

HALL COUNTY REQUIRED NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).

IF PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.40)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0313G, HALL COUNTY GEORGIA, DATED 12/1/2022

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
P	PROPERTY LINE	CL	CENTER LINE
F	FIRE HYDRANT	CD	DRAINAGE DIRECTION
V	VALVE	HN	HOUSE NUMBER
MH	MANHOLE	IPF	IRON PIN FOUND
SE	SEWER EASEMENT	IPF	IRON PIN SET
DE	DRAINAGE EASEMENT	IPF	ELECTRIC POWER
SE	SEWER EASEMENT	R	RADIUS OF CURVATURE
PP	POWER POLE	CB	DOUBLE WING CATCH BASIN
N&C	NAIL IN CAP	CB	SINGLE WING CATCH BASIN
LP	LIGHT POLE	PP	POWER POLE
EE	EXISTING ELEVATION	A	ARC OF CURVE
RB	REBAR	INV	INVERT
O.T.P.	OPEN TOP PIPE	DI	DROP INLET
		PE	PROPOSED ELEVATION
		POB	POINT OF BEGINNING

TOTAL AREA:
559,037 SQ. FT/12.83 ACRES

NOW OR FORMERLY
AL JR PAPP
DEED BOOK 2911, PAGE 266
ZONED AR-1

NOW OR FORMERLY
AL JR PAPP
DEED BOOK 2911, PAGE 266
ZONED AR-1

SUBJECT PARCEL
5461 UNION CHURCH ROAD
PIN: 15042 000028 (PORTION OF)
ZONED: AR-1

LOTS 7, 8, 9, 10 AND 11
OF UNION ESTATES

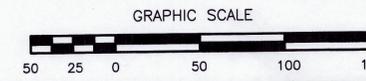
General Notes:

SURVEY AS PER IRON PINS FOUND, DEED BOOK 2911, PAGE 266 AND FINAL PLAT OF UNION ESTATES RECORDED IN PLAT BOOK 113, PAGE 154.

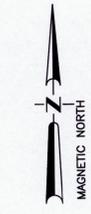
SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13139C0313G, EFFECTIVE DATE 12/1/2022

IRON PINS SET AT ALL NEW LOT CORNERS (1/2" RB)



Curve	Radius	Length	Chord	Chord Bear.
C1	1080.85'	185.16'	184.93'	S 32°53'48" E
C2	2170.29'	50.81'	50.81'	S 39°08'59" E
C3	2170.29'	91.00'	90.99'	S 41°01'18" E



LOT 6
UNION ESTATES
PLAT BOOK 113, PAGE 154

CENTERLINE INTERSECTION OF
UNION CHURCH RD
AND COPPER
CREEK ROAD

TRACT 5
126,511 SQ. FT
2.90 AC

TRACT 1
195,012 SQ FT
4.47 AC

TRACT 2
62,923 SQ. FT
1.44 AC

TRACT 4
115,445 SQ. FT
2.65 AC

TRACT 3
59,142 SQ. FT
1.35 AC

UNION CHURCH ROAD
80' R/W

SURVEY DATA
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON OCTOBER 2, 2025
SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 272,556 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON
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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

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. SCOTT SMITH, PLS 3014
DATE 1/8/26

REVISIONS

NO.	DATE	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS - LAND PLANNERS
Land Surveying Firm License# 567
2700 BRASSTON HIGHWAY
SUITE 10-430
Dacula, Georgia 30019
PH: 770-614-7095
EMAIL: DigSurvey@yahoo.com



Minor Plat
Revised Union Estates

G.M.D (S) 392
HALL COUNTY, GEORGIA

DATE 1/25/25
DRAWN J.S.S.
CHECKED J.S.S.
SCALE 1" = 50'
SHEET TITLE
Minor Plat

PROJECT NUMBER
25204

DRAWING NUMBER
1

HALL COUNTY REQUIRED NOTES

ANY STRIPS OR BENS WHEN LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDEVELOPED STRIPPER, WINDSHIELD BUFFER AND A 70 FEET IMPROVED STRIPPER BUFFER REQUIRED FROM THE POINT OF VIEWED VEHICLE (HALL COUNTY CODE § 8.17.040).

