

JUDY ODOM
CLERK OF COURT
UNION COUNTY

NOTES:

ALL OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSE APPROXIMATION AS CALCULATED ACCORDING TO RELATIVE POSITIONAL ACCURACY OF SURVEY CONFIDENCE LEVEL. EQUIPMENT USED WAS A CARLSON 500T WITH AN INTELLIGENT SMART ANTENNA ON A BASE & SQUIRT NETWORK.

FIELD DATE: 8/20/24

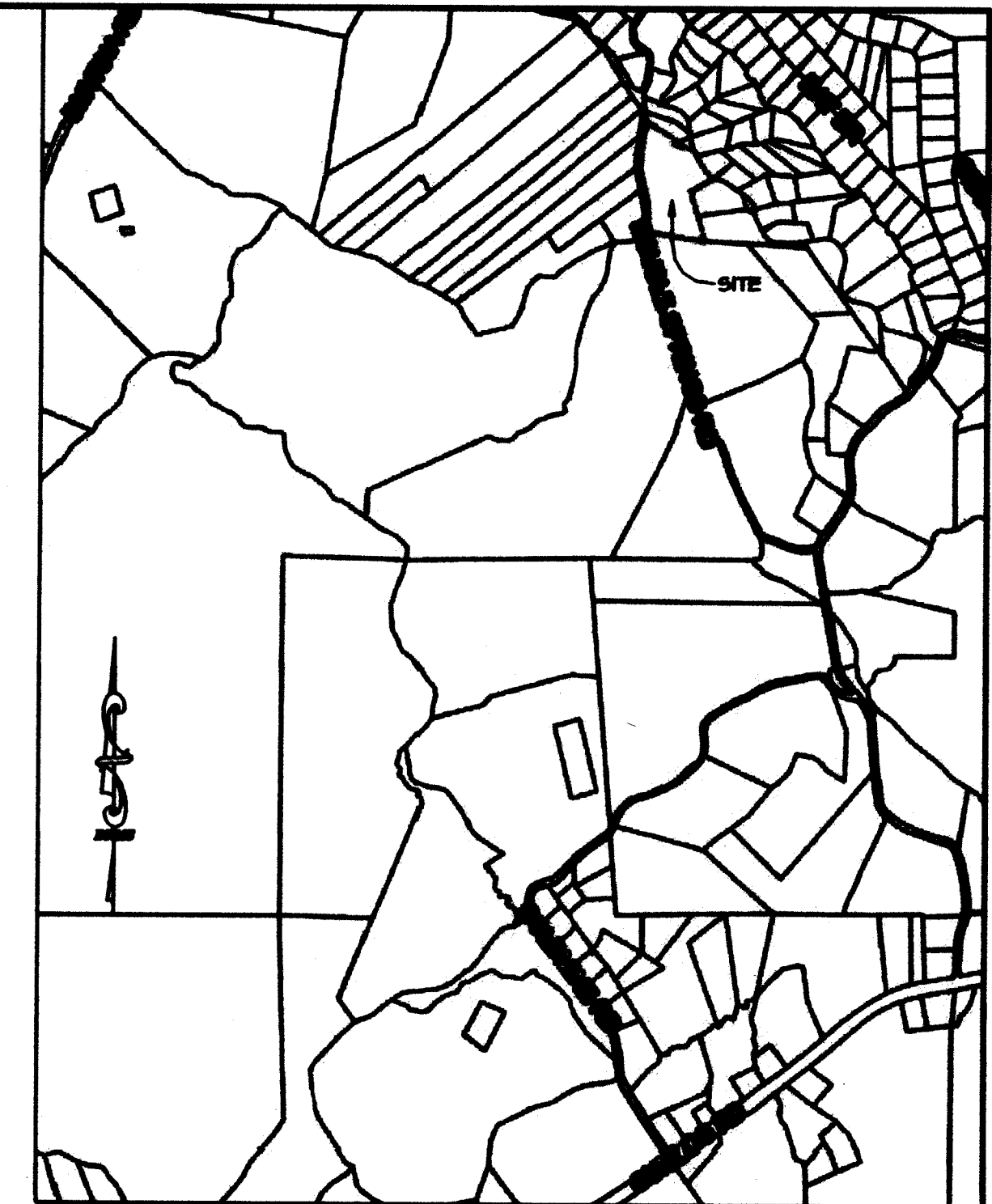
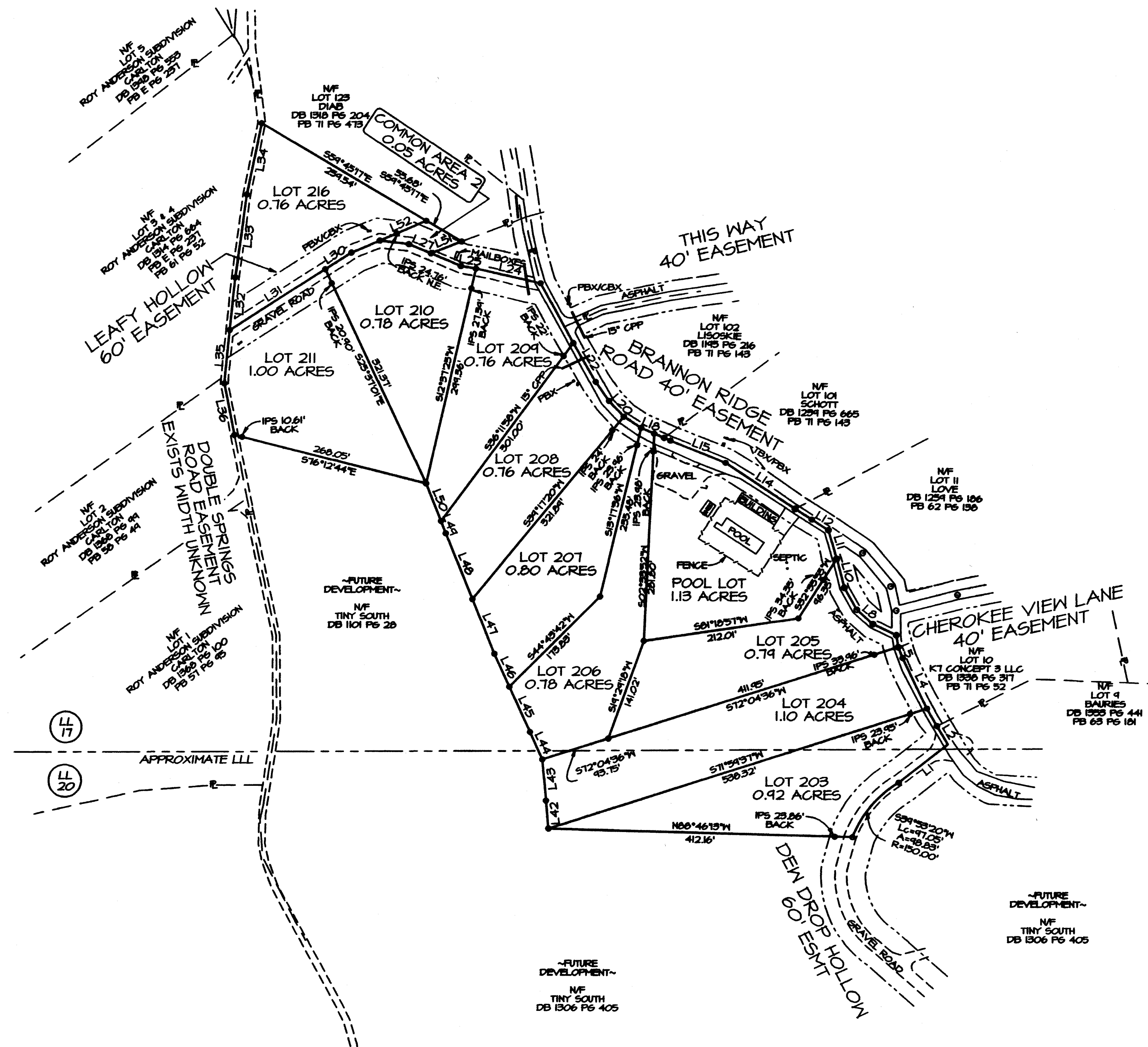
THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS INTENDED TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

