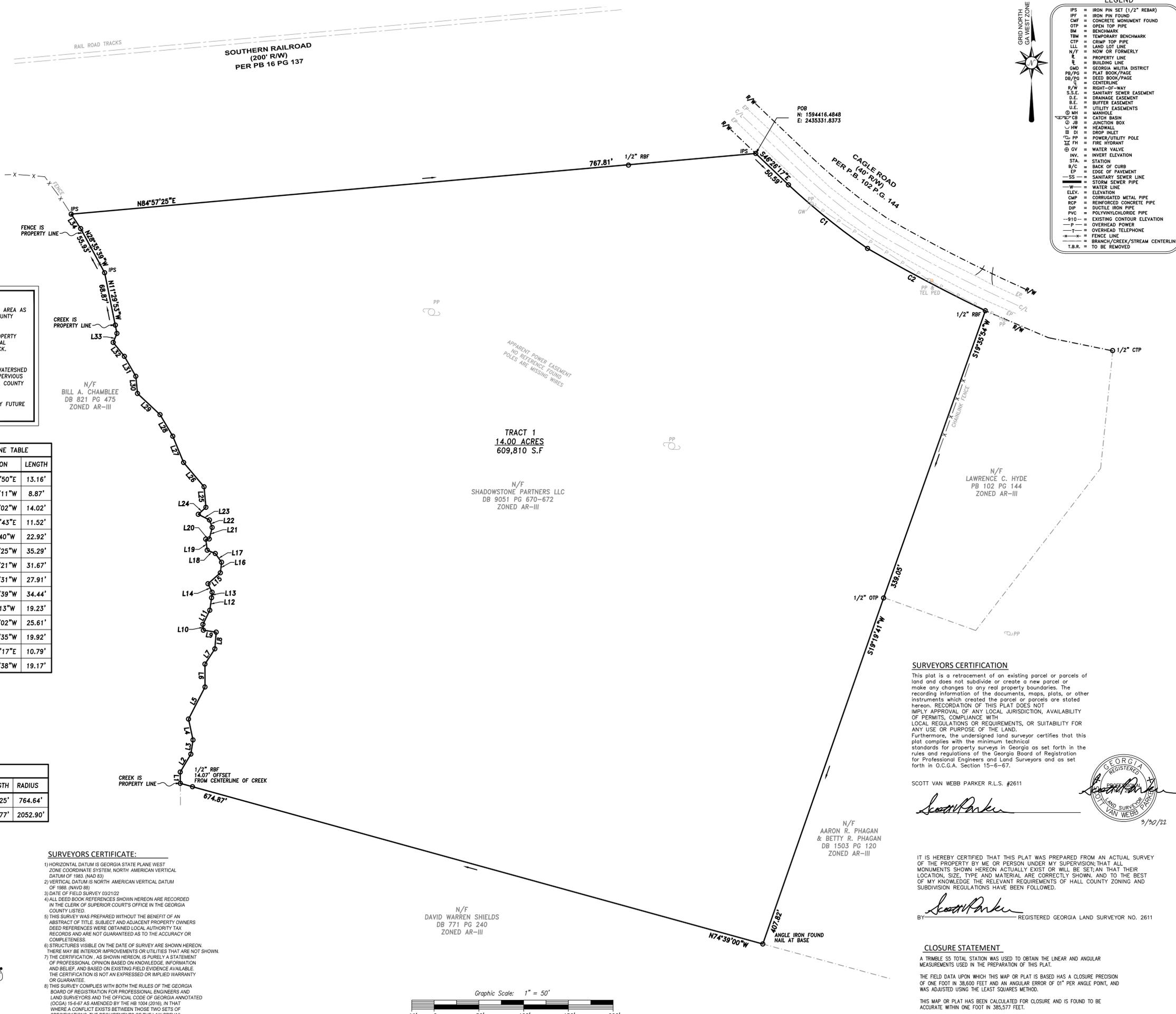


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



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 = CONCRETE TOP PIPE
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- E = PROPERTY LINE
- EL = BUILDING LINE
- QMD = GEORGIA MUTUA DISTRICT
- PB/PG = PLAT BOOK/PAGE
- DB/PG = DEED BOOK/PAGE
- CL = 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
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- H/W = HEADWALL
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- GV = WATER VALVE
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- B/C = BACK OF CURB
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- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
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- PVC = POLYVINYLCHLORIDE PIPE
- 910- = EXISTING CONTOUR ELEVATION
- P = OVERHEAD POWER
- - - = FENCE LINE
- - - = BRANCH/CREEK/STREAM CENTERLINE
- T.B.R. = TO BE REMOVED

