

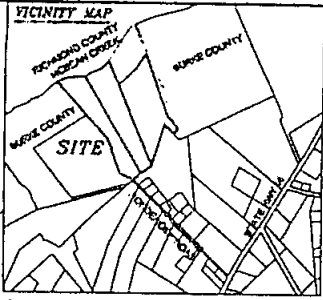
BK:2020 PG:34-34  
P202000034

FILED IN OFFICE  
CLERK OF COURT  
03/26/20 02:41 PM  
MARTA G. SMITH, CLERK  
SUPERIOR COURT  
BURKE COUNTY, GA

630098170  
MARTEMENT ID

GRAPHIC SCALE IN FEET  
0 200 400 600

CENTRAL OF GEORGIA RAILROAD 120' R/W  
RICHMOND COUNTY



MICHAEL STACY  
DB 1961 PG 1566  
PB 5 PG 124  
TAX PARCEL 079-0003000  
RICHMOND CO.

THREE WELLS RANCH LLC  
DB 1458 PG 125  
PLAT BY DEED 19 PG 1009-1012  
TAX PARCEL 0880001000  
RICHMOND CO.

RICHMOND COUNTY

BURKE COUNTY

**LEGEND**

1. 0" PT - IRON PIPE FOUND
2. 0" PS - IRON PIPE SET
3. 0" AF - ANGLE IRON FOUND
4. 0" AS - ANGLE IRON SET
5. 0" CIP - CORRODED TOP PIPE FOUND
6. 0" CIP - CONC. MONUMENT FOUND
7. 0" CWS - CONC. MONUMENT SET
8. 0" RIF - REBAR FOUND
9. 0" RBS - REBAR SET
10. 0" SIF - SQUARE IRON FOUND
11. 0" OTT - OPEN TOP PIPE FOUND
12. 0" RB - RAILROAD IRON
13. 0" CS - COTTON SPIKE SET
14. 0" CST - COTTON SPIKE FOUND
15. 0" F - FENCE
16. 0" PP - POWER POLE

**NOTES:**

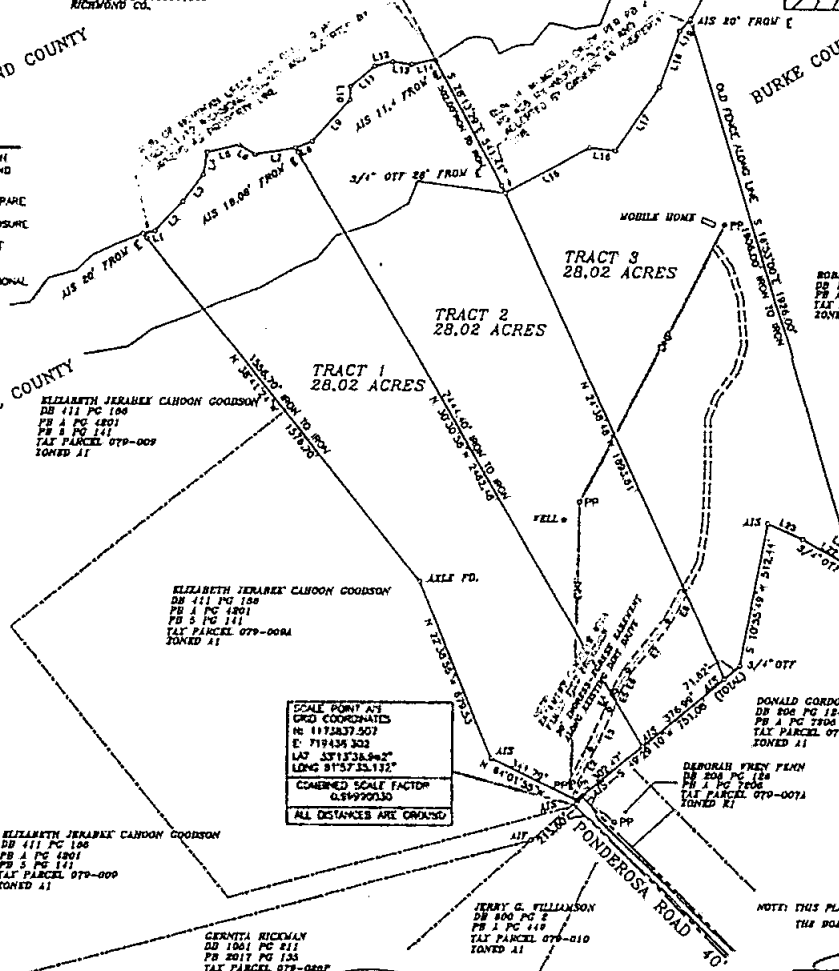
1. THIS SURVEY WAS PERFORMED WITH A TOPCON CYGNUS 2LS TOTAL STATION, A 100' TAPE, AND CHAMPPION INO GNSS SURVEYING SYSTEM.
2. ACCURACY OF FIELD WORK ADJUSTED TO PREPARE THIS PLAT
  - A) TOPCON CYGNUS 2LS TOTAL STATION CLOSURE PRECISION ONE FOOT IN 7,240 FEET. ANGULAR ERROR OF 000007" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
  - B) CHAMPPION INO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSTORAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.06".
3. THIS PLAT HAS A CLOSURE PRECISION OF TRACT 1 ONE FOOT IN 222,222 FEET. TRACT 2 ONE FOOT IN 222,222 FEET. TRACT 3 ONE FOOT IN 222,222 FEET.
4. THIS SURVEY WAS AUTHORIZED BY: JAMIE BABB