IF PROPERTY IS LOCATED IN THE NORTH COASTLINE WINDSHIELD BUFFER, THEN ADDITIONAL STRIPPER BUFFER AND IMPROVED STRIPPER BUFFER MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.220-40).

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13120C0370A, HALL COUNTY GEORGIA, DATED 12/1/2002.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY BRUSHED FLOOD ZONE, PER HALL COUNTY GIS.

IF MINORAL PROPERTY IS SUBMITTED INTO STRIP LOTS OR MORE WITH ALL LOTS ACCORDING TO HALL COUNTY GEORGIA CODE, THEN SUBMITTER APPROVAL IS REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 8.180.110).

ALL STRIPPER MUST MEET HALL COUNTY STRIPPER REGULATIONS PER CODE § 12.40.

ALL LAND SUBMITTERS OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

LOT 6
UNION ESTATES
PLAT BOOK 113, PAGE 154

LEGEND

- PLANNED 800 SECTION
- SECTION BOUNDARY
- SECTION LINE
- CHANGED LINE
- HOUSE NUMBER
- IRON PIN FOUND
- IRON PIN SET
- SECTION POINT
- BOUNDARY OF CURVATURE
- SECTION WITH CURVE DATA
- SECTION WITH CURVE DATA
- AND OF CURVE
- SECTION BLANK
- PROPOSED BLANK
- TOP OF BENCH
- TOP OF BENCH

TOTAL AREA:
559,037 SQ. FT./12.83 ACRES

SUBMITTANCE:
5481 UNION CHURCH ROAD
P.M. 18042 00028 (PORTION OF)
ZONED: AR-1
LOTS 7, 8, 9, 10 AND 11
OF UNION ESTATES

General Notes:

SURVEY AS PER BOOK PAGE FOUND, DEED BOOK 2911, PAGE 389 AND FINAL PLAT OF UNION ESTATES RECORDED IN PLAT BOOK 113, PAGE 154.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SURVEY REACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER FLOOD PANEL NO. 13120C0370A, EFFECTIVE DATE 12/1/2002.

IRON PINS SET AT ALL NEW LOT CORNERS (1/2" IR)



Curve	Radius	Length	Chord	Chord Bear.
C1	1080.85'	185.10'	184.03'	S 32°03'48" E
C2	2170.29'	50.81'	50.81'	S 39°08'19" E
C3	2170.29'	91.00'	90.99'	S 41°01'18" E

SURVEY DATA:
SIZE OF THE DATA OBTAINED FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A GARMIN EPOCH WITH A GARMIN ERM TRIMBLE AND A TOPCON 8700 BATTERY TOTAL STATION. THE TECHNIQUE WAS SIX CORNERED MEASUREMENT. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.02 FEET HORIZONTALLY AND 0.02 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON OCTOBER 2, 2008
SURVEY BENCHMARKS WERE ADJUSTED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 272,589 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR PERSONS NAMED HEREON AND NO WARRANTIES CONCERNING ANY UNMAPPED PORTION BEYOND A RE-CORNERING OF THE SURVEYED BOUNDARY.

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THIS SURVEY AND ITS REPRESENTATIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

As required by subsection (6) of O.C.G.A. Section 14-2-57, this plat has been prepared by a land surveyor and approved by a professional land surveyor for record or otherwise for official certification, publication, or otherwise. This plat is not to be used for any purpose other than that for which it was prepared and the surveyor shall not be held responsible for any error or omission on this plat or any other plat prepared by the surveyor or any other person. This plat complies with the standards and regulations of the Georgia Board of Professional Engineers and Land Surveyors and is set forth in O.C.G.A. Section 14-2-57.

SCOTT BERRY
NO. 2014
ISSUED
12/9/2008
LAND SURVEYOR
STATE OF GEORGIA

J. SCOTT BERRY, PLS 3014

NO.	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, LLC.
LAND SURVEYORS - LAND PLANNERS
Land Surveyors Firm License #287
1000 W. BROAD ST. SUITE 100
MARIETTA, GEORGIA 30060
PHONE: 770-426-1000
FAX: 770-426-1001



Minor Plat
Revised Union Estates
O.J.M.D. (S) 392
HALL COUNTY, GEORGIA

Minor Plat

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