GENERAL NOTES:

- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13139C0125G, HALL COUNTY GEORGIA, DATED 04/04/2018.
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
- 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 §17.225.040)
- THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

PARCEL LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N0°22'46"W	12.59'	
L2	N30°42'32"E	23.16'	
L3	N8°39'08"E	15.94'	
L4	N12°06'25"W	23.82'	
L5	N27°23'42"E	40.09'	
L6	N0°14'02"W	25.57'	
L7	N33°14'20"E	20.22'	
L8	N4°37'48"E	18.65'	
L9	N81°27'07"W	14.51'	
L10	N4°03'08"W	6.45'	
L11	N25°59'59"E	17.51'	
L12	N7°59'48"E	14.00'	
L13	N5°46'01"E	6.23'	
L14	N26°04'21"W	10.50'	
L15	N48°44'51"E	18.44'	
L16	N6°15'07"E	11.79'	
L17	N35°45'00"W	11.97'	
L18	N67°27'10"W	9.70'	
L19	N7°39'47"W	12.35'	
L20	N86°32'16"E	3.88'	

PARCEL LINE TABLE			
LINE #	DIRECTION	LENGTH	
L21	N14°27'50"E	13.16'	
L22	N20°09'11"W	8.87'	
L23	N63°03'02"W	14.02'	
L24	N47°43'43"W	11.52'	
L25	N5°14'40"W	22.92'	
L26	N40°12'25"W	35.29'	
L27	N22°25'21"W	31.67'	
L28	N30°48'31"W	27.91'	
L29	N46°56'39"W	34.44'	
L30	N5°42'13"W	19.23'	
L31	N29°58'02"W	25.61'	
L32	N38°38'35"W	19.92'	
L33	N22°23'17"E	10.79'	
L34	N33°21'38"W	19.17'	

CURVE TABLE

CURVE #	CHORD DIRECTION	CHORD LENGTH	LENGTH	RADIUS
C1	S51°17'11"E	113.14'	113.25'	764.64'
C2	S62°14'28"E	148.74'	148.77'	2052.90'

SURVEYORS CERTIFICATE:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM; NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD 83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- DATE OF FIELD SURVEY 03/21/22
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S 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 (O.C.G.A. 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.

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

3/30/22

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; AND 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.

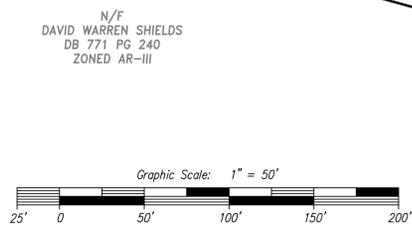
BY: *Scott Parker* REGISTERED GEORGIA LAND SURVEYOR NO. 2611

CLOSURE STATEMENT

A TRIMBLE S5 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 38,600 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 385,577 FEET.



COOK

3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.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:
CAGLE ROAD

TASK:
BOUNDARY SURVEY

PROJECT INFORMATION:

CAGLE ROAD
Project Name
21-008
Project Number
4656 CAGLE RD
Project Address
Land Lot No.(s)
G.M.D. 411
District
HALL COUNTY, GEORGIA
County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

GEORGIA REGISTERED LAND SURVEYOR

Scott Parker

3/30/22

CONTACT:
SCOTT PARKER, RLS (678) 267-7153
scott@thecookandcompany.com

SHEET

1 OF 1

CCR DESIGN	AS SHOWN SCALE
3/30/2022 DATE	21-008 PROJECT No.

