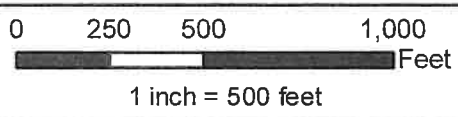





Figure 2b
Proposed Security Measures
and Trespass Plan Map



Date of Map:
January 2017

Legend

-  Cherry Creek Stream Restoration Project Area
-  Overall Mitigation Boundary
-  Proposed Tree Replanting Area (~0.26 acres)

Replanting area consists of the bankfull bench, which has a width of approximately 20 feet.



Cherry Creek Mitigation Bank
Lowndes County, GA

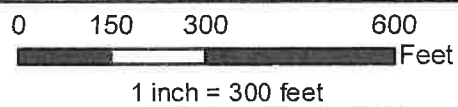



Figure 3
Replanting Area Map




Date of Map:
January 2017

Legend

 Cherry Creek Stream Restoration Project Area


 Overall Mitigation Boundary

Invasive Species Management Area

 Chinese Tallow (*Sapium sebiferum*) (~0.13 acres)



Cherry Creek Mitigation Bank
Lowndes County, GA

0 150 300 600
 Feet

1 inch = 300 feet




Figure 4
Invasive Species
Management Map



Date of Map:
January 2017

Legend

 Cherry Creek Stream Restoration Project Area


 Overall Mitigation Boundary


 Existing Gate & Signage

 Existing Fence

 Photograph Locations

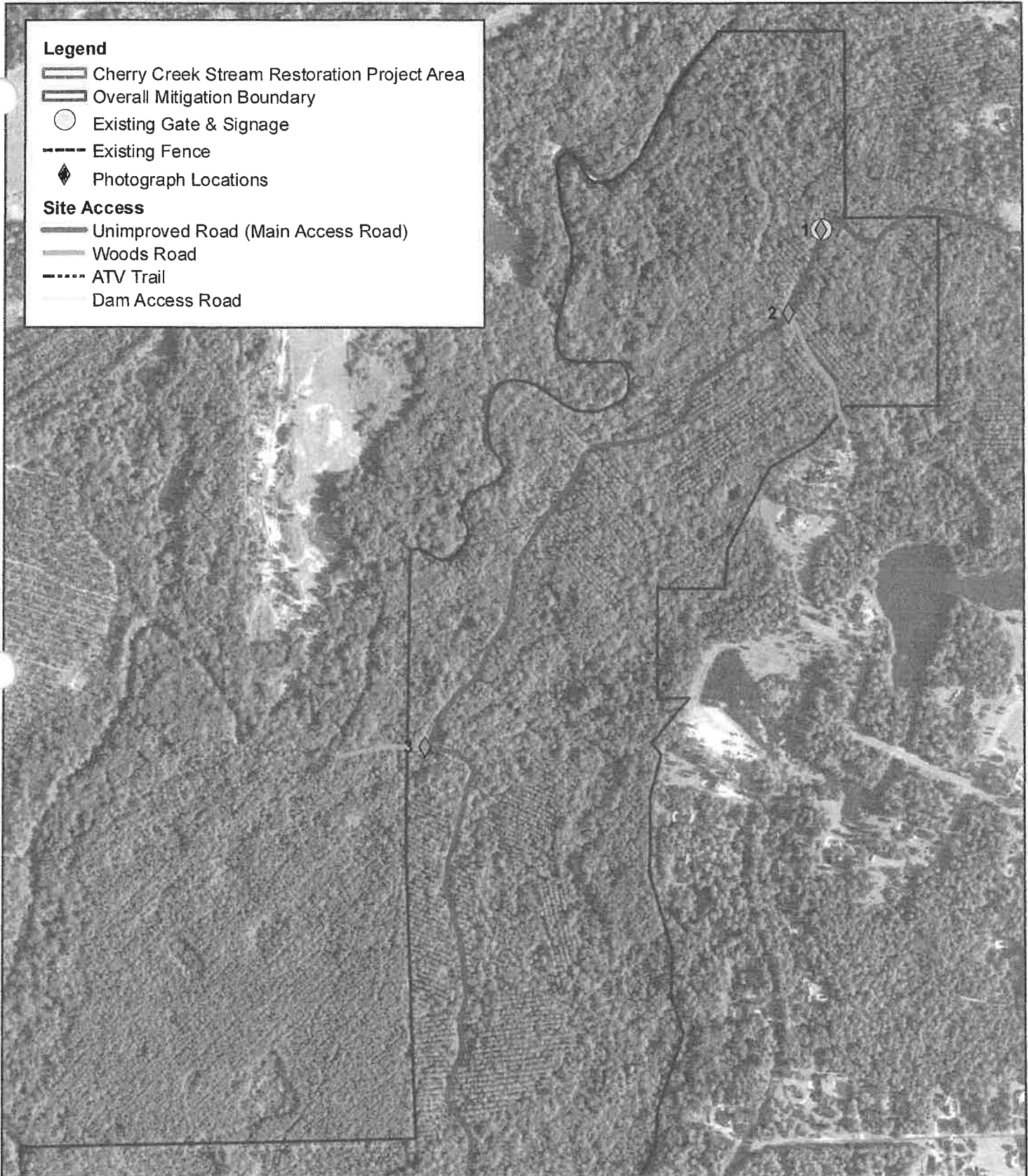
Site Access

 Unimproved Road (Main Access Road)

