

RECORDING STAMP SPACE:

P2019000036

BK:71 PG:143-143

FILED IN OFFICE
CLERK OF COURT
03/01/2019 10:13 AM
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 ANGLAR ERROR OF 05" SECONDS PER ANGLE AND WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A TRIMBLE 56 ROBOTIC. FIELD DATE: 1/24/19

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 184,468 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.

PROPOSED LOCATION OF CUL-DE-SACS SHOWN NOT CURRENTLY BUILT

GENERAL NOTES:

- TOTAL AREA TO BE DIVIDED IS +/- 23.88 ACRES. TOTAL NUMBER OF LOTS IS 22 & COMMON AREA.
- THE SITE IS PROPOSED SINGLE FAMILY.
- PROPOSED DEVELOPMENT WILL HAVE PRIVATELY MAINTAINED STREETS BY A HOMEOWNERS ASSOCIATION. THE ROADS IN THIS SUBDIVISION WILL NEITHER BE ACCEPTED AS A COUNTY ROAD NOR MAINTAINED BY THE COUNTY.
- EASEMENT WILL BE DEEDED TO THE HOMEOWNERS ASSOCIATION UPON COMPLETION.
- WATER WILL BE PROVIDED BY TOWNS COUNTY WATER AUTHORITY.
- SEWERAGE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- ANY CHANGES OR ALTERATIONS MADE TO THESE FINAL PLAT DRAWINGS WITHOUT THE WRITTEN APPROVAL OF BLUE RIDGE MOUNTAIN SURVEYING VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.

HEALTH DEPARTMENT APPROVAL

HEALTH OFFICER: *[Signature]* DATE: 2/28/19

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

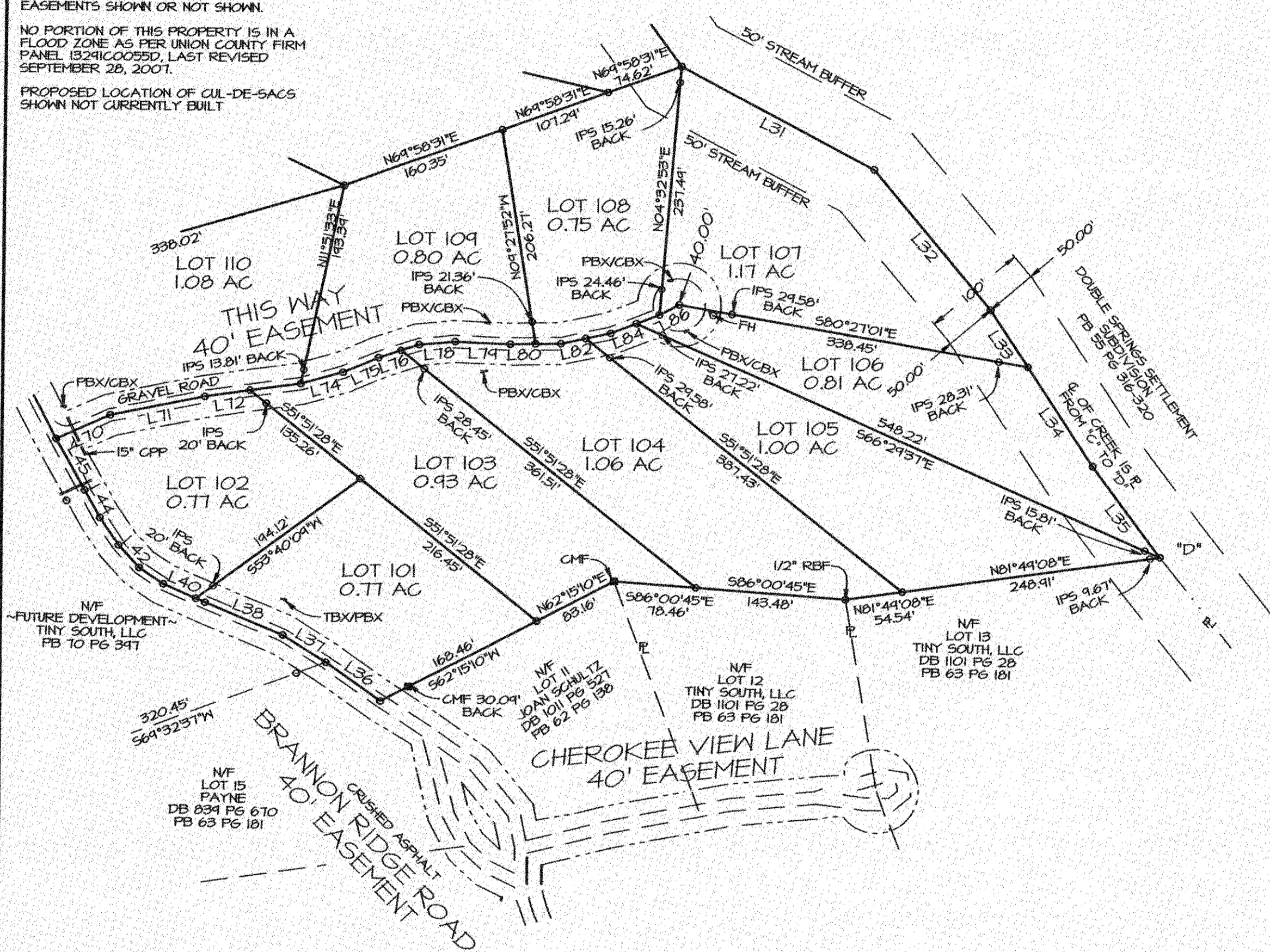
- A septic permit must be issued on any lot before construction can begin.
- No lots may be subdivided without Health Department approval.
- Pending house location, sewage may require pumping.
- No wells allowed on any lot, unless permitted by the Health Department.
- House size, location and number of bedrooms may be restricted on some lots to accommodate septic system requirements.

