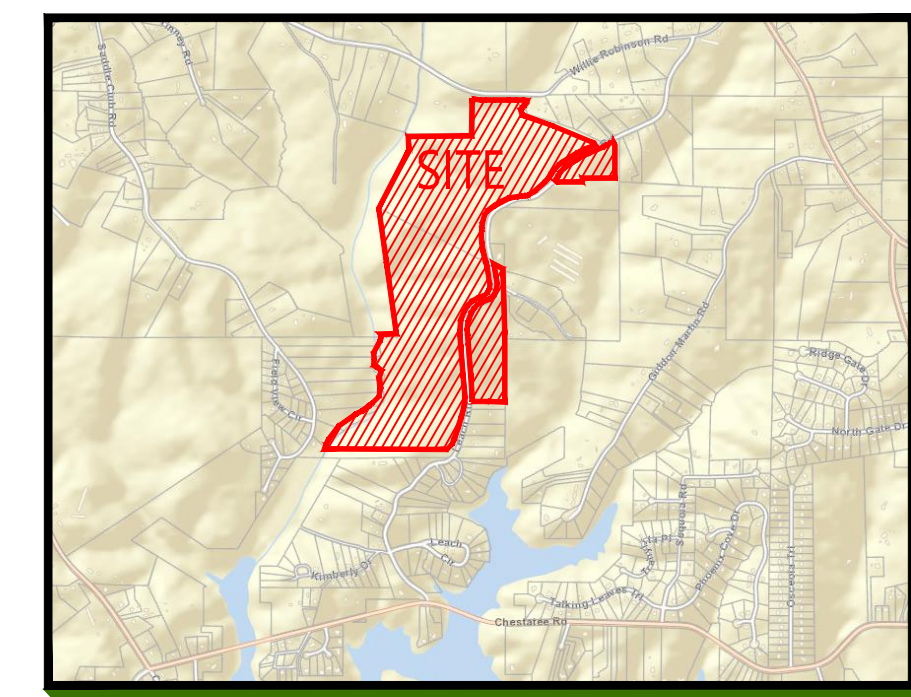
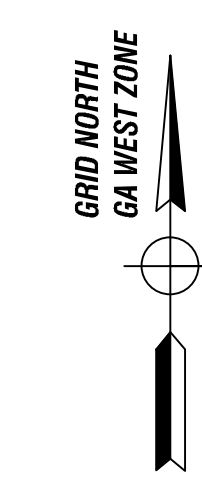


**GENERAL NOTES**

BOUNDARY PROVIDED BY:  
 COOK AND COMPANY SERVICES LLC, L.S.F. 001320  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON HALL COUNTY COUNTY GIS PARCEL INFORMATION WITH SUPPLEMENTAL INFORMATION BY COOK AND COMPANY SERVICES LLC

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



LOCATION MAP

**SITE INFORMATION**

PROPERTY ADDRESS: 4035 LEACH ROAD, GAINESVILLE, GEORGIA 30506

PROPERTY AREA:  
 TRACT 1 152.80 ACRES  
 TRACT 2 5.86 ACRES  
 TRACT 3 15.78 ACRES

TOTAL SITE AREA 174.44 ACRES

PROPOSED ZONING: PRO (PLANNED RESIDENTIAL DEVELOPMENT)