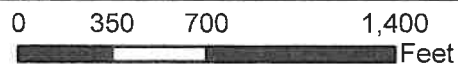
 Woods Road

 ATV Trail

 Dam Access Road



Cherry Creek Mitigation Bank
Lowndes County, GA



1 inch = 700 feet




Figure 5a
Photograph Locations Map



Date of Map:
January 2017

Legend

 Cherry Creek Stream Restoration Project Area


 Overall Mitigation Boundary


 Existing Gate & Signage

 Existing Fence

 Photograph Locations

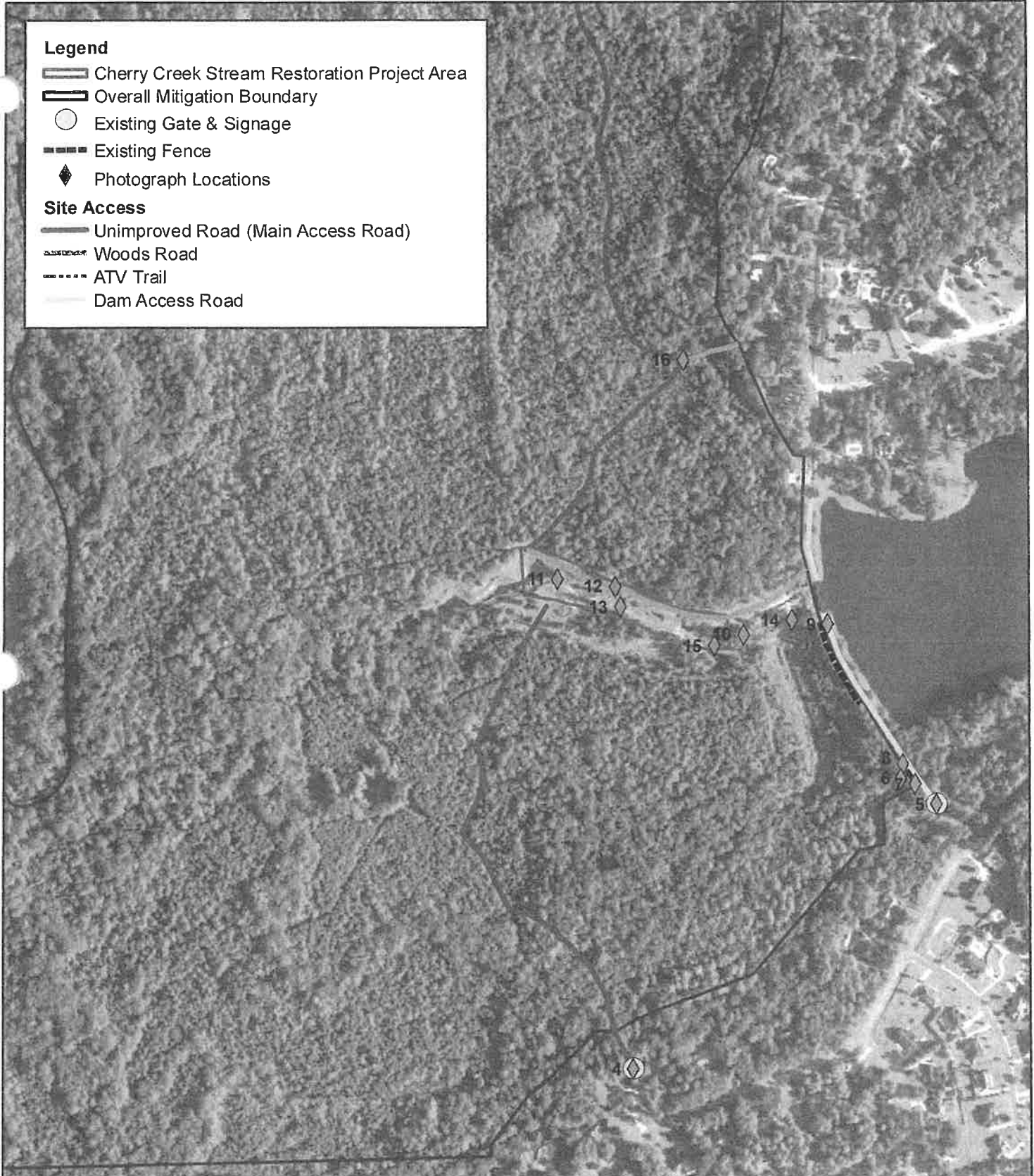
Site Access

 Unimproved Road (Main Access Road)

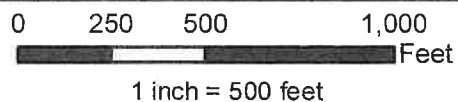
 Woods Road

 ATV Trail

 Dam Access Road



**Cherry Creek Mitigation Bank
Lowndes County, GA**



**Figure 5b
Photograph Locations Map**



Date of Map:
January 2017

APPENDIX A –
Photograph Log



Photo 1: View of the metal gate controlling access to the northern portion of the site. A new lock and signage will be installed at this gate.



Photo 2: View of the woods road located on the northeastern portion of the site, just below the northern gate in Photo 1. A cable across this Road and signage will be installed.



Photo 3: View of the woods road located on the northwestern portion of the site. A metal gate across this road and signage will be installed.



Photo 4: View of the metal gate controlling access to the southeastern portion of the site. A new lock and signage will be installed at this gate.



Photo 5: View of the metal gate controlling access to the dam access road, located on the southeastern corner of the site. A cable will be added to the right side of this entrance to further prevent access. Additional signage will be placed at this location.



Photo 6: View of an ATV trail located just west of the dam access road. A cable across the trail and signage will be installed.



Photos 7 & 8: View of ATV access around both ends of the chain fence present along the southwest side of the dam access road, adjacent to the ATV trail shown in Photo 6. An additional section of fence will be installed to connect the fence along the entire length of the road. Additional signage will be placed in this location.



Photo 9: View of an area just south of the dam spillway along the dam access road that is being accessed on foot by individuals to fish along Cherry Creek. Additional signage will be added at this location.