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT

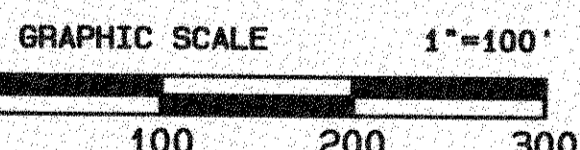
APPROVED BY UNION COUNTY.

UNION COUNTY DATE: 2-28-19

LINE	BEARING	DISTANCE
L31	S62°24'14"E	208.79'
L32	S40°24'31"E	173.75'
L33	S33°42'39"E	65.27'
L34	S33°42'39"E	113.36'
L35	S31°07'08"E	108.23'
L36	N54°47'51"W	64.22'
L37	N58°07'32"W	48.90'
L38	N67°50'40"W	80.68'
L39	N66°26'34"W	9.60'
L40	N66°26'34"W	33.93'
L41	N56°33'39"W	27.99'
L42	N43°01'55"W	24.07'
L43	N34°41'18"W	31.70'
L44	N29°46'52"W	30.00'
L45	N29°46'52"W	56.15'
L46	N27°59'26"W	67.40'
L47	N15°21'19"W	32.83'
L48	N12°35'16"W	35.92'
L49	N07°33'42"W	23.16'
L50	N07°33'42"W	23.16'
L51	N08°00'38"W	33.91'
L52	N09°52'22"W	47.84'
L53	N16°08'13"W	11.10'
L54	N16°08'13"W	21.08'
L55	N38°18'46"W	37.50'
L56	N50°23'52"W	34.95'
L57	N59°18'55"W	46.16'
L58	N78°11'25"W	74.14'
L59	N70°36'35"W	19.63'
L60	N37°10'18"W	13.29'
L61	N23°19'39"W	19.12'
L62	N06°59'48"E	25.06'
L63	N33°01'08"E	22.39'
L64	N54°44'56"E	29.06'
L65	N47°32'02"E	17.43'
L66	N34°33'51"E	66.25'
L67	N29°18'37"E	28.53'
L68	N03°07'19"E	19.18'
L69	N07°08'14"E	18.77'
L70	N66°11'49"E	56.60'
L71	N78°33'20"E	42.00'
L72	N81°36'19"E	43.65'
L73	N82°08'34"E	48.99'
L74	N74°25'23"E	41.87'
L75	N67°07'17"E	36.69'
L76	N71°40'48"E	22.63'
L77	N71°40'48"E	18.39'
L78	N84°11'23"E	34.60'
L79	S88°04'33"E	52.63'
L80	N88°49'21"E	24.22'
L81	N88°49'21"E	24.22'
L82	N77°40'15"E	24.38'
L83	N77°40'15"E	24.38'
L84	N68°39'18"E	26.35'
L85	N68°39'18"E	23.38'
L86	N63°12'22"E	21.25'
L87	N51°23'46"E	143.73'
L88	N57°23'51"E	50.66'
L89	N57°23'51"E	73.45'
L90	N57°23'51"E	14.63'
L91	N57°23'51"E	39.20'
L92	N76°19'44"W	69.45'
L93	N80°02'48"W	41.27'
L94	N67°02'14"W	44.16'
L95	N63°04'36"E	63.73'

