

BK: 75 PG: 269-269  
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 06-30-2025 07:04 AM  
 DOC# P2025-000173

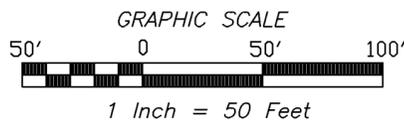
*Judy L. Odom*

JUDY ODOM  
 CLERK OF COURT  
 UNION COUNTY

FOR CLERK'S USE

CALL TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	134.19'	5.47'	5.47'	S67°11'04"W
C2	109.20'	73.85'	72.45'	S77°50'30"W
C3	77.56'	48.22'	47.45'	S79°24'23"W



LEGEND

	PROPERTY LINE
	LAND LOT LINE
	BUILDING SETBACK LINE
	BUILDING SETBACK LINE
	LIMITS OF 100 YEAR FLOOD PLAIN
	STREAM BUFFER
	OVERHEAD UTILITY
	REBAR
	CAPPED REBAR
	FOUND

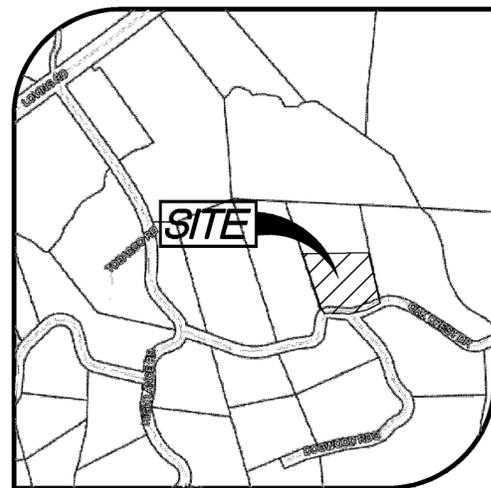
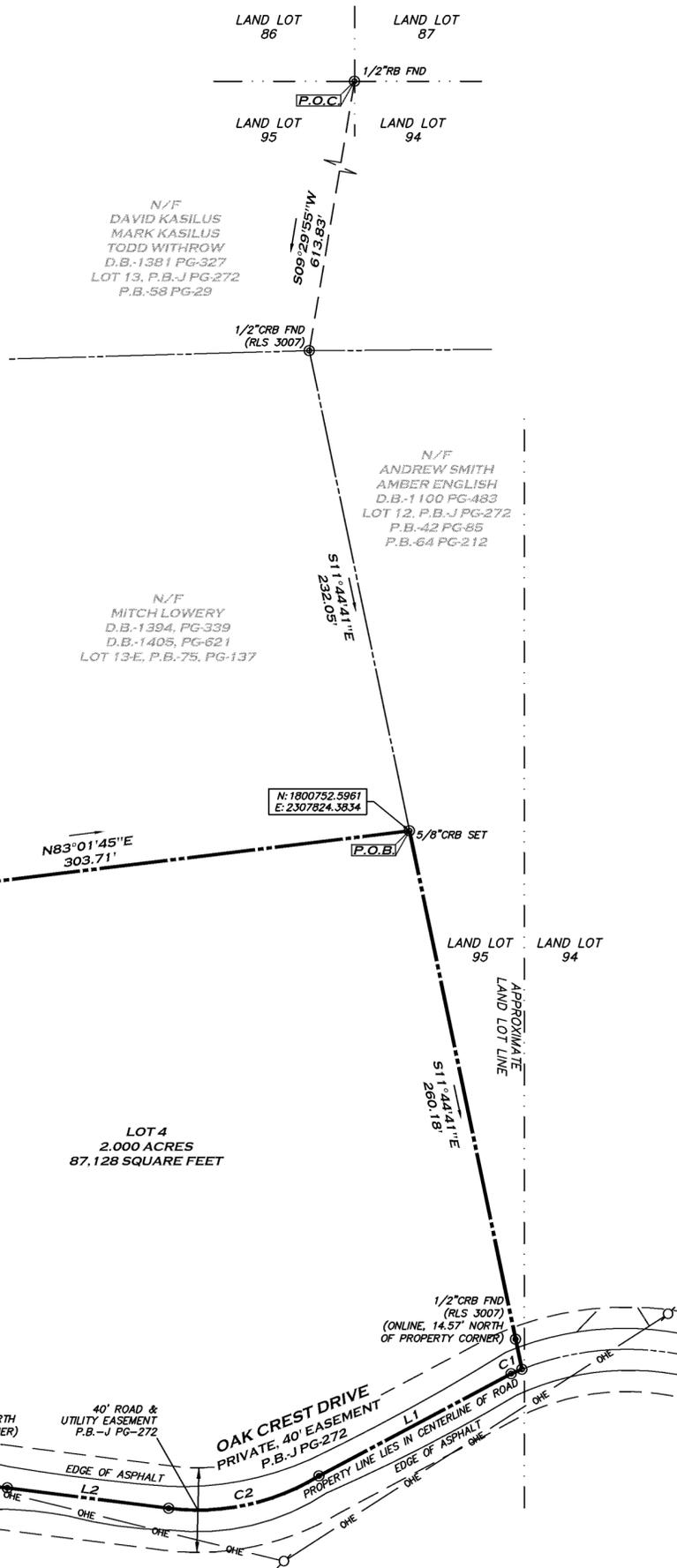
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

