

LEGEND

- BWF - BARBED WIRE FENCE
- C - CENTERLINE
- DB, PG - DEED BOOK, PAGE
- EP - EDGE OF PAVEMENT
- ESM'T - EASEMENT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" RB)
- LL - LAND LOT
- LLL - LAND LOT LINE
- MT - MARKED TREE
- N/F - NOW OR FORMERLY
- OTF - OPEN TOP PIPE
- FB, PG - PLAT BOOK PAGE
- PBX - POWER BOX
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PP - POWER POLE
- RB - REBAR
- RD - ROAD
- R/W - RIGHT OF WAY
- SO FT - SQUARE FEET
- TEB - TELEPHONE BOX
- TPOB - TRUE POINT OF BEGINNING
- WM - WATER METER
- - IRON PIN SET 1/2" RB

NOTE:

1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FHM FLOOD INSURANCE RATE MAP OF UNION COUNTY, GEORGIA COMMUNITY PANEL NUMBER : 130254 0050 C EFFECTIVE DATE: SEPTEMBER 18, 1985 REVISION DATE: DECEMBER 3, 1993
2. THIS PLAT IS FOR THE EXCLUSIVE USE OF BRANNON RIDGE RESERVE, INC. ANY USE, BY THIRD PARTIES IS AT THEIR OWN RISK
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PROPERTY MAY CONTAIN RIGHTS OF WAY OR EASEMENTS NOT SHOWN

REFERENCES:

- 1) PLAT PREPARED BY ROCHESTER & ASSOCIATES, INC. FOR JEREMY ADAMS, DATED 09/18/03.

THE ROADS IN THIS SUBDIVISION WILL NEITHER BE ACCEPTED AS A COUNTY ROAD NOR MAINTAINED BY THE COUNTY.

APPROVED BY
UNION COUNTY HEALTH DEPT.

HEALTH OFFICER
SUBDIVISION APPROVAL
FOR USE OF SEPTIC TANK 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
- 3) NO WELLS ALLOWED ON ANY LOT.
- 4) PENDING HOUSE LOCATION SEWAGE MAY REQUIRE PUMPING.
- 5) ALL LOTS (EXCEPT LOT 2) APPROVED FOR UP TO 3 TO 4 BEDROOM HOMES DEPENDING ON HOUSE SIZE AND LOCATION.
- 6) LOT 2 APPROVED FOR A 2 BEDROOM HOME, ADDITIONAL BEDROOM WOULD REQUIRE HEALTH DEPARTMENT APPROVAL AND SITE PLAN.



NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT.