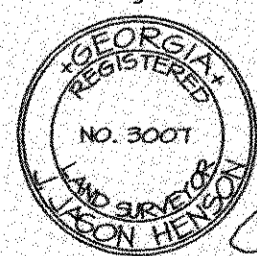


- LEGEND
- BL - BUILDING LINE
 - CBX - CABLE TV BOX
 - CMF - CORRUGATED METAL PIPE
 - CL - CENTER LINE
 - CPP - CORRUGATED PLASTIC PIPE
 - CC - CONCRETE
 - DB/P6 - DEED BOOK, PAGE
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - GW - GUY WIRE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET-1/2" REBAR
 - LP - PROPANE TANK
 - LL - LAND LOT
 - LLC - LAND LOT CORNER
 - LLL - LAND LOT LINE
 - N/F - NOW OR FORMERLY
 - OTF - OPEN TOP PIPE
 - PB, PG - PLAT BOOK, PAGE
 - PB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PBX - POWER TRANSFORMER BOX
 - P - OVER HEAD POWER
 - PL - PROPERTY LINE
 - PP - POWER POLE
 - RBF - REBAR FOUND
 - RCF - ROCK CORNER FOUND
 - RCP - REINFORCED CONCRETE PIPE
 - RP - RADIUS POINT
 - R/W - RIGHT-OF-WAY
 - TBX - TELEPHONE PEDALSTEL
 - WM - WATER METER
 - WV - WATER VALVE
 - UGT - UNDERGROUND TELEPHONE
 - UGP - UNDERGROUND POWER



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.



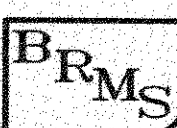
J. JASON HENSON/GA. RLS #3007 DATE: 2-20-19

PROJ NAME: BRANNON RIDGE RESERVE - THE NEST

DATE	SCALE	NO.	DESCRIPTION	ISSUE DATE	BY	APPR.
2/20/19	HORIZ. 1" = 100' VERT.					

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

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



RECORDING STAMP SPACE:

P201900037

BK:71 PG:144-144

FILED IN OFFICE
CLERK OF COURT
03/01/2019 10:15 AM
JUDY ODOM, CLERK
SUPERIOR COURT
UNION COUNTY, GA

Judy L. Odom

7738951207

PARTICIPANT ID

NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,185 FEET AND AN ANGULAR 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

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 189,468 FEET.

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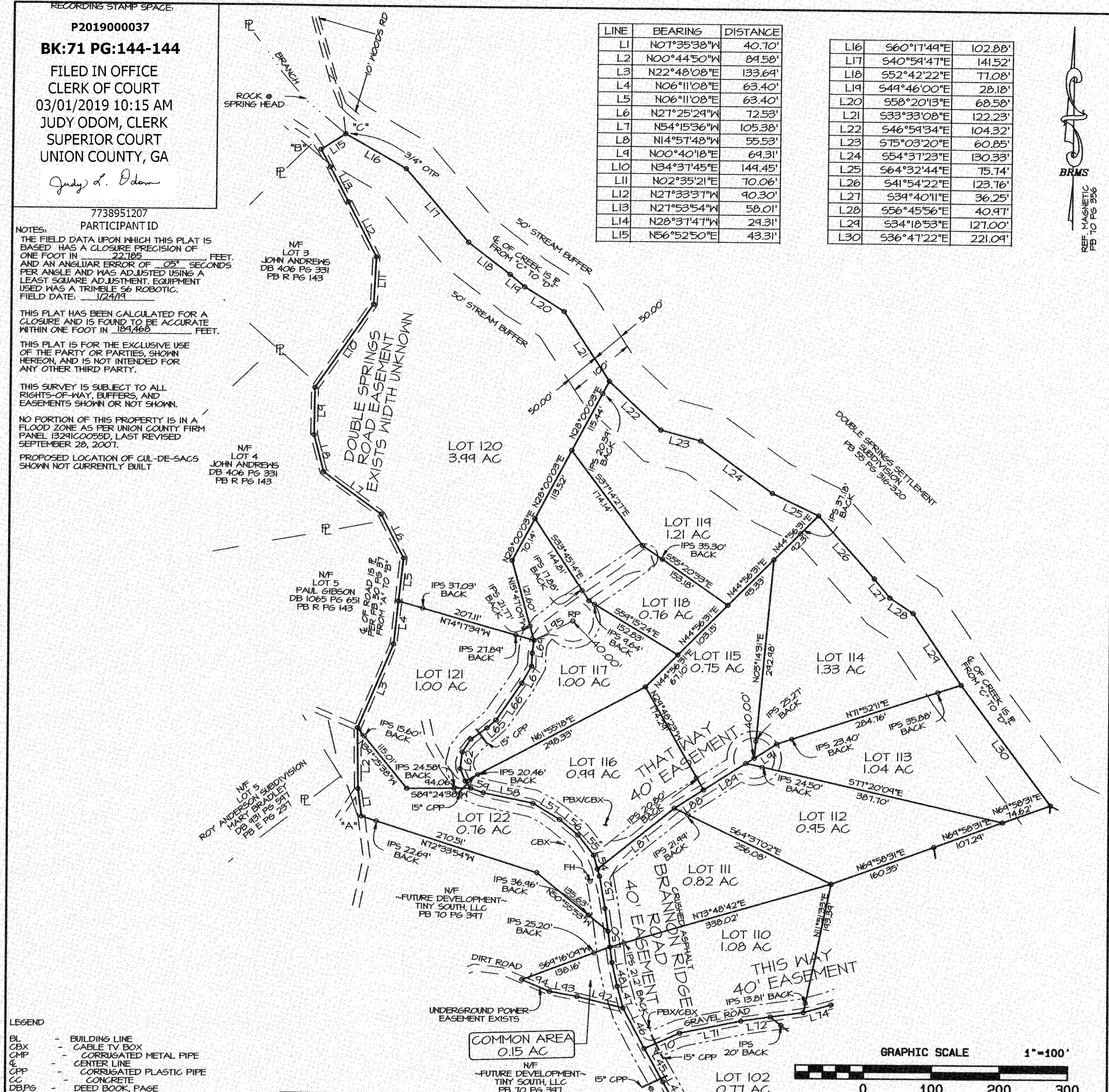
NO PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER UNION COUNTY FIRM PANEL 13241C0055D, LAST REVISED SEPTEMBER 28, 2007.