PROPOSED RESIDENTIAL LOTS:  
 TYPICAL LOT: 60' x 120' MINIMUM WIDTH 60 FEET  
 MINIMUM SIZE 7,200 SF

PHASE I: 86 LOTS  
 PHASE II: 95 LOTS  
 PHASE III: 126 LOTS  
 TOTAL 307 LOTS

PROPOSED SETBACKS:  
 FRONT 20 FEET  
 SIDE 5 FEET  
 REAR 25 FEET

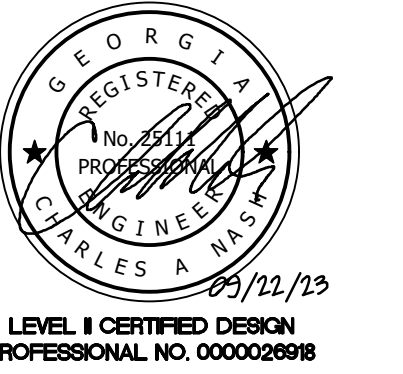
PROPOSED SITE DENSITY: 307 LOTS / 174.44 ACRES  
 1.76 LOTS / ACRE

MAXIMUM BUILDING HEIGHT: 30 FEET

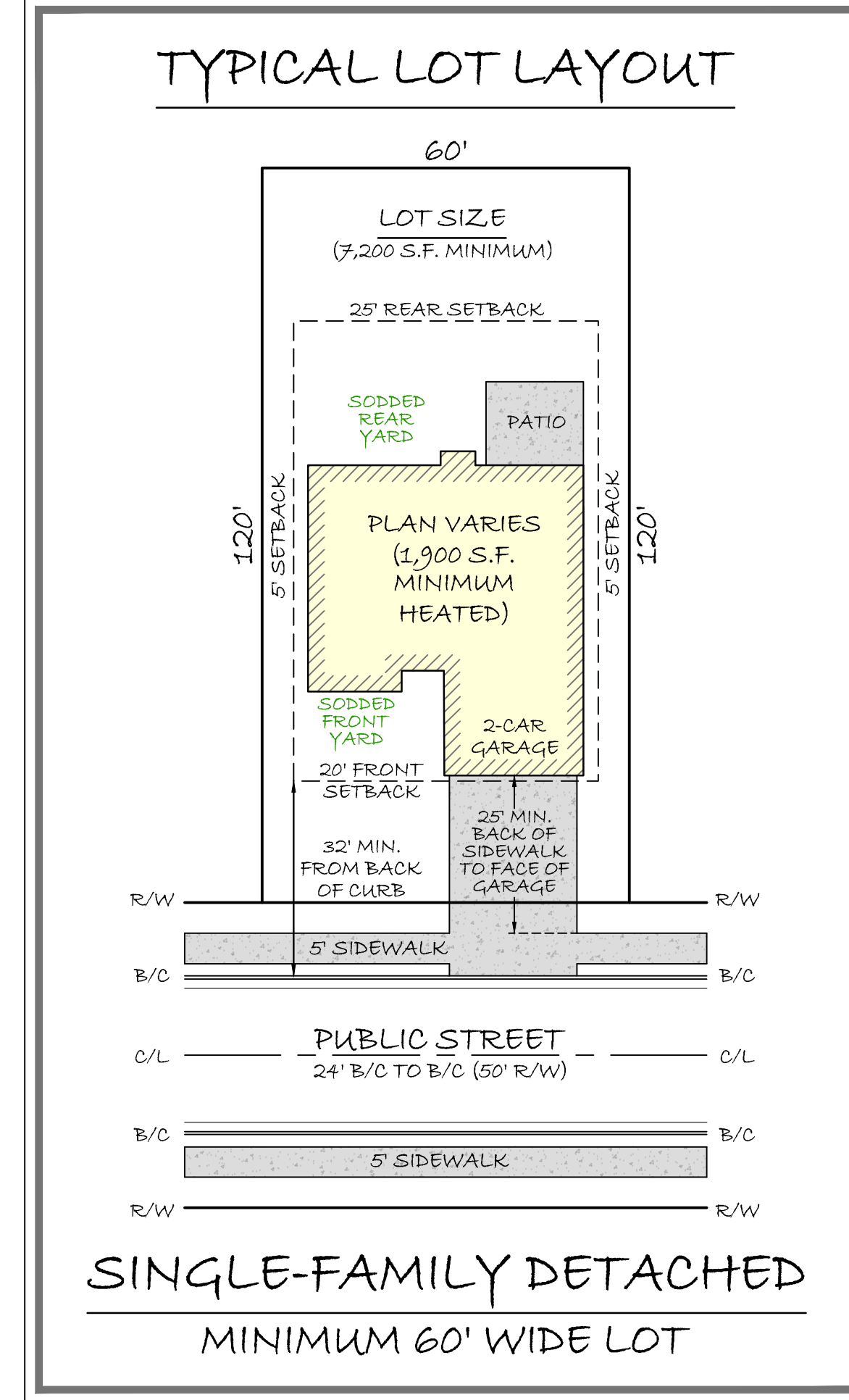
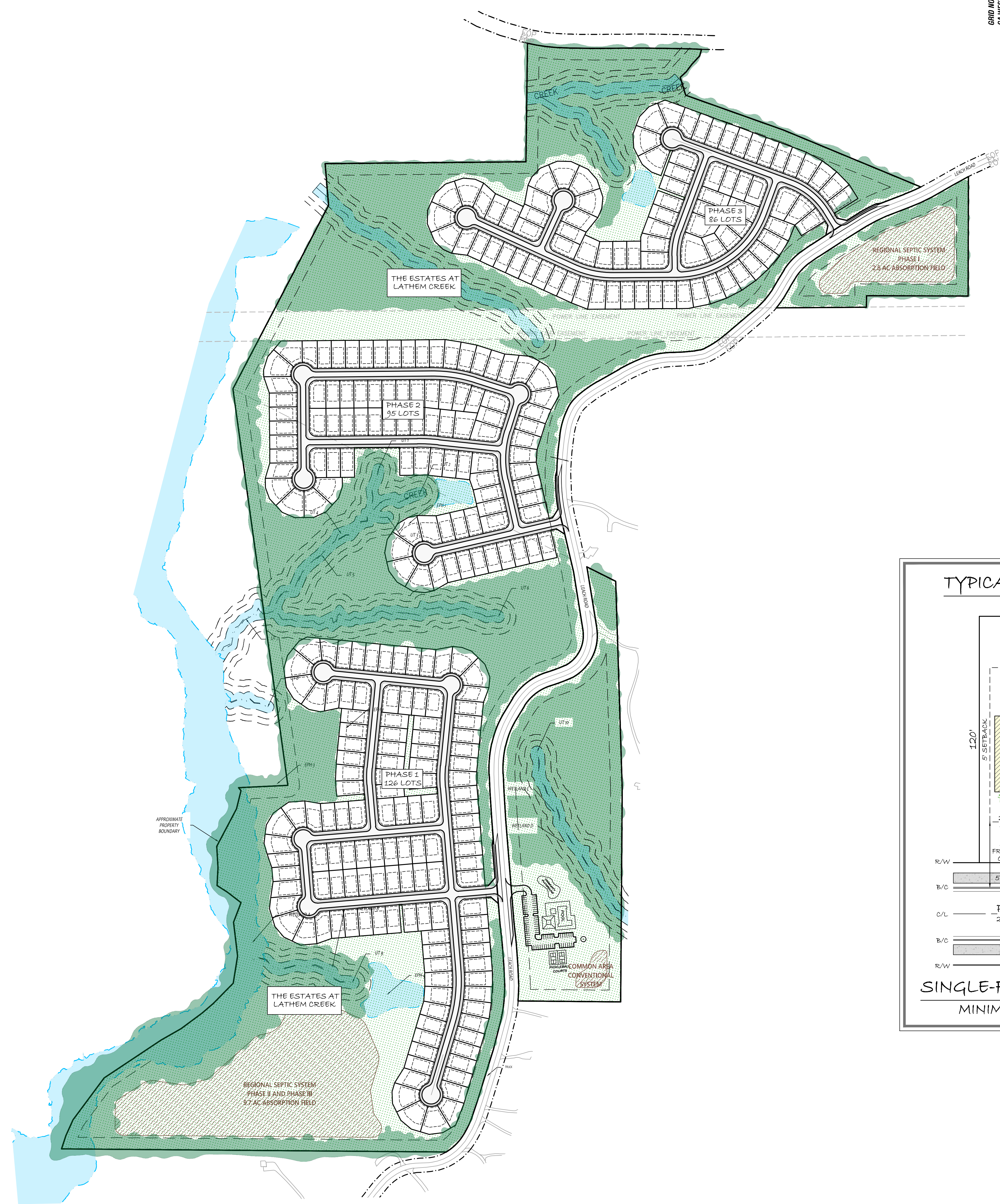
THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL NO. 13050C0024E DATED 09/30/2016 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.



PO Box 1074  
 Grayson, Georgia 30017  
 770.527.3450  
 www.acuminisconsulting.com



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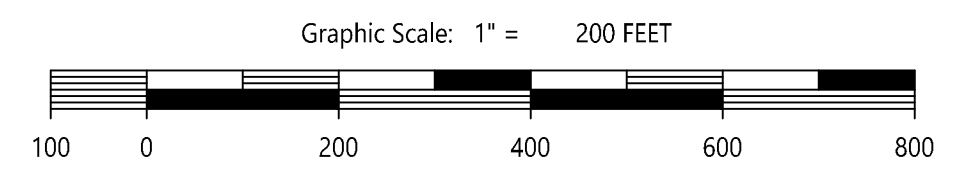
**SINGLE-FAMILY DETACHED**  
 MINIMUM 60' WIDE LOT

**OWNER / DEVELOPER:**  
 SHADOW STONE PARTNERS, LLC  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

24 HR. CONTACT:  
 GEOFF COOK  
 (678) 207-1509  
 gcook@cook-residential.com

**DESIGNER / ENGINEER:**  
 ACUMINIS CONSULTING GROUP, LLC.

CONTACT:  
 ALEX NASH, P.E.  
 (770) 527-3450  
 anash@acuminisconsulting.com



PREPARED FOR:  
 SHADOW STONE PARTNERS, LLC  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504  
 24-HOUR CONTACT  
 GEOFF COOK  
 (678) 267-7153

PROJECT NAME:  
 THE ESTATES  
 AT  
 LATHEM CREEK  
 4035 LEACH ROAD  
 PARCEL 100-50-000008  
 GAINESVILLE, GA 30506

TASK:

**MASTER PLAN**

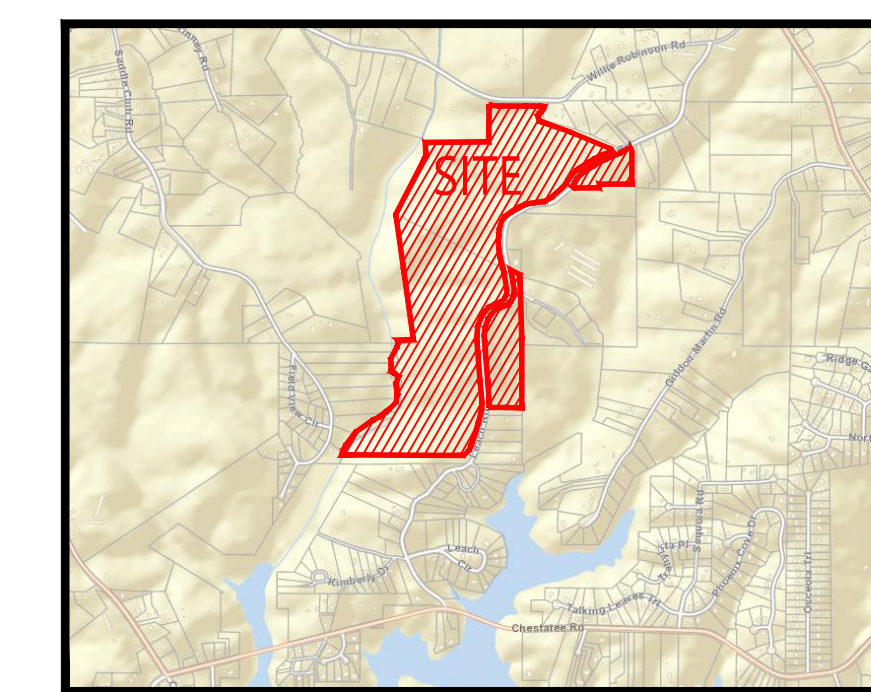
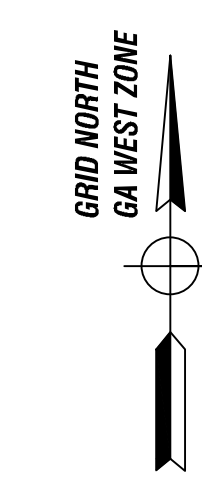
KWB DESIGN	AS SHOWN SCALE
KWB DRAWN	1 of 3
CAN CHECKED	SHEET
09/22/23 DATE	22094 PROJECT No.

**GENERAL NOTES**

BOUNDARY PROVIDED BY:  
 COOK AND COMPANY SERVICES LLC L.S.F. 001320  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON HALL COUNTY COUNTY GIS PARCEL INFORMATION WITH SUPPLEMENTAL INFORMATION BY COOK AND COMPANY SERVICES LLC

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



LOCATION MAP



PO Box 1074  
 Grayson, Georgia 30017  
 770.527.3450  
 www.acuminisconsulting.com



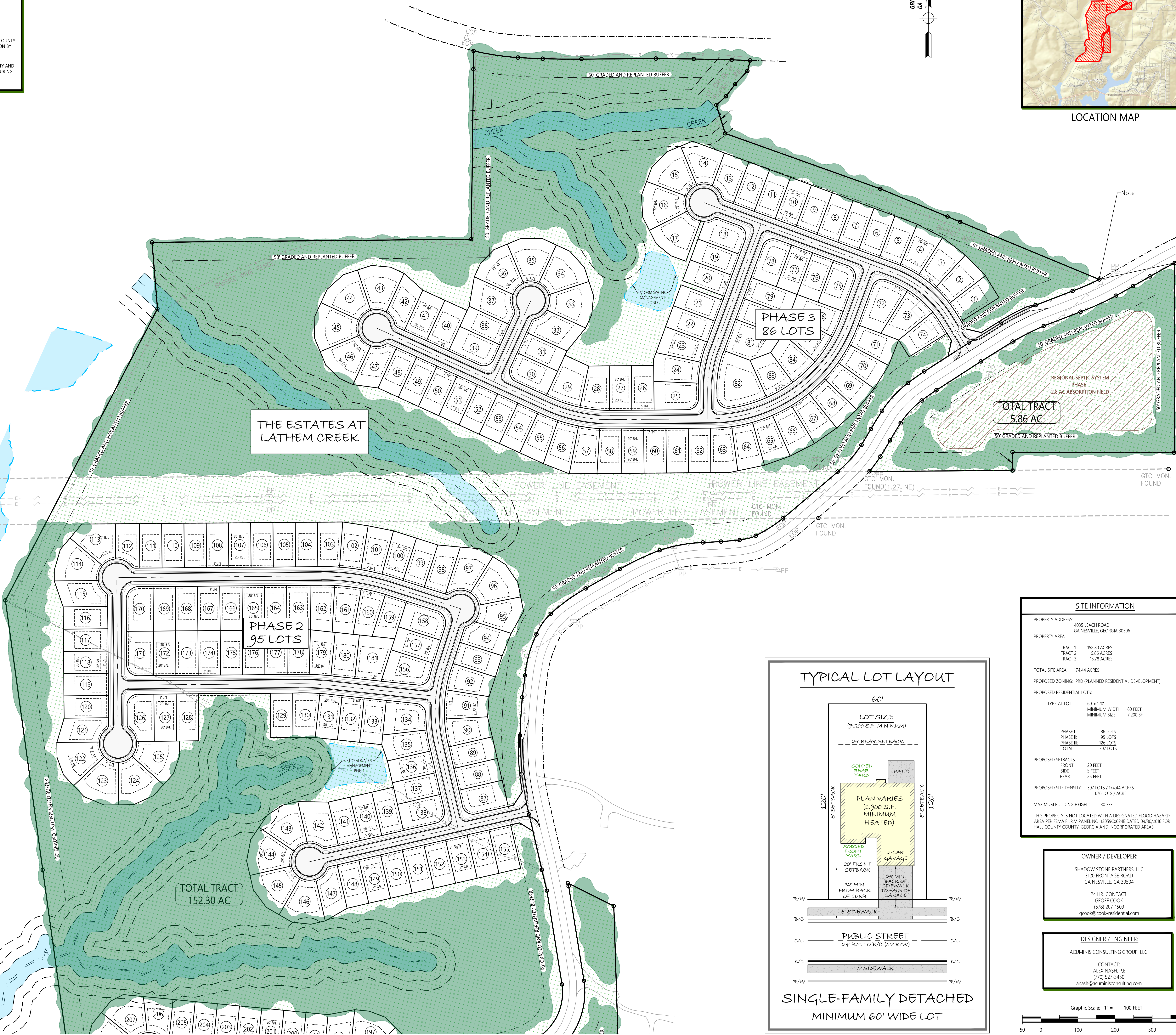
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PREPARED FOR:  
**SHADOW STONE PARTNERS, LLC**  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504  
 24-HOUR CONTACT  
 GEOFF COOK  
 (678) 267-7153

PROJECT NAME:  
**THE ESTATES AT LATHEM CREEK**  
 4035 LEACH ROAD  
 PARCEL 100-50-000008  
 GAINESVILLE, GA 30506

TASK:  
**CONCEPT PLAN**

KWB DESIGN AS SHOWN SCALE  
 KWB DRAWN  
 CAN CHECKED  
 09/22/23 DATE  
 SHEET 2 of 3  
 22094 PROJECT No.



