RECORDING STAMP SPACE:

BK: 75 PG: 414-414
Filed and Recorded
11-15-2025 11:02 AM
DOC# P2025-000318

Judy L. Odom

JUDY ODOM
CLERK OF COURT
UNION COUNTY

NOTES:
THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ___N/A___ FEET.

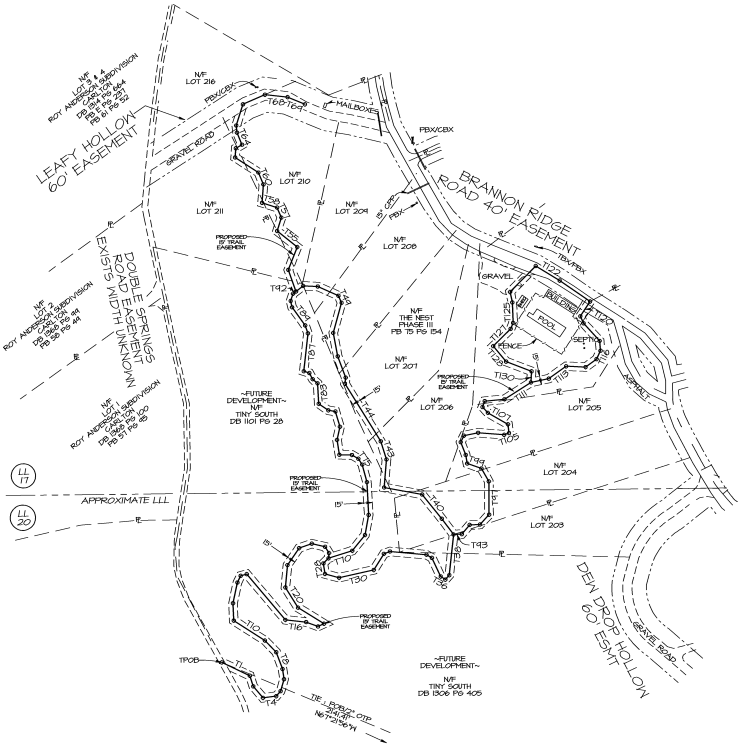
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

NO PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER UNION COUNTY FIRM PANEL 13291C0250D, LAST REVISED SEPTEMBER 28, 2007.

PROPOSED LOCATION PROVIDED BY CUSTOMER, NO FIELDWORK PERFORMED



LINE	BEARING	DISTANCE
T1	S64°38'27"E	54.12'
T2	S18°00'41"E	14.50'
T3	S40°05'13"E	26.12'
T4	N82°40'57"E	23.25'
T5	N41°35'56"E	11.70'
T6	N15°54'07"E	21.54'
T7	N06°43'03"W	18.04'
T8	N20°26'47"W	31.05'
T9	N44°06'53"W	28.42'
T10	N57°23'20"W	64.44'
T11	N02°23'39"W	30.23'
T12	N12°04'28"E	36.86'
T13	N25°55'11"E	12.46'
T14	N74°21'23"E	10.88'
T15	S40°12'55"E	104.19'
T16	S83°48'13"E	36.47'
T17	S64°44'48"E	22.04'
T18	N65°35'11"E	11.50'
T19	N56°20'33"W	53.21'
T20	N31°53'52"W	41.53'
T21	N05°04'03"E	34.11'
T22	N34°31'11"E	35.83'
T23	N70°51'11"E	23.45'
T24	S76°48'26"E	23.70'
T25	S32°22'32"E	12.41'
T26	S05°31'03"W	9.14'
T27	S45°41'26"W	12.53'
T28	S08°23'14"E	18.76'
T29	S75°11'23"E	25.42'
T30	N77°19'48"E	61.99'
T31	N32°06'52"E	33.13'
T32	N68°58'37"E	11.22'
T33	S64°53'04"E	63.77'
T34	S60°21'40"E	11.03'
T35	S25°22'26"E	35.81'
T36	S56°06'17"E	9.76'
T37	N41°44'58"E	10.31'
T38	N05°51'22"E	7.14'
T39	N36°42'53"W	34.25'
T40	N39°05'30"W	54.30'
T41	N74°32'04"W	67.35'
T42	N04°47'24"E	48.45'
T43	N17°27'41"W	33.17'
T44	N31°48'35"W	118.04'
T45	N06°21'12"E	10.62'
T46	N20°24'33"W	34.60'
T47	N10°56'24"W	41.50'
T48	N15°31'21"E	54.42'
T49	N23°40'02"W	13.50'
T50	N66°06'37"W	34.35'
T51	N57°40'04"W	25.48'
T52	S52°34'16"W	15.88'
T53	N19°21'19"W	34.87'
T54	N21°18'51"E	42.62'
T55	N51°28'35"W	44.87'
T56	N17°41'58"E	24.47'
T57	N23°18'34"W	19.01'
T58	N72°18'56"W	27.37'
T59	N04°09'22"E	32.12'
T60	N22°50'38"W	22.44'