Photo 10: View of an area along Cherry Creek where individuals are regularly fishing. This area is accessed by the trail shown in Photo 9.



Photo 11: View of an unauthorized crossing on Cherry Creek. This crossing was created by off-road vehicles and ATV's trespassing on the site.



Photo 12: View of an unauthorized crossing on Cherry Creek. This crossing was created by off-road vehicles and ATV's trespassing on the site.



Photo 13: View of an unauthorized crossing on Cherry Creek. This crossing was created by off-road vehicles and ATV's trespassing on the site.



Photo 14: View of an unauthorized crossing on Cherry Creek. This crossing was created by off-road vehicles and ATV's trespassing on the site.



Photo 15: View of the proposed replanting area within the bankfull bench along the south side of Cherry Creek.



Photo 16: View of the woods road located on the east-central portion of the site. A cable will be installed across this road and additional signage will be placed in the area.



Photo 17: View of the signage that will be installed at each entrance to the site. Additional similar signage will be placed in various locations throughout the site.



November 1, 2017

Mr. Justin Hammonds
U.S. Army Corps of Engineers
Savannah District
1025 Buford Dam Road
Buford, Georgia 30515

RE: Supplemental Planting and Trespass Plan in response to Year 6 Credit Release Letter for Cherry Creek Mitigation Bank, Lowndes County, Georgia.
USACE File No: SAS-1999-10930

Dear Mr. Hammonds:

In response to the Year 6 credit release letter dated October 4, 2017 and on behalf of the bank sponsor, Cherry Creek Properties, Inc., Corblu Ecology Group, LLC (CEG) is submitting this supplemental planting plan to address the mortality of bald cypress (*Taxodium distichum*) stems on the riparian buffers of Cherry Creek along with the replanting of bare side slopes leading from the constructed bankfull bench to the upper terrace. This plan will also address the minor trespassing issues on the property. This response is a result of observations made during the September 18, 2017 site visit with the Interagency Review Team (IRT) as outlined in the October 4, 2017 credit release letter. The bank sponsor proposes to address these deficiencies as follows:

