

COOK

3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecoockandcompany.com
L.S.F. #001320

PREPARED FOR:
SHADOW STONE PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT:
GEOFF COOK
(678) 207-1509


PROJECT NAME:
PINE VALLEY RETRACEMENT SURVEY

TASK:
RETRACEMENT SURVEY

PROJECT INFORMATION:
PINE VALLEY
Project Name
21-011
Project Number
1662 AND 1666 PINE VALLEY ROAD
Project Address
L24
Land Lot No. (s)
9TH
District
HALL COUNTY, GEORGIA
County/State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		



CONTACT:
SCOTT PARKER, R.L.S.
(678) 267-7153
scott@thecoockandcompany.com

SHEET

1 of 1

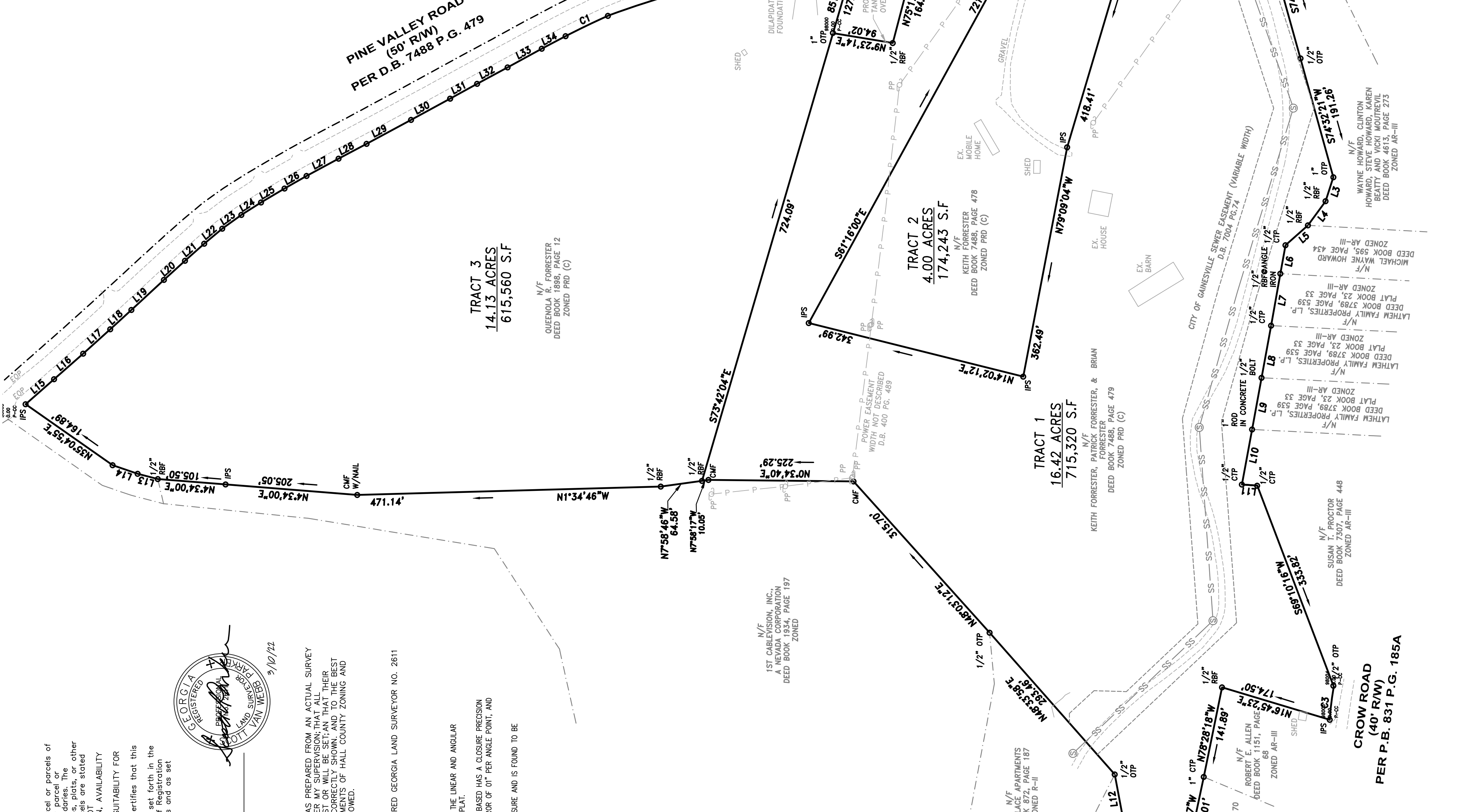
CDWY DESIGN	AS SHOWN	21-011
3/1/2022	DATE	PROJECT No.