**SITE INFORMATION**

PROPERTY ADDRESS: 4035 LEACH ROAD, GAINESVILLE, GEORGIA 30506

PROPERTY AREA:  
 TRACT 1 152.80 ACRES  
 TRACT 2 5.86 ACRES  
 TRACT 3 15.78 ACRES

TOTAL SITE AREA 174.44 ACRES

PROPOSED ZONING PRD (PLANNED RESIDENTIAL DEVELOPMENT)

PROPOSED RESIDENTIAL LOTS:  
 TYPICAL LOT: 60' x 120' MINIMUM WIDTH 60 FEET MINIMUM SIZE 7,200 SF

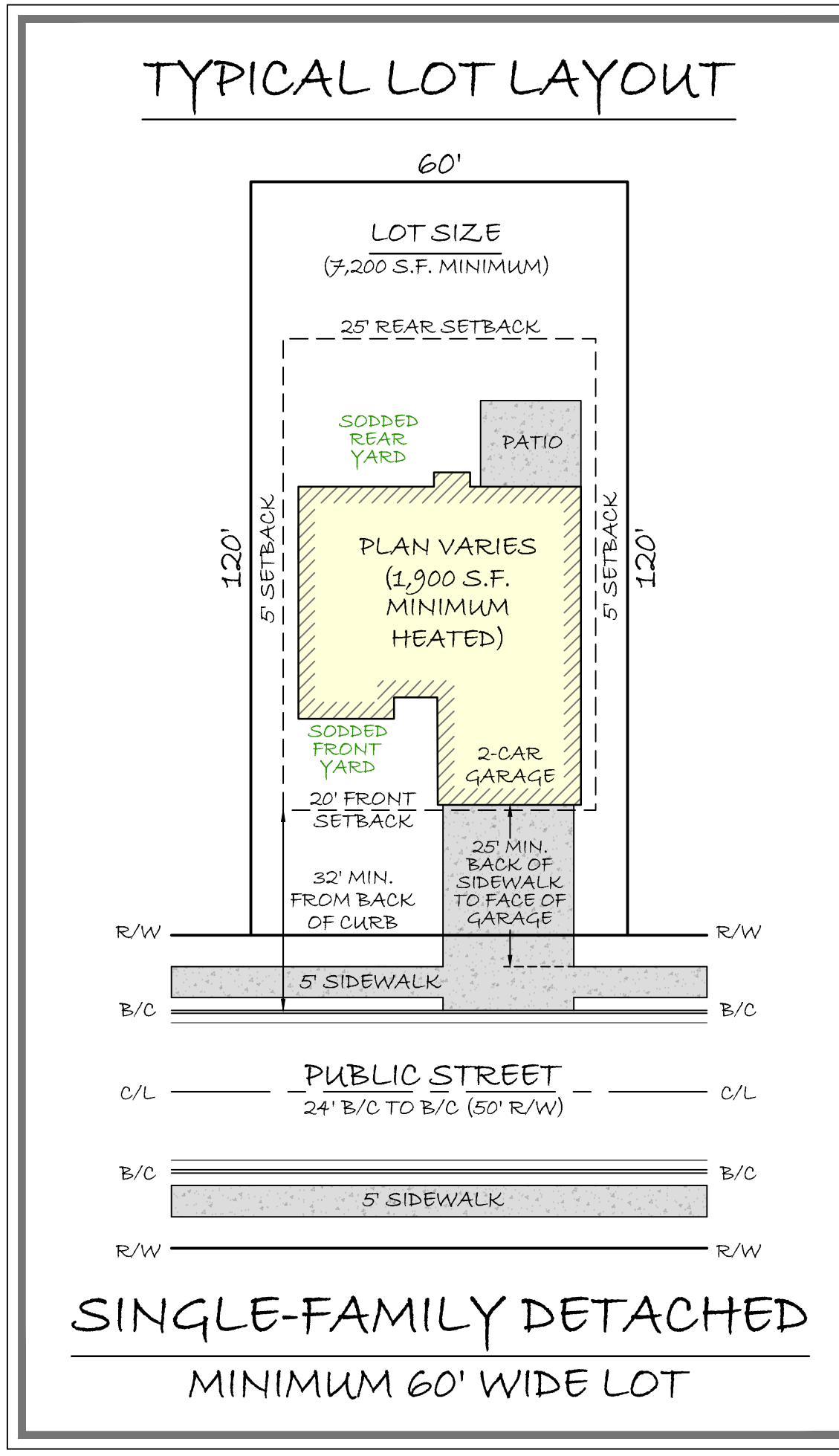
PHASE I 86 LOTS  
 PHASE II 95 LOTS  
 PHASE III 126 LOTS  
 TOTAL 307 LOTS

PROPOSED SETBACKS:  
 FRONT 20 FEET  
 SIDE 5 FEET  
 REAR 25 FEET

PROPOSED SITE DENSITY: 307 LOTS / 174.44 ACRES 1.76 LOTS / ACRE

MAXIMUM BUILDING HEIGHT: 30 FEET

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM PANEL NO. 13059C0004E DATED 09/30/2016 FOR HALL COUNTY COUNTY, GEORGIA AND INCORPORATED AREAS.