PROPOSED LOCATION OF CUL-DE-SACS SHOWN NOT CURRENTLY BUILT

LINE	BEARING	DISTANCE
L1	N07°35'38"W	40.70'
L2	N00°44'50"W	89.58'
L3	N22°48'08"E	133.69'
L4	N06°11'08"E	63.40'
L5	N06°11'08"E	63.40'
L6	N27°25'29"W	72.53'
L7	N54°15'36"W	105.38'
L8	N14°57'48"W	55.53'
L9	N00°40'18"E	69.31'
L10	N34°37'45"E	149.45'
L11	N02°35'21"E	70.06'
L12	N27°33'37"W	90.30'
L13	N21°53'54"W	58.01'
L14	N28°37'47"W	29.31'
L15	N56°52'50"E	43.31'

L16	S60°17'49"E	102.88'
L17	S40°54'47"E	141.52'
L18	S52°42'22"E	77.08'
L19	S49°46'00"E	28.18'
L20	S58°20'13"E	68.58'
L21	S33°33'08"E	122.23'
L22	S46°59'34"E	104.32'
L23	S75°03'20"E	60.85'
L24	S54°37'23"E	130.33'
L25	S64°32'44"E	75.14'
L26	S41°54'22"E	123.76'
L27	S39°40'11"E	36.25'
L28	S56°45'56"E	40.97'
L29	S34°18'53"E	127.00'
L30	S36°47'22"E	221.09'

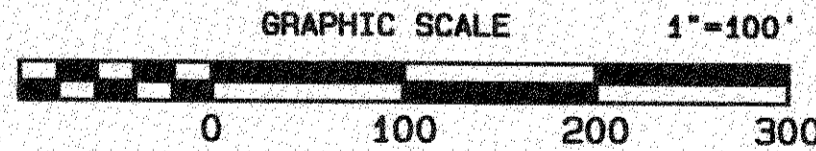
BRMS
REF. MAGNETIC
PB TO PG 356



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HEALTH DEPARTMENT APPROVAL
Mark Smith 2/28/19
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.

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT
APPROVED BY UNION COUNTY.
Ruby Day 2-28-19
UNION COUNTY DATE



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.

J. Jason Henson
J. JASON HENSON/GA, RLS #3007
2-20-19
DATE

PROJ NAME:
BRANNON RIDGE RESERVE
- THE NEST

DATE	ISSUE
2/20/19	SCALE: HORIZ. 1" = 100' VERT.
	SURVEYED: BB/TL
	DRAWN: BRB
	CHECKED: JJH
	APPROVED: JJH

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

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PO BOX 893
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