Supplemental Planting Plan

In March 2017, 400 feet of the left bankfull bench on the upstream section of Cherry Creek were replanted with bare root stems of bald cypress, American sycamore (*Platanus occidentalis*), and wax myrtle (*Morella cerifera*). During the site visit, the U.S. Army Corps of Engineers (USACE) noted that from stations (0+00 to 3+00) several bald cypress bare root stems have either suffered from severe stress or death. It was also noted throughout the restored stream channel, that several areas of the side slopes leading from the constructed bankfull to the upper terrace were mostly void of woody vegetation with the exception of a few pines and river birch (*Betula nigra*) stems. The USACE requested a supplemental plan be prepared and implemented by the bank sponsor to address these concerns. The supplemental planting plan will include the following:

- 1) Figure 1 identifies the area for the supplemental planting of bald cypress in the riparian buffer areas.
- 2) In the areas identified the bank sponsor will replant bald cypress with 3 gallon containerized seedlings along the riparian buffers from stations (0+00 to 3+00) at an appropriate spacing.
- 3) Trees/shrubs to be planted along the side slopes of the upper terraces will include a combination of bare root seedlings or larger (stock to be $\geq 1'$ in height) of river birch and slash pine (*Pinus elliotii*) locally sourced and on 10' X 10' spacing in areas devoid of woody vegetation where stability is a concern.

- 4) Planted species and number of seedlings will include the following:

| Species | Number of Seedlings | Type |
|---------------------------|---------------------|------------------------|
| <i>Betula nigra</i> | 150 | Bareroot |
| <i>Pinus Elliotii</i> | 150 | Bareroot |
| <i>Taxodium distichum</i> | 30 | 3-gallon containerized |

- 5) Seedlings will be planted during January-February 2018 when there is adequate soil moisture to ensure the best possible conditions for bareroot seedling survival. In the event any floodwaters from the Withlacoochee River prevent planting during this timeframe the planting will occur as soon as possible once floodwaters have receded.
- 6) Existing site conditions are favorable for planting of containerized and bareroot seedlings and no site preparation is anticipated prior to planting.
- 7) Notification of planting completion will be provided to the USACE following complete implementation of the supplemental planting plan.

Trespass Plan

Previous trespass issues at the bank have been addressed by the bank sponsor with great success. An extensive trespass plan was implemented earlier this year which included notifying adjacent landowners and HOA's of trespass issues, additional signage along the bank boundary and access points, re-keying/replacing all locks, additional cable/gate installation along access roads, installation of wireless/security cameras, monthly inspections, and installing additional barriers throughout certain areas of the property to prevent unauthorized access. While these efforts to prevent unauthorized trespass have been largely successful, during the site visit the USACE observed signs of recent motorbike trespass on the bank. Trespass issues will continue to be managed by the bank sponsor according to the following plan:

- 1) All previous measures as identified above and as indicated in the January 5, 2017 Adaptive Management Plan will continue to be monitored and enforced.
- 2) Follow up letters to the adjacent HOA's will be sent notifying the HOA's and residents that continued trespass has been observed on the bank and demand immediate assistance in enforcing the no trespass conditions. Failure to enforce the trespass issues will be dealt with appropriately with the local law enforcement.
- 3) Additional barriers as appropriate (e.g. cables, posts, earthen berms, etc.) will be installed along the section of Cherry Creek Road and/or other ancillary access roads where it appears the motorbike has recently gained access to the bank (Figure 1).
- 4) Additional measures to enforce the trespass plan will be implemented immediately by the bank sponsor with notice to the USACE once complete.

On behalf of Cherry Creek Properties, Inc., CEG hopes that this supplemental planting and trespass plan for the Cherry Creek Mitigation Bank meets your satisfaction. Upon agency approval of this plan, the bank sponsor will move forward with the actions necessary to begin implementation of the plan. If you have any questions concerning this proposed plan please do not hesitate to contact me at 770-682-9731.