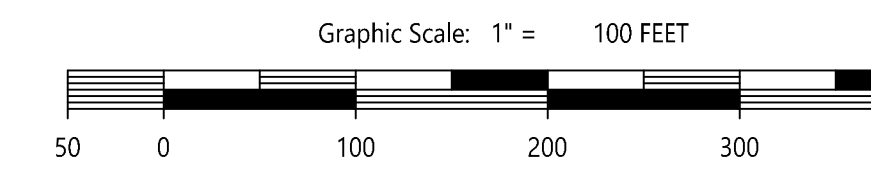


**OWNER / DEVELOPER:**  
 SHADOW STONE PARTNERS, LLC  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

24 HR. CONTACT:  
 GEOFF COOK  
 (678) 207-1509  
 gcook@cook-residential.com

**DESIGNER / ENGINEER:**  
 ACUMINIS CONSULTING GROUP, LLC.

CONTACT:  
 ALEX NASH, P.E.  
 (770) 527-3450  
 anash@acuminisconsulting.com

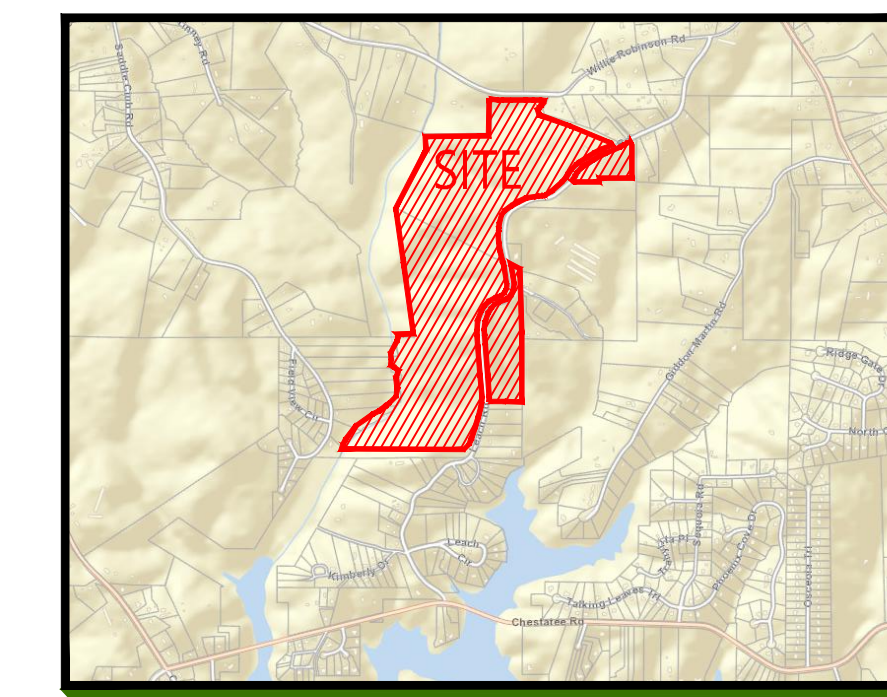
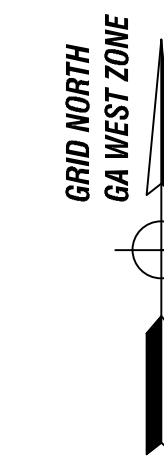


**GENERAL NOTES**

BOUNDARY PROVIDED BY:  
 COOK AND COMPANY SERVICES LLC L.S.F 001320  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON HALL COUNTY COUNTY GIS PARCEL INFORMATION WITH SUPPLEMENTAL INFORMATION BY COOK AND COMPANY SERVICES LLC

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



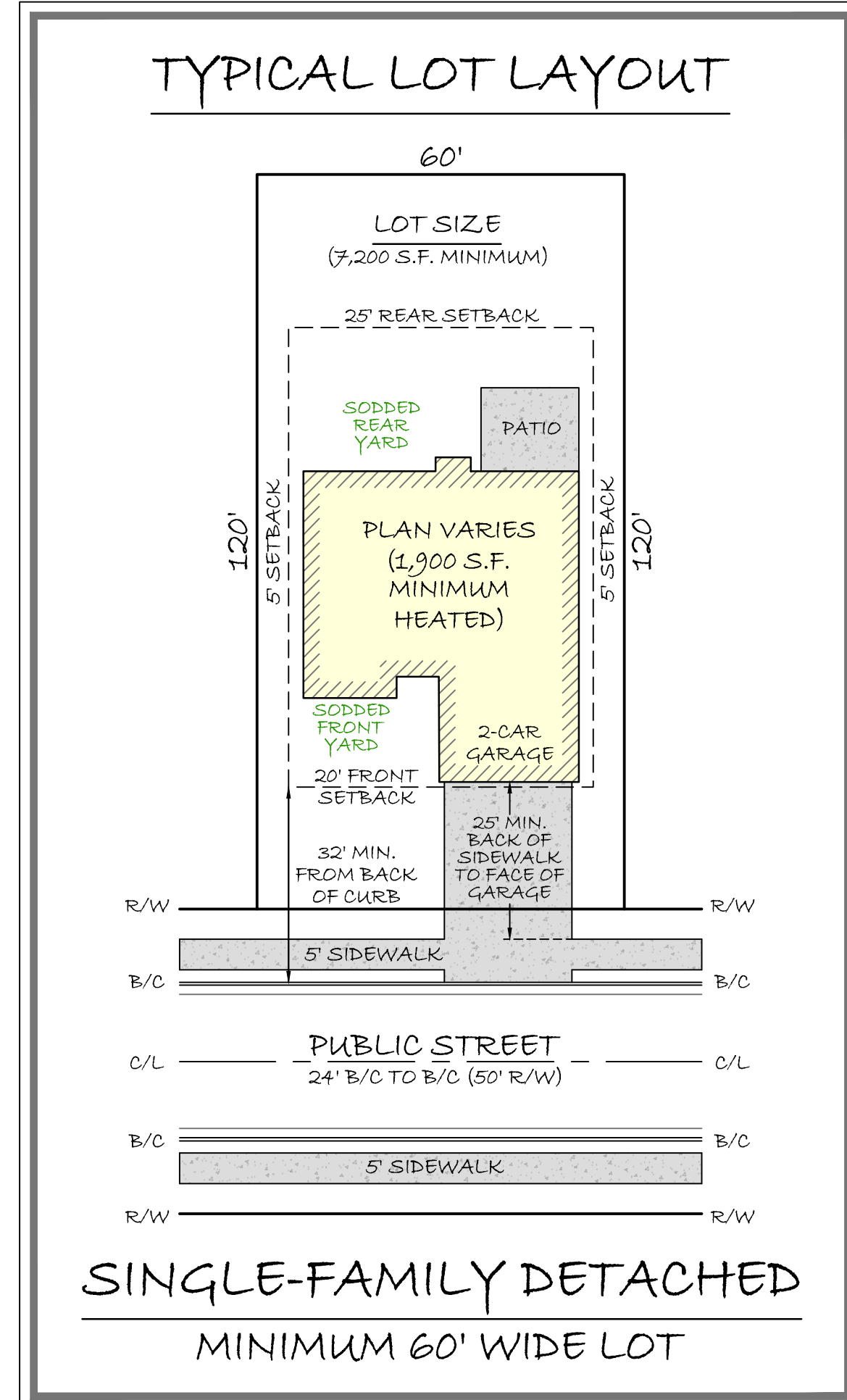
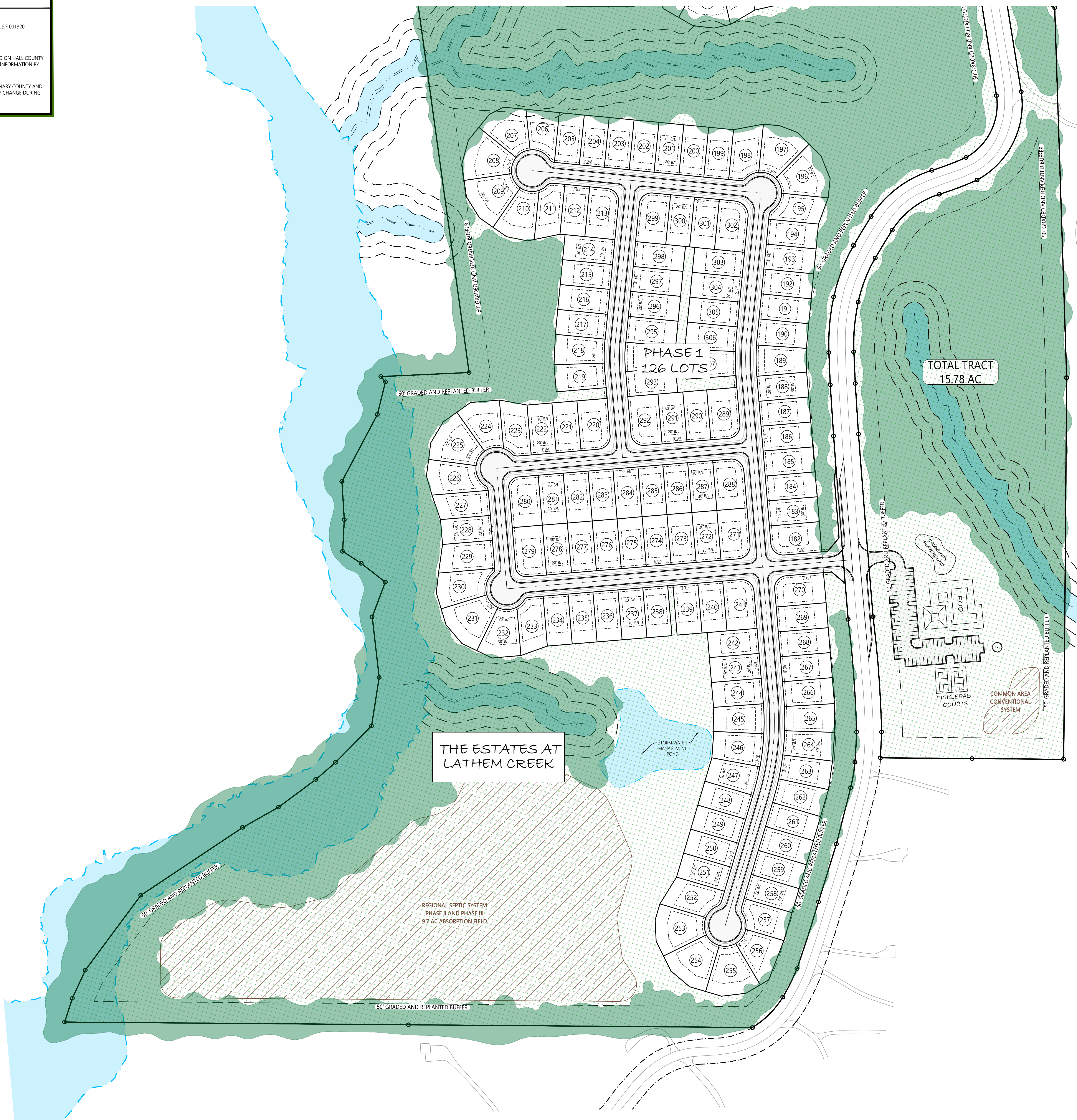
LOCATION MAP

