

RECORDING STAMP SPACE:

P2021000112

BK:72 PG:318-318

FILED IN OFFICE
CLERK OF COURT
04/27/2021 11:34 AM
JUDY ODOM, CLERK
SUPERIOR COURT
UNION COUNTY, GA

Judy Odom

NOTES:
7738951207 PARTICIPANT ID
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,785 FEET, AND AN ANGLUAR ERROR OF 05" SECONDS PER ANGLE AND WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A TRIMBLE S6 ROBOTIC. FIELD DATE: 1/24/19, 3/1/20, 3/19/21

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 691,932 FEET.

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 13241C0055D, LAST REVISED SEPTEMBER 28, 2007.

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT

APPROVED BY UNION COUNTY.

Rush Day 4-21-21
UNION COUNTY DATE

LEGEND

- CBX - CABLE TV BOX
- CL - CENTER LINE
- CPP - CORRUGATED PLASTIC PIPE
- DB/PG - DEED BOOK, PAGE
- FH - FIRE HYDRANT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET-1/2" REBAR
- N/F - NOW OR FORMERLY
- PB, PG - PLAT BOOK, PAGE
- PBX - POWER TRANSFORMER BOX
- PL - PROPERTY LINE
- RBF - REBAR FOUND
- RCF - ROCK CORNER FOUND
- REV - REVISED
- R/W - RIGHT-OF-WAY
- WM - WATER METER

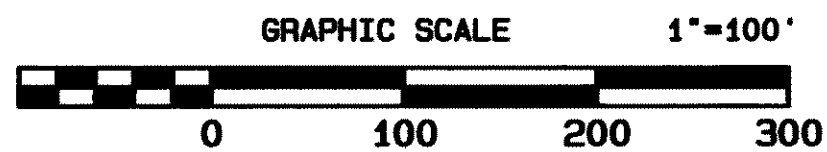
LINE	BEARING	DISTANCE
L1	N71°40'48"E	18.39'
L2	N84°11'23"E	34.60'
L3	S88°09'33"E	52.63'
L4	N88°49'21"E	24.22'
L5	S45°22'26"E	151.23'
L6	S76°09'01"E	124.53'
L7	S51°51'28"E	157.93'
L8	S81°49'08"W	54.54'
L9	N86°00'45"W	143.48'
L10	N51°51'28"W	361.51'
L11	N88°49'21"E	24.22'
L12	N77°40'15"E	24.38'
L13	N77°40'15"E	24.38'
L14	N68°39'18"E	26.35'
L15	S40°22'55"E	112.72'
L16	N88°21'37"E	116.76'
L17	S66°29'37"E	341.31'
L18	S81°49'08"W	248.91'
L19	N68°39'18"E	23.38'
L20	N63°12'22"E	21.25'
L21	S80°27'01"E	338.45'
L22	S33°42'39"E	113.36'
L23	S37°07'08"E	108.23'