Sincerely,





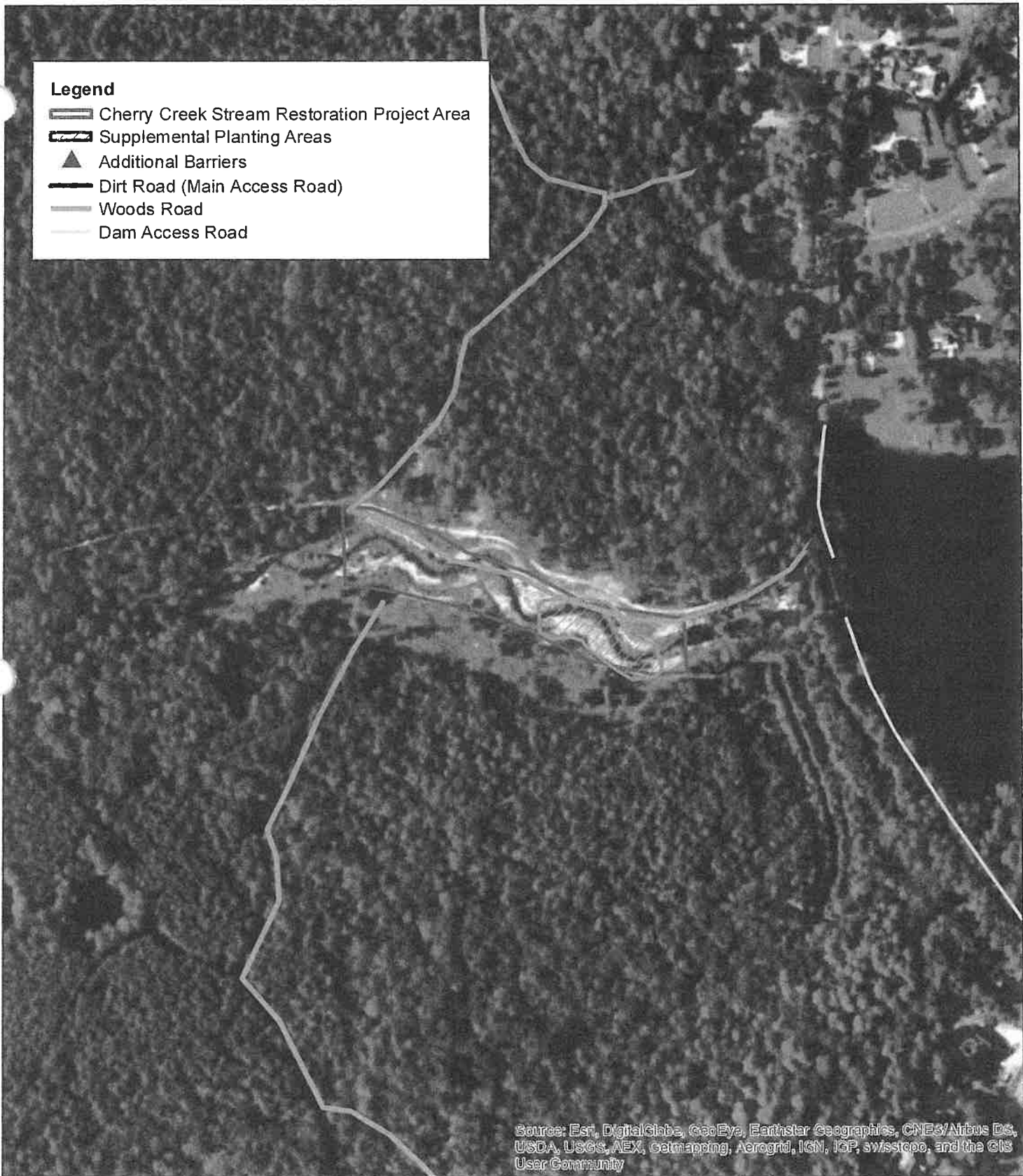
Trevor Caldwell
Project Ecologist

Attachments

c: Ms. Kim Garvey, USACE
Ms. Sandy Abbott, USFWS
Mr. Eric Somerville, USEPA
Mr. Steve Wiedl, GADNR
Mr. Larry Lee, Cherry Creek Properties, Inc.

Legend

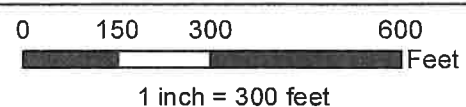
-  Cherry Creek Stream Restoration Project Area
-  Supplemental Planting Areas
-  Additional Barriers
-  Dirt Road (Main Access Road)
-  Woods Road
-  Dam Access Road



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Cherry Creek Mitigation Bank
Lowndes County, GA**



**Figure 1
Supplemental Planting
Area and Trespass Plan Map**



Date of Map:
October 2017

September 18, 2019

Mr. Justin Hammonds
U.S. Army Corps of Engineers
Savannah District, Regulatory Division
1025 Buford Dam Road
Buford, Georgia 30515

RE: Cherry Creek North Subdivision Home Owners Association (HOA) Acknowledgement of Land Use Restrictions at the Cherry Creek Mitigation Bank, Lowndes County, GA.