SITE INFORMATION	
PROPERTY ADDRESS:	4035 LEACH ROAD GAINESVILLE, GEORGIA 30506
PROPERTY AREA:	TRACT 1 152.80 ACRES TRACT 2 5.86 ACRES TRACT 3 15.78 ACRES
TOTAL SITE AREA:	174.44 ACRES
PROPOSED ZONING:	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
PROPOSED RESIDENTIAL LOTS:	TYPICAL LOT: 60' x 120' MINIMUM WIDTH 60 FEET MINIMUM SIZE 7,200 SF
	PHASE I 86 LOTS PHASE II 95 LOTS PHASE III 126 LOTS TOTAL 307 LOTS
PROPOSED SETBACKS:	FRONT 20 FEET SIDE 5 FEET REAR 25 FEET
PROPOSED SITE DENSITY:	307 LOTS / 174.44 ACRES 1.76 LOTS / ACRE
MAXIMUM BUILDING HEIGHT:	30 FEET
THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM PANEL NO. 13050004E DATED 09/09/2006 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.	

PO Box 1074  
 Grayson, Georgia 30017  
 770.527.3450  
 www.acuminisconsulting.com

LEVEL I CERTIFIED DESIGN  
 PROFESSIONAL NO. 000002698

No.	REVISION	DATE
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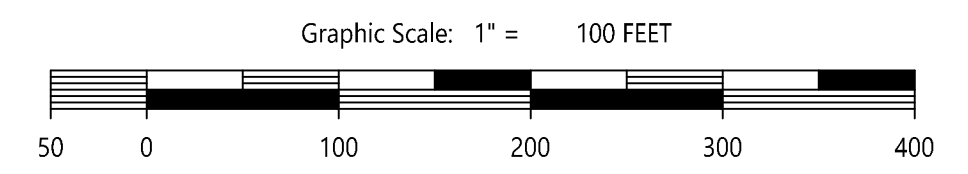


**OWNER / DEVELOPER:**  
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 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504

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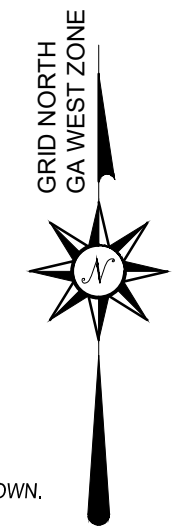


**PREPARED FOR:**  
 SHADOW STONE PARTNERS, LLC  
 3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504  
 24-HOUR CONTACT  
 GEOFF COOK  
 (678) 267-7153

**PROJECT NAME:**  
 THE ESTATES  
 AT  
 LATHEM CREEK  
 4035 LEACH ROAD  
 PARCEL 100-50-000008  
 GAINESVILLE, GA 30506

**TASK:**  
 CONCEPT PLAN

KWB DESIGN	AS SHOWN SCALE
KWB DRAWN	3 of 3
CAN CHECKED	SHEET
09/22/23 DATE	22094 PROJECT No.



**GENERAL SURVEY NOTES**

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983, (NA83).
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- DATE OF FIELD SURVEY 4/27/21
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE IN THE GEORGIA COUNTY LISTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. THERE MAY BE INTERIOR IMPROVEMENTS OR UTILITIES THAT ARE NOT SHOWN.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**LEGEND**

- IPS = IRON PIN SET (1/2" REBAR)
- IPF = IRON PIN FOUND
- CMF = CONCRETE MONUMENT FOUND
- OTF = OPEN TOP PIPE
- BM = BENCHMARK
- TBM = TEMPORARY BENCHMARK
- CTP = CRIMP TOP PIPE
- LL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- E = PROPERTY LINE
- B = BUILDING LINE
- GMD = GEORGIA MILITIA DISTRICT
- FB/PB = FLAT BOOK/PAGE
- DB/PB = DEED BOOK/PAGE
- C = CENTERLINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.E. = BUFFER EASEMENT
- U.E. = UTILITY EASEMENTS
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DRAINAGE INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- WV = WATER VALVE
- INV. = INVERT ELEVATION
- STA. = STATION
- B/C = BACK OF CURB
- EP = EDGE OF PAVEMENT
- SS = SANITARY SEWER LINE
- SS = STORM SEWER PIPE
- W = WATER LINE
- ELEV. = ELEVATION
- CMF = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYLCHLORIDE PIPE
- 910 = EXISTING CONTOUR ELEVATION
- 9 = OVERHEAD POWER
- T = OVERHEAD TELEPHONE
- FENCE LINE
- BRANCH/CREEK/STREAM CENTERLINE
- T.B.R. = TO BE REMOVED