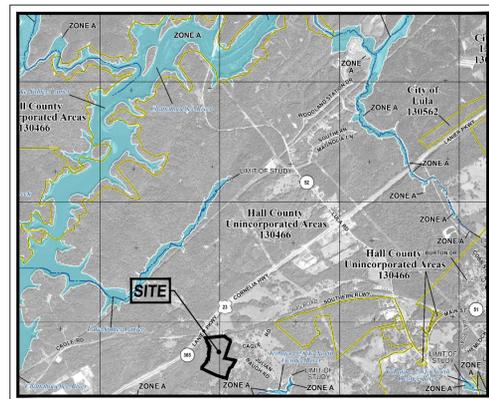
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LINE #	DIRECTION	LENGTH
L1	N12°35'12"W	32.26'
L2	N19°08'48"E	95.38'
L3	N7°04'48"E	25.15'
L4	S7°04'11"E	26.50'
L5	N7°35'48"E	100.88'
L6	N3°58'35"W	68.63'
L7	N9°31'20"W	26.95'
L8	N5°41'19"W	15.54'
L9	N0°22'46"W	12.59'
L10	N3°04'32"E	23.16'
L11	N8°39'08"E	15.94'
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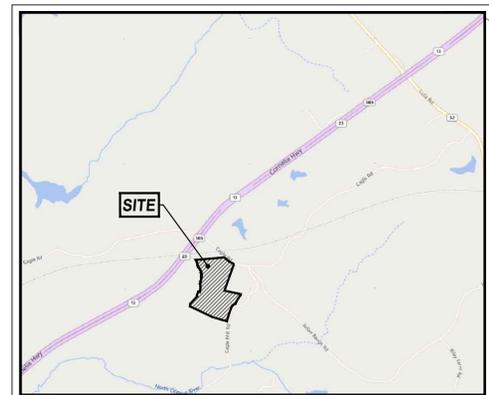
LINE #	DIRECTION	LENGTH
L21	N5°46'01"E	6.23'
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L39	N29°58'02"W	25.61'
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LINE #	DIRECTION	LENGTH
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L42	N11°29'53"W	68.87'
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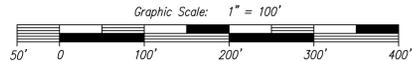
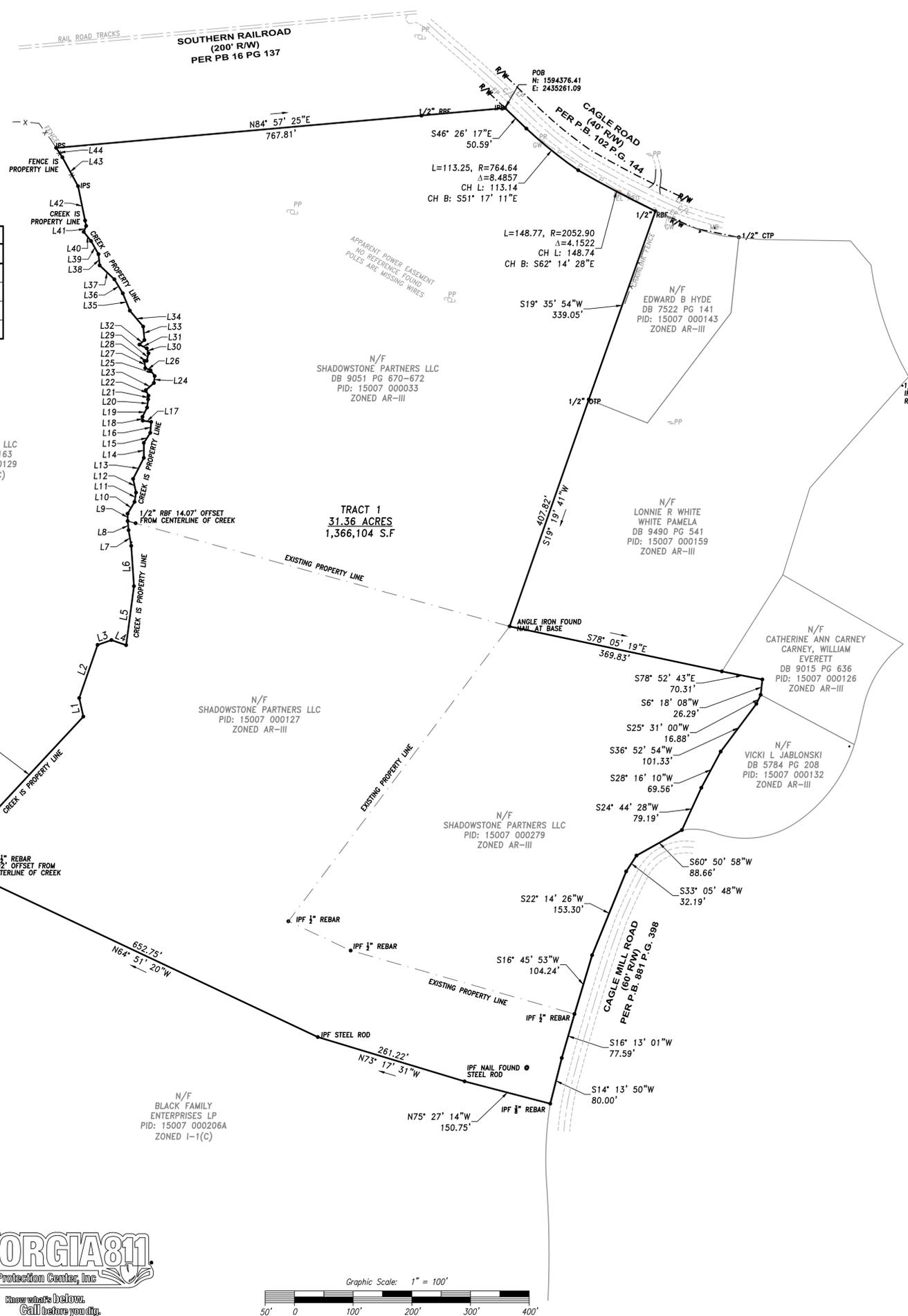
N/F
NCP HOLDINGS, LLC
DB 9139 PG 163
PID: 15007 000129
ZONED I-1(C)