Dear Mr. Hammonds:

In response to a request from Cherry Creek Properties, Inc. and the Cherry Creek Mitigation Bank (USACE SAS-9900-10390), the Cherry Creek North Home Owners Association (HOA) is hereby providing this acknowledgement to the U.S. Army Corps of Engineers, Savannah District (Corps) regarding land use restrictions including existing road/trail locations at the Cherry Creek Mitigation Bank (Bank Property). As stipulated in Section 33 the HOA Restrictive Covenants, recorded in Lowndes County, GA on August 31, 2000, *"Each lot owner shall have the right to use the wetland areas adjacent to the subdivision which is not part of the common area and is owned by the developer and is subject to the restrictive covenants between the developer and the Army Corps of Engineers to be recorded in the Deed Records of the clerk of Superior Court of Lowndes County, GA."*

Furthermore, as stipulated in Section M (4) (a-e) of the above referenced Declarations of Covenants and Restrictions (DCCR) for the Cherry Creek Mitigation Bank, recorded on March 23, 2001 in Deed Book 1981, pages 271-300, Lowndes County, Georgia deed records which DCCR is incorporated herein by reference, the following activities of the members of the Cherry Creek North Subdivision HOA and their guests are authorized:

- a. *Ride horses on existing dirt roads provided signs are placed at the entrances to the site limiting horseback riding to the existing roads.*
- b. *Use of three and four wheeled recreational vehicles on existing dirt roads provided that (1) signs would be placed at the entrances limiting the speed to 25 mph or less; (2) that off road riding is expressly prohibited, and that (3) adult supervision would be provided for minors.*
- c. *Camping on high ground areas within 150 feet of the river bank in areas that would not require mechanized clearing of vegetation prior to use. No structures other than tents would be installed or constructed.*
- d. *Hunting and fishing.*
- e. *Public shall not be allowed to use the property and therefore no paid admission would be allowed for use of the property.*

As such, the HOA hereby recognizes and acknowledges all existing land use restrictions associated with the Bank Property under the DCCR and the locations of existing roads/trails referenced in the DCCR on the attached survey of the Cherry Creek Mitigation Bank, recorded on page 293 of the DCCR.

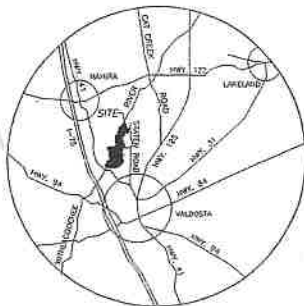
Should any further clarification of the HOA's rights and authorized use of the Bank property be required, please do not hesitate to contact me at your convenience.

Sincerely,

Brian Browning
President, Cherry Creek North Subdivision Home Owners Association

c: Mr. Larry Lee, Cherry Creek Properties, Inc.
Mr. Greg Smith, Corblu Ecology Group, LLC

Attachment – Cherry Creek Mitigation Bank Survey of Restrictive Covenant Property