T61	N57°10'46"W	48.19'
T62	N04°09'22"E	16.06'
T63	N60°01'54"E	12.43'
T64	N22°29'27"W	22.83'
T65	N05°39'12"W	12.43'
T66	N17°24'55"E	38.73'
T67	N66°25'21"E	41.81'
T68	S83°42'11"E	39.69'
T69	S67°38'00"E	32.60'
T70	N72°17'26"E	43.36'
T71	N38°57'22"E	35.16'
T72	N10°33'29"E	35.55'
T73	N03°01'27"W	57.22'
T74	N14°56'30"W	31.62'
T75	N34°11'06"W	12.30'
T76	N54°32'13"W	12.87'
T77	N84°10'11"W	21.57'
T78	N28°41'35"W	26.13'
T79	N12°23'55"E	23.44'
T80	N16°27'40"W	27.69'
T81	N80°16'35"W	12.77'
T82	N55°43'09"W	19.97'
T83	N03°24'15"W	35.73'
T84	N49°10'12"W	11.11'
T85	N28°27'30"W	11.99'
T86	N71°47'24"W	10.41'
T87	N06°21'45"E	66.30'
T88	N19°19'12"W	19.69'
T89	N35°50'19"W	34.00'
T90	N12°30'07"W	11.18'
T91	N16°05'58"E	13.41'
T92	N52°34'16"E	6.18'
T93	N37°36'35"E	14.34'
T94	N40°35'14"E	21.13'
T95	N87°39'25"E	17.49'
T96	N42°44'29"E	23.34'
T97	N30°25'13"W	57.57'
T98	N24°50'33"W	25.98'
T99	N70°32'53"W	26.07'
T100	N10°21'53"W	15.16'
T101	N21°21'36"W	23.84'
T102	N26°38'42"E	12.64'
T103	N78°09'26"E	25.09'
T104	S85°30'47"E	45.59'
T105	N70°45'52"E	8.47'
T106	N06°44'47"E	15.39'
T107	N60°23'27"W	40.36'
T108	N42°27'52"W	13.79'
T109	N20°47'23"E	10.41'
T110	N84°26'40"E	34.60'
T111	N57°39'02"E	54.55'
T112	N78°00'02"E	31.83'
T113	N54°30'39"E	37.10'
T114	S67°39'41"E	33.88'
T115	N54°04'08"E	23.64'
T116	N25°12'06"E	16.11'
T117	N05°07'41"E	17.17'
T118	N42°27'53"W	41.36'
T119	N24°44'24"W	13.62'
T120	N33°29'32"E	30.79'
T121	N55°23'36"W	64.22'
T122	N58°43'18"W	48.40'
T123	S44°37'53"W	63.55'
T124	S12°12'09"E	18.61'
T125	S02°02'52"E	35.64'
T126	S22°14'40"W	11.02'
T127	S45°12'09"W	42.46'
T128	S38°57'11"E	35.07'
T129	S64°01'30"E	47.52'
T130	S03°25'50"W	14.33'

LEGEND

BL	-	BUILDING LINE
BWF	-	BARBED WIRE FENCE
CBX	-	CABLE TV BOX
CB	-	CATCH BASIN
C/G	-	CURB & GUTTER
CMP	-	CORRUGATED METAL PIPE
℄	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CPP	-	CORRUGATED PLASTIC PIPE
CC	-	CONCRETE
DB/PG	-	DEED BOOK, PAGE
DI	-	DROP INLET
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
G/W	-	GUY WIRE
HW	-	HEAD WALL
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET-1/2"REBAR
LP	-	PROPANE TANK
LL	-	LAND LOT
LLC	-	LAND LOT CORNER
LLL	-	LAND LOT LINE
MH	-	MAN HOLE
N/F	-	NOW OR FORMERLY
OTP	-	OPEN TOP PIPE
PB/PG	-	PLAT BOOK, PAGE
POB	-	POINT OF BEGINNING
POC	-	POINT OF COMMENCING
PBX	-	POWER TRANSFORMER BOX OVER HEAD POWER
ℙ	-	PROPERTY LINE
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
RBF	-	REBAR FOUND
RCF	-	ROCK CORNER FOUND
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT-OF-WAY
TBX	-	TELEPHONE PEDASTEL OVER HEAD TELEPHONE
-T-	-	TELEPHONE POLE
TP	-	WATER METER
WM	-	WATER VALVE
WV	-	UNDERGROUND TELEPHONE
UGT	-	UNDERGROUND POWER
UGP	-	

SURVEYOR'S CERTIFICATION

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF 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.

GEORGIA REGISTERED No. 3001 LAND SURVEYOR UNION COUNTY

J. JASON HENSON GA. RLS #3001 — 8-22-25 DATE

GRAPHIC SCALE 1"=100'
0 100 200 300

SHEET 1 OF 1
THE NEST

DATE: 8/22/25
SCALE: HORIZ. 1"=100' VERT. N/A
LAND LOT(S): 17/20
DISTRICT: 9th
SECTION: 1st
COUNTY: UNION STATE: GEORGIA
SURVEYED: N/A DRAWN: BRB
CHECKED: JJH APPROVED: JJH

ISSUE			
NO.	DESCRIPTION	DATE	BY	APPR.

PROPOSED WALKING TRAIL PLAT FOR:

THE NEST AT BRANNON RIDGE RESERVE

LOCATED IN LAND LOT 17 & 20, 9th DISTRICT 1st SECTION UNION COUNTY, GEORGIA

Blue Ridge Mountain Surveying
PO BOX 893
BLAIRSVILLE, GA 30514
706.250.2501
LSF #888