FIRM PANEL NO. 13139C0125H
N.T.S.



VICINITY MAP
N.T.S.



LEGEND

- IPF = IRON PIN SET (1/2" REBAR)
- IPF = IRON PIN FOUND
- CMF = CONCRETE MONUMENT FOUND
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SCOTT VAN WEBB PARKER R.L.S. #2611
Scott Parker
REGISTERED GEORGIA LAND SURVEYOR NO. 2611
12/08/25

CLOSURE STATEMENT
A TRIMBLE S5 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 38,600 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 385,577 FEET.

- GENERAL SURVEY NOTES**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983. (NAD 83)
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)
 - DATE OF FIELD SURVEY 03/21/22
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S 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.
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 - 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 (O.C.G.A.) 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.

- GENERAL NOTES:**
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13139C0125H, HALL COUNTY GEORGIA, DATED 12/01/2022.
 - ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
 - IF A PROPERTY IS LOCATED IN THE NORTH OCOONE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)
 - THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

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

PREPARED FOR:
SHADOW STONE PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT: GEOFF COOK (678) 207-1509
PROJECT NAME:
CAGLE ROAD COMBINATION
TASK:
COMBINATION PLAT

PROJECT INFORMATION:
CAGLE ROAD
Project Name
21-008
Project Number
4656 CAGLE RD
Project Address
Land Lot No.(s)
G.M.D. 411
District
HALL COUNTY, GEORGIA
County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

Scott Parker
REGISTERED GEORGIA LAND SURVEYOR PARKER
12/08/25
CONTACT:
SCOTT PARKER, RLS
(678) 267-7153
scott@thecookandcompany.com

SHEET
1 OF 1
BBL DESIGN AS SHOWN SCALE
12/08/2025 DATE 21-008 PROJECT No.