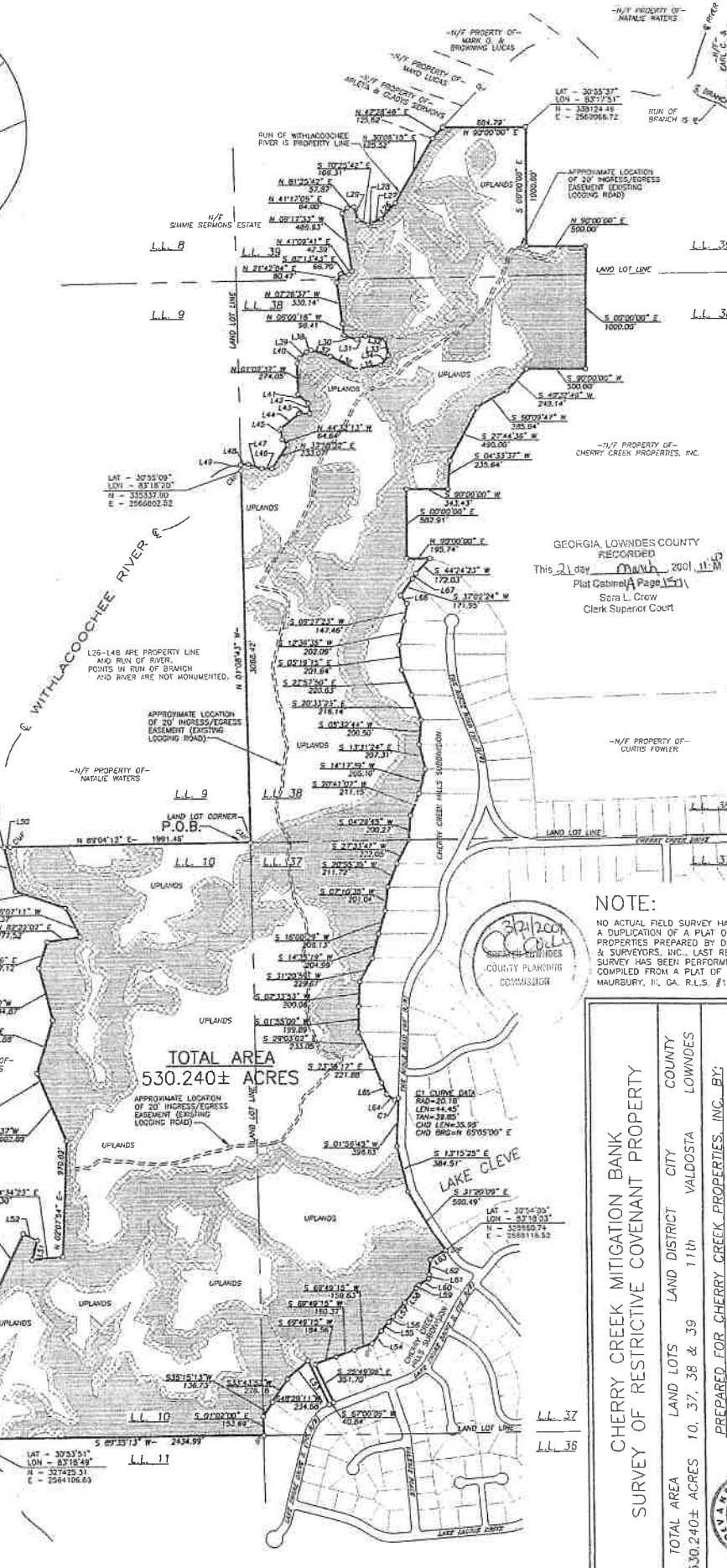


VICINITY MAP
NOT TO SCALE

LINE DATA

LINES L1 THROUGH L35 ARE NOT APPLICABLE TO THE SUBJECT PROPERTY AND ARE NOT SHOWN IN THE FOLLOWING TABLE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 47°37'10" E | 175.74 |
| L2 | N 65°57'49" E | 92.49 |
| L3 | N 71°39'32" E | 29.59 |
| L4 | S 14°21'09" E | 113.06 |
| L5 | N 72°50'07" W | 111.85 |
| L6 | S 71°59'17" W | 84.21 |
| L7 | N 81°37'52" W | 170.05 |
| L8 | N 30°26'21" W | 134.41 |
| L9 | N 39°19'41" E | 100.85 |
| L10 | N 78°49'15" E | 208.72 |
| L11 | S 82°04'14" E | 250.83 |
| L12 | S 73°58'58" W | 149.82 |
| L13 | N 70°37'59" E | 40.21 |
| L14 | N 48°26'52" E | 70.69 |
| L15 | N 22°33'46" E | 46.35 |
| L16 | N 48°31'55" W | 113.64 |
| L17 | N 08°26'57" W | 84.34 |
| L18 | S 87°41'36" E | 90.35 |
| L19 | S 31°00'49" E | 189.05 |
| L20 | N 08°39'28" W | 86.05 |
| L21 | S 87°53'59" E | 89.85 |
| L22 | S 71°58'58" W | 119.01 |
| L23 | N 85°02'00" E | 65.45 |
| L24 | N 01°08'43" W | 49.16 |
| L25 | N 89°04'12" E | 50.00 |
| L26 | S 13°48'11" W | 174.60 |
| L27 | S 62°39'43" E | 129.90 |
| L28 | N 20°49'00" W | 405.23 |
| L29 | S 42°02'10" W | 133.59 |
| L30 | S 40°34'36" W | 97.58 |
| L31 | S 39°26'14" W | 56.41 |
| L32 | S 40°02'10" W | 133.59 |
| L33 | S 39°57'22" W | 153.49 |
| L34 | S 39°22'54" W | 32.55 |
| L35 | S 38°09'33" W | 39.57 |
| L36 | S 04°48'08" W | 34.07 |
| L37 | S 04°48'08" W | 122.32 |
| L38 | S 58°34'34" W | 147.06 |
| L39 | S 53°08'15" E | 80.00 |
| L40 | S 35°20'00" E | 101.60 |
| L41 | N 46°24'03" E | 83.57 |
| L42 | S 50°29'20" W | 47.36 |



REFERENCE

THESE BEARINGS HEREON HAVE BEEN CALCULATED FROM AN ACTUAL FIELD SURVEY AND ARE BASED UPON THE RE-SUBDIVISION PLAN OF CHERRY CREEK HILLS SUBDIVISION, SECTION 10, FOUND IN PLAT BOOK 36, PAGE 284 AND OTHER MATERIAL OF RECORD, LOWNDES COUNTY, GA.