LEGEND

IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CP	CONCRETE MONUMENT FOUND
BM	BENCHMARK
LS	LAND SURVEY LINE
ST	STAKE
CIP	CRIMP TOP PIPE
U	UTILITY
UL	UTILITY LOCATION
PL	PROPERTY LINE
AD	ADJACENT DISTRICT
BD	BOUNDARY DISTRICT
PP	PLAT BOOK/PAGE
PP/P	PLAT BOOK/PAGE CENTERLINE
B/E	BOUNDARY EASEMENT
S/E	SHADOW EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
UB	UTILITY BOX
J	JUNCTION
DI	DRAINAGE INLET
DI	DRAINAGE VALVE
FW	FIRE WYOMANT
W	WATER VALVE
WV	WATER VALVE
B/C	BACK OF CURB
S	SEWER
SS	SEWER
SS	SANITARY SEWER PIPE
SS	STORM SEWER PIPE
E	ELEVATION
CP	CONCRETE
CP	COMPOUND CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIP	DUCTILE IRON PIPE
OH	OVERHEAD POWER
OH	OVERHEAD POWER
OH	OVERHEAD POWER
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OH	OVERHEAD POWER



GENERAL SURVEY NOTES:
1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST.
2) ZONE COORDINATE SYSTEM NORTH-AMERICAN VERTICAL DATUM OF 1983 (NAD 83).
3) DATE OF FIELD SURVEY 03/02/22.
4) THIS SURVEY WAS CONDUCTED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE COUNTY LISTED.
5) THIS SURVEY WAS CONDUCTED FOR THE BENEFIT OF AN INDIVIDUAL OR ENTITY WHOSE NAME AND ADDRESS ARE RECORDED HEREIN.
6) DEED REFERENCES WERE OBTAINED FROM THE COUNTY RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR VALIDITY OF THE INFORMATION PROVIDED THEREIN.
7) THERE MAY BE INTERIOR IMPROVEMENTS OR UTILITIES THAT ARE NOT SHOWN AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE TO THE SURVEYOR.
8) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA SURVEYING BOARD AND THE OFFICIAL CODE OF GEORGIA ANNOTATED CODE (O.C.G.A.) 16-6-42 AS AMENDED BY THE HB 1004 (2016), IN THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SURVEYING BOARD AND THE REQUIREMENTS OF THE LAW.
9) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW.
10) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW.



SURVEYORS CERTIFICATION
This plat is a statement of an existing parcel, or parcels of land and does not subordinate or create new parcels of land. It is prepared and recorded under the supervision of a licensed surveyor, and the surveyor certifies that the information contained herein is true and correct. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE MATERIAL AND WORKMANSHIP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

SCOTT VAN WEBB PARKER R.L.S. #2611
5/10/22



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 MEASUREMENTS AND CALCULATIONS HAVE BEEN MADE AND THE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

CLOSURE STATEMENT:
A TRIANGLE 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 48,202 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND THIS 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 277,352 FEET.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S9°59'12"W	13.58'
L2	S9°58'27"W	180.94'
L3	N72°01'12"W	39.14'
L4	N5°58'17"W	46.28'
L5	N41°26'02"W	46.52'
L6	N79°44'47"W	44.92'
L7	N79°54'29"W	82.01'
L8	N79°37'11"W	82.24'
L9	N79°37'05"W	81.52'
L10	N79°34'21"W	86.91'
L11	S4°13'59"W	23.72'
L12	N79°25'47"E	86.03'
L13	N1°43'22"E	32.38'
L14	N18°55'29"E	41.02'
L15	S41°22'07"E	58.75'
L16	N79°25'47"E	60.17'
L17	S41°56'27"E	56.45'
L18	S42°29'47"E	44.53'
L19	S42°43'22"E	68.64'
L20	S42°17'48"E	44.20'
L21	S41°31'47"E	39.87'
L22	S39°55'24"E	36.46'
L23	S35°34'32"E	36.56'
L24	S32°28'52"E	36.03'
L25	S30°38'16"E	42.49'
L26	S29°39'42"E	39.39'
L27	S28°26'44"E	56.48'
L28	S27°52'55"E	49.11'
L29	S28°21'32"E	78.40'
L30	S28°34'00"E	69.02'
L31	S28°44'08"E	47.84'
L32	S28°14'43"E	53.61'
L33	S28°38'53"E	60.52'
L34	S27°52'36"E	41.86'
L35	S11°15'33"E	36.27'
L36	S12°01'08"E	49.73'
L37	S11°47'50"E	43.80'
L38	S12°03'03"E	18.31'
L39	S12°23'56"E	56.88'
L40	S12°44'08"E	122.40'
L41	S13°50'22"E	55.18'
L42	S15°58'06"E	110.49'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	1302.83'	72.74'	S25°42'29"E	72.73'	
C2	1418.09'	249.23'	S15°15'49"E	248.91'	
C3	435.16'	51.80'	N63°05'00"W	51.77'	

GENERAL NOTES:
1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13138C01856, HALL COUNTY GEORGIA, DATED 04/04/2016.
2. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL BUFFER ZONE AND A 50 FOOT IMPERVIOUS SURFACE SETBACK.
3. IF A PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE #17.226.040)
4. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GEORGIA011
Utilities Protection Company, Inc.
www.utilities011.com
(Call before you dig)

CHOOSE SCALE