

P202000067

BK:71 PG:473-473

FILED IN OFFICE  
CLERK OF COURT  
03/20/2020 07:17 PM  
JUDY ODOM, CLERK  
SUPERIOR COURT  
UNION COUNTY, GA

*Judy L. Odom*

7738951207

NOTES: 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 & 3/9/20

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 13291C0055D, LAST REVISED SEPTEMBER 28, 2007.

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
- R/C - ROCK CORNER FOUND
- R/W - RIGHT-OF-WAY
- WM - WATER METER

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT

APPROVED BY UNION COUNTY.

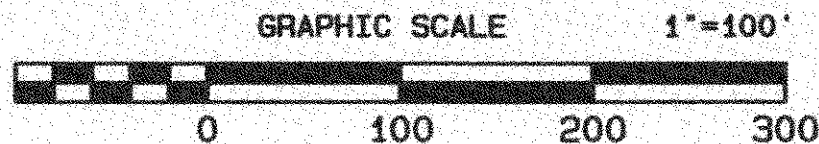
*[Signature]* 3-13-2020  
UNION COUNTY DATE

HEALTH DEPARTMENT APPROVAL

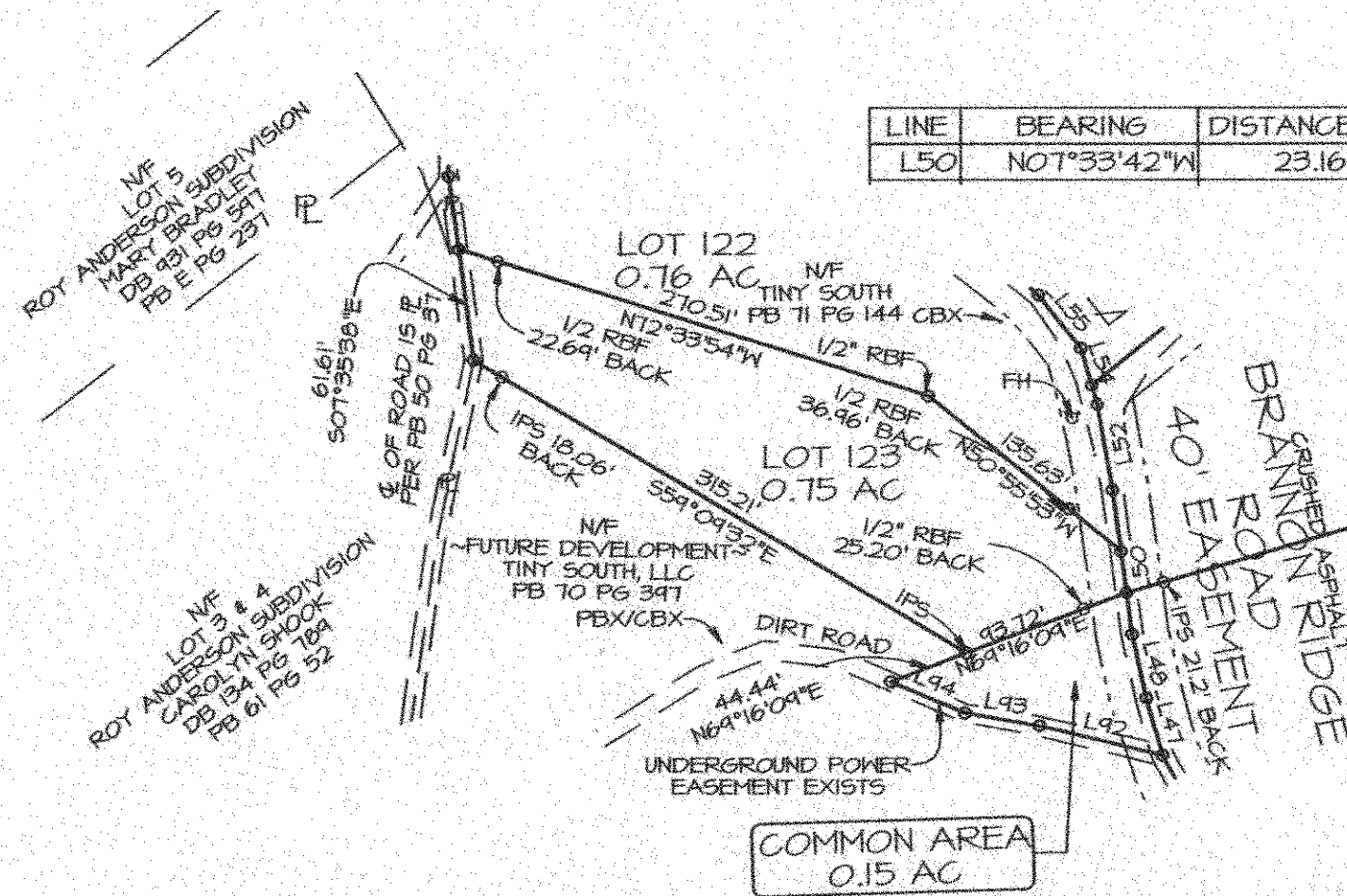
*[Signature]* 3/12/20  
HEALTH OFFICER DATE

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.



LINE	BEARING	DISTANCE
L50	N07°33'42"W	23.16'

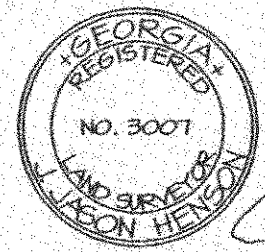


SURVEYOR'S CERTIFICATION

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.

*[Signature]*  
J. JASON HENSON/GA. RLS #3007

3-9-20  
DATE



BRMS  
REF. MAGNETIC  
PB TO PG 396

Blue Ridge Mountain Surveying  
PO BOX 893  
BLAIRSVILLE, GA 30514  
706.897.7900

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

DATE: 3/9/20  
SCALE: 1" = 100'  
SURVEYED: JB  
DRAWN: BRB  
CHECKED: J.J.H.  
APPROVED: J.J.H.

SHEET  
1  
1  
PROJ. NAME:  
BRANNON RIDGE  
RESERVE - THE NEST