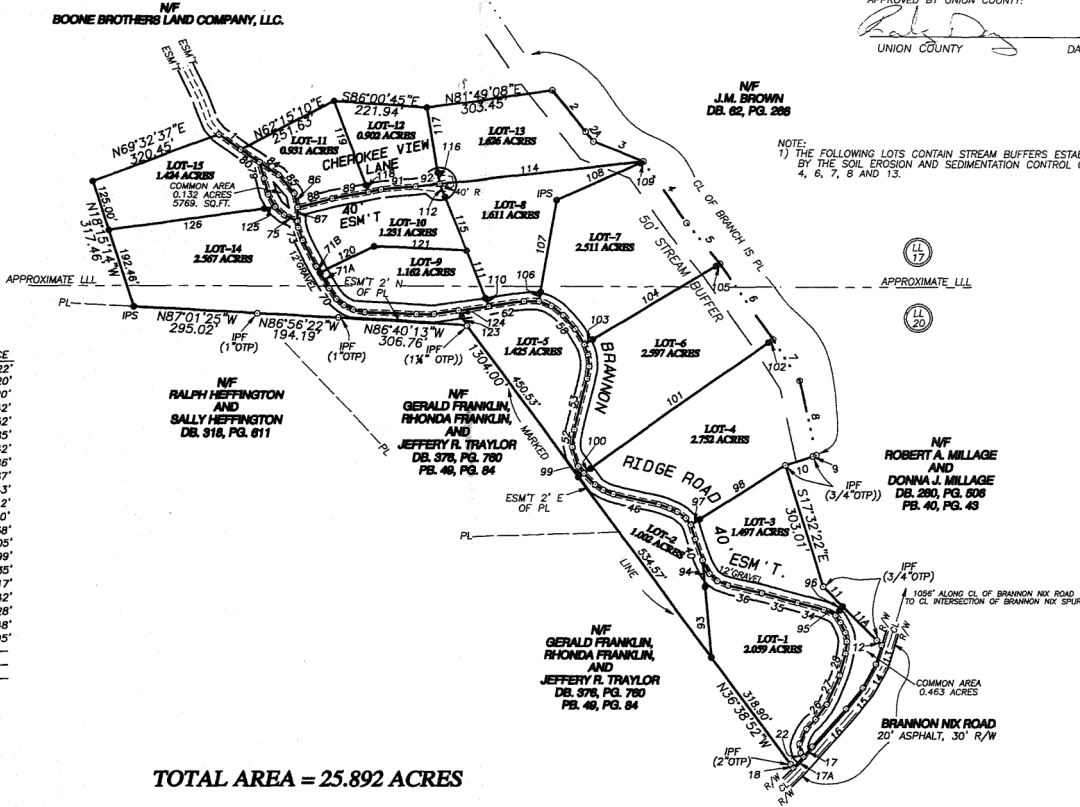
APPROVED BY UNION COUNTY:

UNION COUNTY DATE

NF
BOONE BROTHERS LAND COMPANY, LLC.

NF
J.M. BROWN
DB. 02, PG. 288

- NOTE:
- 1) THE FOLLOWING LOTS CONTAIN STREAM BUFFERS ESTABLISHED BY THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE: 4, 6, 7, 8 AND 13.



LINE	BEARING	DISTANCE
1	S54°47'51"E	64.22'
2	S38°52'16"E	127.20'
2A	S38°52'16"E	30.20'
3	S88°13'33"E	128.42'
4	S34°48'07"E	181.52'
5	S39°23'28"E	126.85'
6	S35°20'07"E	220.42'
7	S32°35'00"E	118.86'
8	S12°53'45"E	181.67'
9	S72°27'41"W	8.43'
10	S72°27'41"W	89.12'
11	S45°19'09"E	85.50'
11A	S45°19'09"E	115.58'
12	S45°19'09"E	17.05'
13	S16°52'07"W	47.99'
14	S28°48'08"W	64.35'
15	S38°17'34"W	64.17'
16	S41°35'23"W	121.42'
17	S41°52'15"W	31.28'
17A	S41°52'15"W	36.48'
18	N36°38'52"W	10.95'
19		
20		
21		

TOTAL AREA = 25.892 ACRES



ORIGINAL SURVEY WAS CERTIFIED BY JAMES C. JONES

THIS CERTIFICATION IS FOR REVISION #1 ONLY

MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA NORTH CAROLINA SOCIETY OF SURVEYORS



UNION COUNTY, GEORGIA
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 2:10 PM
7-28-10 RECORDED
IN BOOK 163 PAGE 181
Judy C. Odum
Superior Court Clerk

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5,208 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 859,425 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATE OF FIELD WORK: 09/08/03

**"BRANNON RIDGE RESERVE"
PHASE I**

JOB# B203160.001

SHEET	OF
1	2
DATE: 08/01/05	
SCALE: 1" = 200'	
FILE# 203160-S/D	
DISC: NET	
DRAWN BY JNP	

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
1	4/06/10	REVISE LOTS 8 THROUGH 13&15, LIMITS & ACREAGE OF PHASE 1

GRAPHIC SCALE
0' 100' 200' 400'

SURVEY FOR:
BRANNON RIDGE RESERVE, INC.

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

Southern Geosystems, Ltd.
Surveying • Soil • Water • Planning • Consultants

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