N/F THE H&N LAWSON LIMITED PARTNERSHIP  
D.B. 5562 PG. 399  
P.B. 41 PG. 42

N/F JOSEPH AND JAMIE ZAPPULLA  
D.B. 925 PG. 298  
P.B. 106 PG. 191

WILLIE ROBINSON ROAD (60' R/W)  
PER P.B. 106 P.G. 191  
NO DEED RECORD FOUND

74.25 ACRES

P.O.B. N:1588731.60  
E:2368311.73

N/F TIMOTHY BRUCE  
D.B. 1664 PG. 265  
P.S. 89 PG. 240A

N/F GEORGIA TRANSMISSION CORPORATION  
D.B. 6065 PG. 651

125' POWER EASEMENT  
PER D.B. 149 P.G. 325

LEACH ROAD (60' R/W)  
PER D.B. 913 P.G. 277

CURVE TABLE					LINE TABLE		
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	LINE #	DIRECTION	LENGTH
C1	77.69'	718.02'	S66°27'32"W	77.66'	L1	S68°51'44.34"W	107.30'
C2	104.03'	711.78'	S63°15'07"W	103.94'	L2	S58°04'14.84"W	102.08'
C3	143.42'	9392.64'	S57°11'39"W	143.42'	L3	S30°42'50.14"W	49.12'
C4	53.05'	754.50'	S54°44'32"W	53.04'	L4	S49°32'39.90"W	182.55'
C5	103.57'	308.08'	S43°05'49"W	103.09'	L5	S85°04'14.45"W	50.73'
C6	58.30'	830.25'	S31°27'15"W	58.29'	L6	S87°25'57.06"W	49.15'
C7	91.86'	336.57'	S40°55'49"W	91.57'	L7	S60°25'04.10"W	105.96'
C8	103.83'	402.93'	S56°16'32"W	103.54'	L8	S7°02'09.41"W	59.38'
C9	21.69'	701.16'	S79°30'30"W	21.69'	L9	S4°36'43.09"W	49.41'
C10	118.34'	409.62'	S79°43'07"W	117.93'	L10	S2°17'30.23"E	104.59'
C11	119.01'	778.67'	S64°43'26"W	118.90'	L11	S12°57'45.95"E	154.06'
C12	116.70'	510.22'	S54°11'35"W	116.45'	L12	N89°37'12.63"E	200.29'
C13	68.31'	149.24'	S34°31'41"W	67.71'	L13	S89°21'28.42"E	102.45'
C14	115.54'	332.83'	S15°33'47"W	114.96'	L14	S88°45'29.01"E	102.50'
C15	110.25'	894.76'	S10°32'41"E	110.18'	L15	S87°59'48.12"E	49.79'
C16	122.75'	733.10'	S81°24'07"E	122.61'	L16	S15°42'34.87"W	29.18'
C17	67.24'	1513.79'	S87°28'17"E	67.23'	L17	S42°25'24.24"W	48.79'
C18	104.61'	2274.76'	S89°27'42"E	104.60'	L18	S37°16'21.26"W	41.04'
C19	49.60'	396.57'	N36°30'22"E	49.57'	L19	S47°28'33.84"W	34.83'
C20	54.74'	770.25'	N31°25'48"E	54.73'	L20	N30°42'50.14"E	51.00'
C21	83.40'	248.08'	N43°05'49"E	83.01'	L21	N58°04'14.84"E	101.32'
C22	48.84'	694.50'	N54°44'32"E	48.83'	L22	N68°51'44.34"E	106.07'
C23	142.28'	9332.64'	N57°11'36"E	142.27'	L23	N60°44'44.11"E	52.88'
C24	94.02'	651.78'	N63°14'32"E	93.94'	L24	N60°15'30.89"E	52.36'
C25	105.12'	729.11'	N65°36'59"E	105.03'			
C26	76.11'	1392.16'	N61°10'06"E	76.10'			

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

SCOTT VAN WEBB PARKER R.L.S. #2611

*Scott Parker*



N/F FRED AND CAROLYN GOBER  
D.B. 3413 PG. 84  
P.B. 89 PG. 164-165

**SURVEYORS CERTIFICATE:**

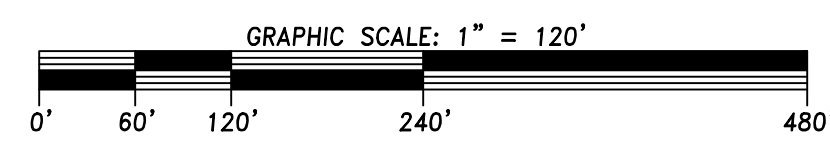
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSON UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET; AN THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND TO THE BEST OF MY KNOWLEDGE THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

BY *Scott Parker* REGISTERED GEORGIA LAND SURVEYOR NO. 2611

**CLOSURE STATEMENT**

A TRIMBLE SS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,360 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 307,620 FEET.



**PREPARED FOR:**

**SHADOW STONE PARTNERS L.L.C.**  
3120 FRONTAGE ROAD.  
GAINESVILLE, GA 30504  
**24-HR. CONTACT:**  
**SCOTT PARKER**  
**(678) 207-1509**

PROJECT NAME:

**LEACH ROAD TRACT**

TASK:  
**BOUNDARY SURVEY**

**PROJECT INFORMATION:**

Project Name	LEACH ROAD TRACT
Project Number	21-002
Project Address	LEACH ROAD
Land Lot No.(s)	33 AND 50
District	10th DISTRICT
County, State	HALL COUNTY, GEORGIA