HEALTH DEPARTMENT APPROVAL

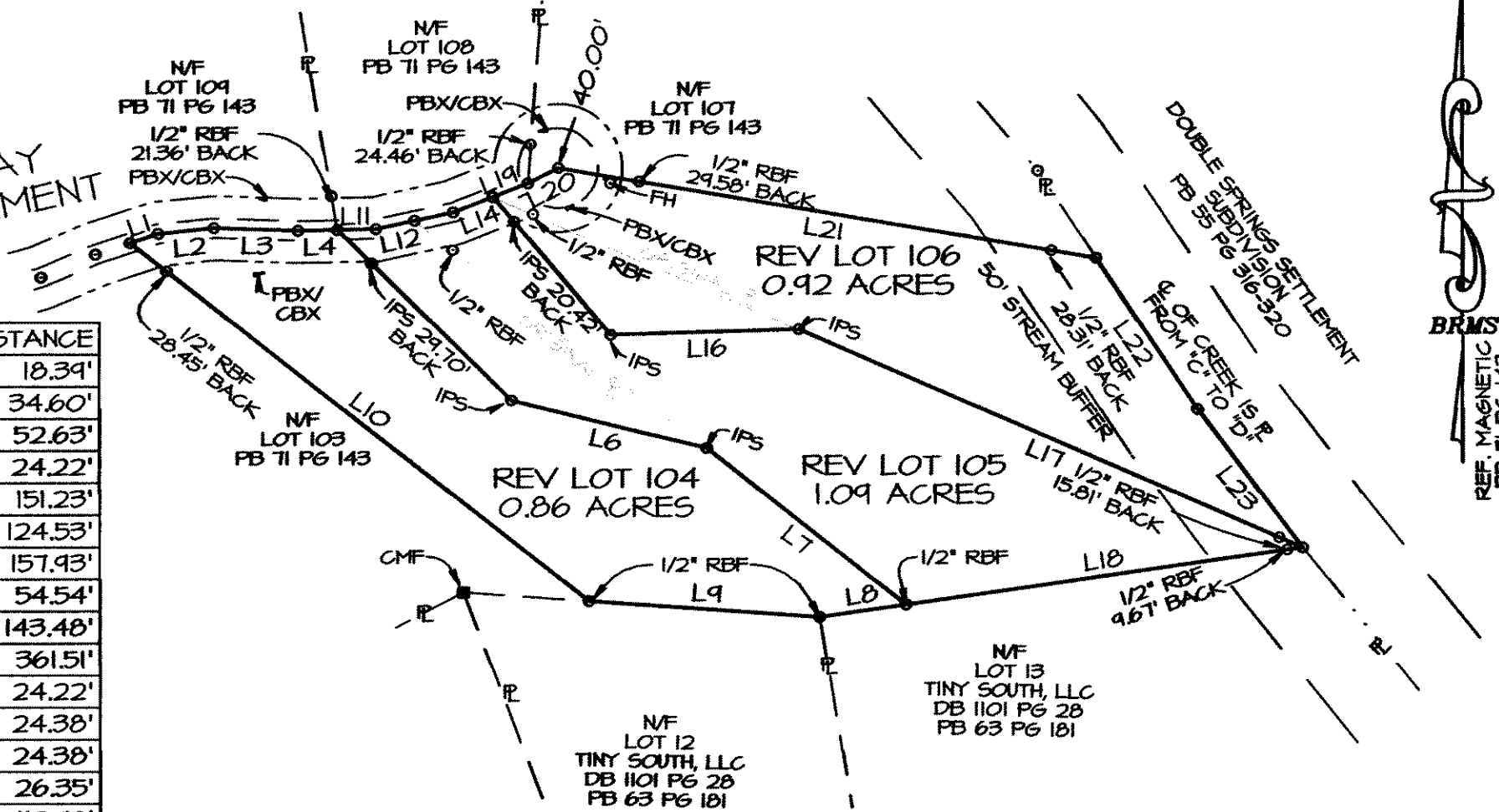
Mark Smith 4/21/21
HEALTH OFFICER DATE

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. Pending house location, sewage may require pumping.
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 to accommodate septic system requirements.



THIS WAY
40' EASEMENT



SURVEYOR'S CERTIFICATION

As required by subsection (d) 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 evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals 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 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.

Jason Henson
J. JASON HENSON GA. RLS #3007

3-19-21
DATE



Blue Ridge Mountain Surveying
PO BOX 993
BLAIRSVILLE, GA 30514
706.897.7900
BRMS

LOT REVISION SURVEY FOR:
THE NEST AT BRANNON RIDGE RESERVE - PHASE 1
LOCATED IN LAND LOT 17, 9th DISTRICT 1st SECTION UNION COUNTY, GEORGIA

3/19/21
SCALE: 1" = 100'
SURVEYED: BB
DRAWN: BRB
CHECKED: JJH
APPROVED: JJH

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1
PROJ NAME:
BRANNON RIDGE
RESERVE - THE NEST