THE WETLAND BUFFERS SHOWN ARE INTENDED TO BE 50' IN WIDTH AS INDICATED BY MAPS FOR PERMITTING PURPOSES, ON FILE, PREPARED BY CARL SALAFRINO WITH CREATIVE ENVIRONMENTAL SOLUTIONS, INC., DATED MAY 2000.

THE PLATTED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED BY LOWNDES COUNTY TAX ASSESSORS AS TAX MAP V03, PARCEL 001 AND TAX MAP 72, PARCEL 31 WHICH CAN BE FOUND DESCRIBED IN DEED BOOK 1153, PAGE 30 AND PLAT BOOK 38, PAGES 52-55 OF RECORD IN THE OFFICE OF THE CLERK OF COURT, LOWNDES COUNTY, GEORGIA.

THIS PROPERTY IS IN ZONE "C" AND IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD, REFER TO F.E.M.A. COMMUNITY MAP PANEL No. 130469 0020 B, DATED JUNE 1, 1992.

TOTAL AREA OF JURISDICTIONAL WETLANDS = 201.0 ACRES
TOTAL AREA OF WETLAND BUFFERS = 97.1 ACRES
TOTAL AREA OF UPLANDS = 232.14 ACRES

WETLANDS, WETLAND BUFFERS AND/OR STREAMSIDE LANDS ARE SUBMITTED TO THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT UNDER PERMIT NUMBER W0010038 AND ARE PROTECTED BY A RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.

GEORGIA LOWNDES COUNTY RECORDED
This 21 day of March 2001
Plat Gabriel A Page 153
Sara L. Crow
Clerk Superior Court

LEGEND

| |
|-------------------------|
| CONCRETE MONUMENT FOUND |
| IRON PIPE FOUND |
| WETLANDS |
| WETLAND BUFFERS |
| UPLANDS |

NOTE:

NO ACTUAL FIELD SURVEY HAS BEEN PERFORMED. THE PARENT BOUNDARY IS A DUPLICATION OF A PLAT OF BOUNDARY SURVEY OF CHERRY CREEK HILLS PROPERTIES PREPARED BY DEAN B. DEVANE, GA. RLS 2620, DEVANE ENGINEERS & SURVEYORS, INC., LAST REVISED 21 APRIL 1999. NO ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED. JURISDICTIONAL WETLANDS SHOWN HAVE BEEN COMPILED FROM A PLAT OF SURVEY ON FILE, PREPARED BY RICHENY N. MAURBURY, II, GA. R.L.S. #1495, DATED 8-11-99.

TOTAL AREA
530.240± ACRES

| | | | | |
|---|---|---|--|--|
| <p>CHERRY CREEK MITIGATION BANK SURVEY OF RESTRICTIVE COVENANT PROPERTY</p> <p>TOTAL AREA 530.240± ACRES</p> <p>LAND LOTS 10, 37, 38 & 39</p> <p>CITY VALDOSTA</p> <p>COUNTY LOWNDES</p> | <p>PREPARED FOR CHERRY CREEK PROPERTIES, INC. BY:</p> <p>DEVANE SURVEYING, INC.</p> <p>DEAN B. DEVANE GA. RLS #2620</p> <p>700 N. TOOMBS ST. VALDOSTA, GA. 31601</p> <p>TEL: (229) 253-8080 FAX: (229) 249-8027</p> | <p>FIELD SURVEY: MARCH 1999</p> <p>DATE COMPLETED: 20 FEBRUARY 2001</p> | <p>PROJECT NO.: 010289-LWN</p> <p>DRAWING NO.: 010289LWN-B00</p> | <p>GRAPHIC SCALE: 1 INCH = 600 FEET</p> <p>EQUIPMENT USED: TOPCON 975 304 1406/7058 D.C.</p> |
| | | <p>DEAN B. DEVANE GA. R.L.S. #2620</p> | | |



I HEREBY CERTIFY THAT ALL MEASUREMENTS WERE CORRECT AND WERE PREPARED FROM AN ACTUAL FIELD SURVEY DATED MARCH 1999. THE PLAT IS BASED ON THE DATA WHICH THIS PLAT IS BASED ON HAS BEEN OBTAINED FROM A SERIES OF CLOSED LOOP TRAVELERS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN A MINIMUM OF 1 FOOT IN 10,000± FEET.

DEAN B. DEVANE GA. R.L.S. #2620