**PLAN REVISION**

No.	DATE	DESCRIPTION
1		
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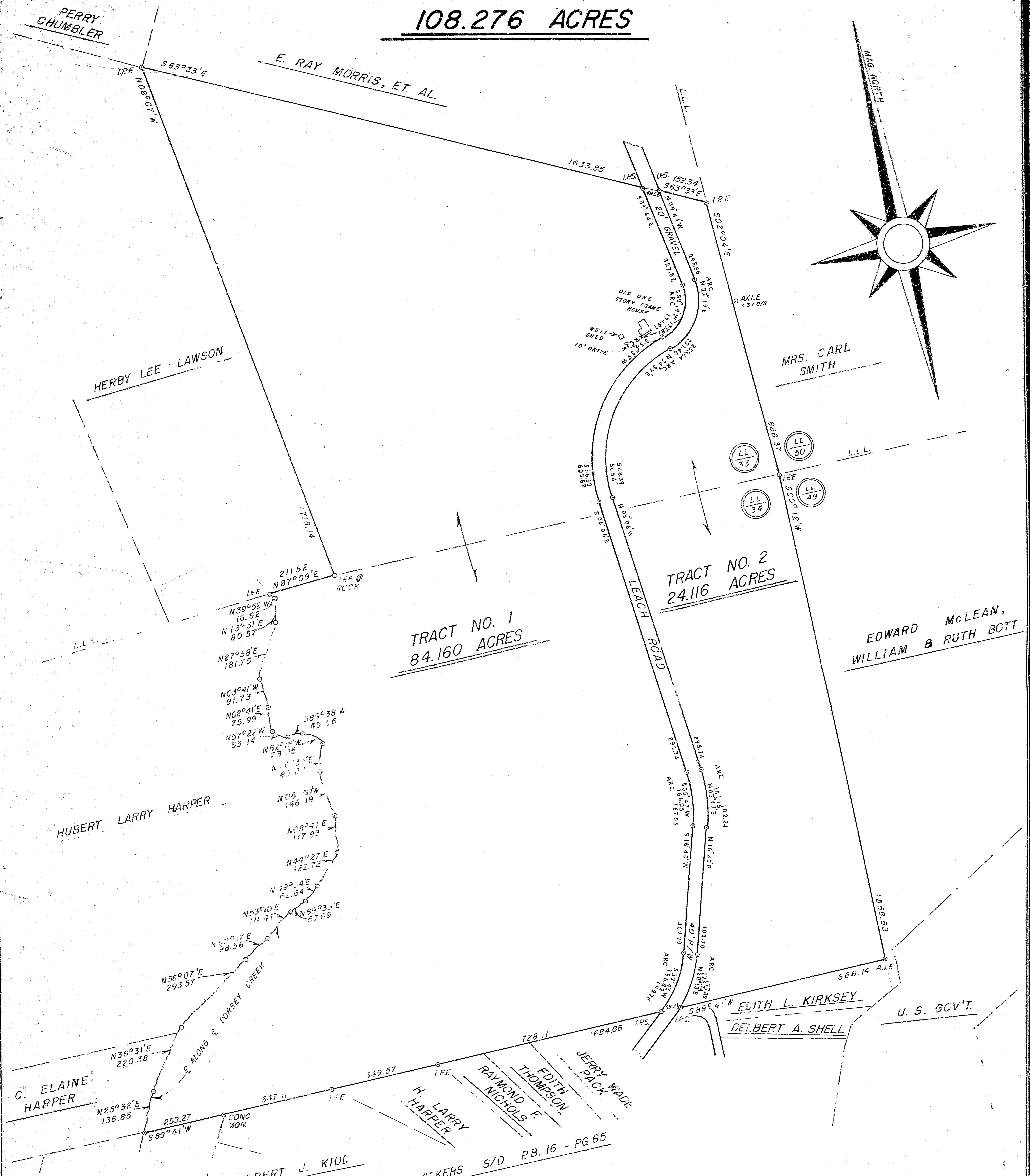
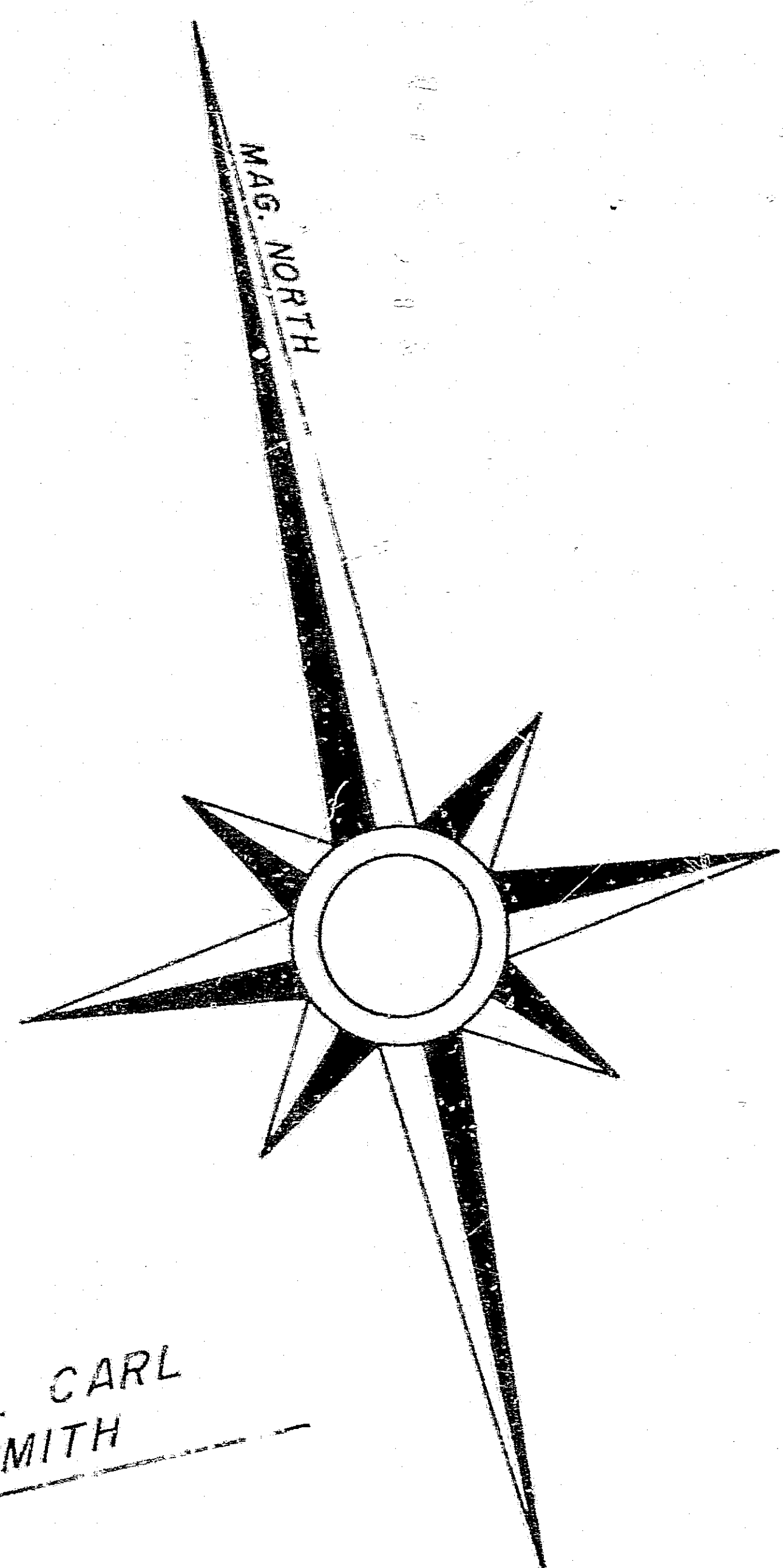
CONTACT:  
**SCOTT PARKER, R.L.S.**  
**(678) 267-7153**  
scott@thecookandcompany.com

SHEET

**1 of 1**

CDW DESIGN	AS SHOWN SCALE
4/30/21 DATE	21-002 PROJECT No.

108.276 ACRES



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 41.2" PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 5,199 FEET, AND WAS ADJUSTED USING THE GRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,742 FEET.

SURVEY FOR:  
**CAROLYN M. GOBER**  
LAND LOTS 33 & 34 — 10th DIST.  
HALL COUNTY, GEORGIA  
FEB. 7, 1979 — SCALE 1" = 200'  
REVISED MAY 3, 1983

83-04-21

1700-340

Recorded July 28, 1983 — H. Grady Watson, Clerk