*Adam Bratton*



ADAM BRATTON GEORGIA-RLS# 3489



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED SEPTEMBER 30, 2024.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 39,221' WITH AN ANGULAR ERROR OF 3.19 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 3) A LEICA TS16 TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON RT4 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 535,782'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF AE & X ON FLOOD INSURANCE RATE MAP NO. 13291C0010D, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, FOR COMMUNITY NUMBER 130254, IN UNION COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .08 FEET HORIZONTAL AND .11 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

PROPERTY INFO:  
 MITCH LOWERY  
 D.B.-1394 PG-339  
 D.B.-1405 PG-621  
 LOT 4, P.B.-J PG-272  
 P.B.-75 PG-66  
 P.B.-75 PG-137

SURVEY REFERENCES

- 1) DEED BOOK 1381, PAGE 327
- 2) PLAT BOOK J, PAGE 272
- 3) PLAT BOOK 58, PAGE 29
- 4) PLAT BOOK 42, PAGE 85
- 5) PLAT BOOK 64, PAGE 212
- 6) PLAT BOOK 43, PAGE 136
- 7) PLAT BOOK M, PAGE 232
- 8) PLAT BOOK 35, PAGE 123
- 9) PLAT BOOK N, PAGE 90
- 10) PLAT BOOK 74, PAGE 489
- 11) PLAT BOOK 75, PAGE 66
- 12) PLAT BOOK 75, PAGE 137

PROFESSIONAL  
 LAND SURVEYORS, LLC  
 41 OVERVIEW DRIVE  
 BLUE RIDGE, GA 30513  
 706-278-8955  
 WWW.PLS.US  
 INFO@PLS.US  
 GEORGIA C.O.A.: LSF001380

PREPARED FOR:  
 MITCH LOWERY  
 313 S. BARTOW STREET  
 CARTERSVILLE, GA 30120

BOUNDARY SURVEY OF:  
 LOT 4, THE HIGHLANDS SUBDIVISION  
 PLAT BOOK J, PAGE 272  
 PLAT BOOK 75, PAGE 66  
 PLAT BOOK 75, PAGE 137  
 STATE: GEORGIA COUNTY: UNION  
 LAND LOT 95, 8TH DISTRICT, 1ST SECTION

REVISIONS

DATE:	DESCRIPTION
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PROFESSIONAL  
 LAND SURVEYORS



DATE: JUNE 30, 2025  
 JOB #: 244895  
 SCALE: 1"=50'  
 SHEET 1 OF 1