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 PLAT 200600000, LAST REVISED JUNE 16, 2011.



VICINITY MAP
(NOT TO SCALE)



BRMS

**FINAL PLAT FOR:
THE NEST
PHASE III**

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

Blue Ridge Mountain Surveying

**PO BOX 893
BLAIRSVILLE, GA 30614
708.250.2301**

DATE:	3/10/25	N/A	NO.	DESCRIPTION	ISSUE DATE	BY	APPRO.
SCALE:	HORIZ. 1"=100'	VERT.					
LAND LOT(S):	17 & 20						
DISTRICT:	8th						
SECTION:	1ST						
COUNTY:	UNION	STATE:	GEORGIA				
SURVEYED:	AS	DRAWN:	BBB				
CHECKED:	JAF	APPROVED:	JAF				

SHEET	
1	1
OF	
1	

SHEET 1 OF 1
DRAWING NAME:
THE NEST

LINE	BEARING	DISTANCE
L1	N81°50'48"E	84.41'
L2	N81°08'40"W	24.15'
L3	N24°56'48"W	21.34'
L4	N26°02'04"W	75.94'
L5	N22°44'54"W	16.09'
L6	N08°45'25"W	16.10'
L7	N64°47'16"W	35.43'
L8	N48°37'31"W	28.94'
L9	N24°40'24"W	34.46'
L10	N41°26'51"W	40.43'
L11	N16°18'54"W	40.51'
L12	N15°51'23"W	26.84'
L13	N15°51'23"W	26.84'
L14	N56°44'56"W	113.07'
L15	N66°26'25"W	80.68'
L16	N61°02'20"W	9.60'
L17	N61°02'20"W	14.54'
L18	N61°02'20"W	14.40'
L19	N51°04'25"W	21.94'
L20	N43°37'41"W	24.07'
L21	N85°11'03"W	31.70'
L22	N80°22'37"W	60.12'
L23	N41°04'37"W	42.82'
L24	N71°46'35"W	40.05'
L25	N80°38'34"W	20.64'
L26	N61°38'00"W	44.16'
L27	N61°38'00"W	32.60'
L28	N83°42'11"W	34.64'
L29	S66°25'27"W	41.81'
L30	S57°24'30"W	41.84'
L31	S56°54'46"W	153.70'
L32	N05°40'18"E	71.94'
L33	N07°18'33"E	113.42'
L34	N11°25'51"E	94.04'
L35	S05°11'40"W	72.85'

L36	S11°33'27"E	71.08'
L37	S11°43'43"E	163.91'
L38	S12°34'20"E	41.44'
L39	S12°34'20"E	73.42'
L40	S00°48'57"E	112.80'
L41	S08°27'48"W	98.63'
L42	N05°20'25"W	38.06'
L43	N05°20'25"W	56.24'
L44	N24°51'04"W	40.70'
L45	N24°51'04"W	67.52'
L46	N24°51'04"W	49.28'
L47	N22°10'26"W	79.40'
L48	N22°10'26"W	46.15'
L49	N22°10'26"W	17.82'
L50	N22°10'26"W	55.03'
L51	S66°40'23"W	44.44'
L52	S66°25'27"W	60.63'

NO CONSTRUCTION IS ALLOWED ON ANY LOT
WITHOUT A BUILDING PERMIT

APPROVED BY UNION COUNTY.

David King 3-18-25
UNION COUNTY DATE

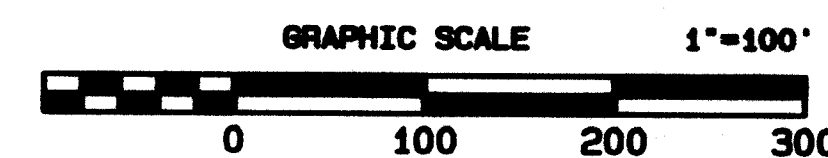
HEALTH DEPARTMENT APPROVAL

Donna Smith

HEALTH OFFICER DATE *3/18/85*

SUBDIVISION APPROVAL FOR USE OF SEPTIC TANKS
SYSTEMS WITH THE FOLLOWING RESTRICTIONS:

1. A septic permit must be issued on any lot before construction can begin.
2. No lots may be subdivided without Health Department approval.
3. Every house must have a septic system.
4. No wells allowed on any lot, unless permitted by the Health Department.
5. House size, location and number of bedrooms may be restricted on some lots.



SURVEYOR'S CERTIFICATION

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence by approval certificates, signatures, stamps, seals, or other means. I hereby approve or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plat complies with the standards, technical specifications, and procedures 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.



3-10-25
DATE

LEGEND	
BL	BUILDING LINE
BM	BASIS MEASUREMENT
CBX	CABLE TV BOX
CB	CATCH BASIN
C/S	CURB & GUTTER
CHP	CORRUGATED METAL PIPE
CH	CHAIN LINK
CLF	CHAIN LINK FENCE
CP	CORRUGATED PLASTIC PIPE
CO	CONCRETE
DBPS	DEED BOOK PAGE
DP	DROP IN
EP	EDGE OF PAVEMENT
PH	PIPE HYDRANT
WRE	WIRE
HR	HEAD MAIL
HR	HOG HIRE FENCE
IR	IRON PIN FOUND
IR	IRON PIN SET-1/2" REBAR
PL	PLASTIC TANK
LL	LAND LOT
LL	LAND LOT CORNER
LL	LAND LOT LINE
MM	MAN HOLE
NH	NOM OR FORMERLY
OT	OPEN
PL	PLAT BOOK PAGE
PO	POINT OF BEGINNING
POC	POINT OF CONCURRENCE
POB	POWER TRANSFORMER BOX
POB	POWER HEAD POWER
PR	PROPERTY LINE
PR	POWER POLE
PR	POWER TELEPHONE POLE
RF	REBAR FOUND
RCP	REINFORCED CONCRETE PIPE
RUM	RIGHT-OF-WAY
TR	TRAILHEAD
TR	OVERHEAD TELEPHONE
TR	TELEPHONE POLE
WV	WATER VALVE
WV	NATURAL VALVE
WV	UNDERGROUND TELEPHONE
WV	UNDERGROUND TOWER