Course	Bearing	Distance
L1	N 79°14'32"E	12.89'
L2	S 83°12'04"W	153.04'
L3	N 28°19'10"E	119.24'
L4	N 09°37'10"E	80.01'
L5	N 79°20'20"E	117.71'
L6	S 84°57'02"W	82.88'
L7	S 80°28'17"W	116.40'
L8	S 77°27'06"W	87.14'
L9	N 11°05'32"E	109.24'
L10	N 00°12'38"E	48.14'
L11	N 49°33'39"E	114.99'
L12	N 15°31'34"E	92.40'
L13	S 67°25'10"W	84.12'
L14	N 78°29'07"E	85.58'

Course	Bearing	Distance
L15	N 81°13'31"E	549.70'
L16	S 82°37'40"W	86.18'
L17	N 37°14'13"E	277.00'
L18	N 20°10'10"E	113.11'
L19	N 40°28'44"E	58.11'

Course	Bearing	Distance
L20	S 49°51'31"W	28.20'
L21	S 23°20'21"W	11.81'
L22	S 60°25'17"W	222.80'
L23	S 84°20'13"W	128.34'

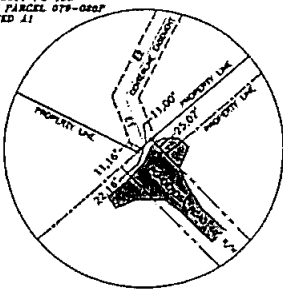
Course	Bearing	Distance
L1	N 21°48'25"E	81.77'
L2	N 74°03'04"E	133.24'
L3	N 24°02'11"E	137.24'
L4	S 18°43'02"W	28.12'
L5	N 00°21'09"E	48.14'
L6	S 37°29'55"W	20.84'
L7	N 34°40'37"E	221.94'
L8	N 28°12'37"E	123.29'



SCALE POINT AT GRID COORDINATES  
N: 1172837.507  
E: 719436.323  
LAT: 33°13'38.82" N  
LONG: 81°27'23.132" W  
CORRECTED SCALE FACTOR: 0.99990330  
ALL DISTANCES ARE GROUND

**PLAT OF SURVEY FOR  
BILL BABB, JR.  
CHERYL FAYE BABB  
JULIE E. BABB**

PROPERTY LOCATED IN THE 87TH. G.M. DISTRICT  
**BURKE COUNTY, GEORGIA**  
SCALE: 1" = 300'  
DATE OF FIELD SURVEY: MARCH 18, 2020  
MARCH 18, 2020  
Prepared by  
**STEVE BARGERON & ASSOCIATES, LLC**  
WAYNESBORO, GEORGIA (706)564-2582



NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF COMMISSIONERS OF BURKE COUNTY.  
3/24/20  
COUNTY BUILDING OFFICIAL

AS REQUIRED BY SUBSECTION (4) 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 VARIOUS 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.  
Steve Bargeron 3-26-20  
STEVE BARGERON, GEORGIA P.L.S. 1871