



GRAPHIC SCALE IN FEET
0 400 800 1,200

File No. _____
Hour Filed _____
Date Filed _____

Deputy Clerk Superior Court
Jefferson County, Georgia

LEGEND

1. IPF - IRON PIPE FOUND
2. IPS - IRON PIPE SET
3. AIF - ANGLE IRON FOUND
4. AIS - ANGLE IRON SET
5. CTF - CRIMPED TOP PIPE FOUND
6. CMF - CONC. MONUMENT FOUND
7. CMS - CONC. MONUMENT SET
8. RBF - REBAR FOUND
9. RBS - REBAR SET
10. SQIF - SQUARE IRON FOUND
11. OTF - OPEN TOP PIPE FOUND
12. RRI - RAILROAD IRON
13. CSS - COTTON SPIKE SET
14. CSF - COTTON SPIKE FOUND
15. *-* - FENCE

SIMON STATE
DB 338 PG 33
PLAT: DB 111 PG 569

JMB PARTNERS LLIP
DB 369 PG 500

PLANNING AND ZONING BOARD
FINAL PLAT APPROVAL
DATE 1st May 2016
JEFFERSON COUNTY PLANNING COMMISSION

CHAIRMAN



TRACT 5
40.19 ACRES

TRACT 4
28.30 ACRES

TRACT 3
13.50 ACRES

TRACT 2
15.76 ACRES

TRACT 1
21.08 ACRES

LEWIS ROAD (UNPAVED)
CO. MAINTAINED EASEMENT

L.C. SMITH &
EVELYN W. SMITH
DB 150 PG 431-432

L.C. SMITH &
DB 237 PG 328
PB 2 PG 129

LORETTA D. GILMORE
& STEPHEN GILMORE
DB 488 PG 339
PB 3 PG 267

L.C. SMITH &
DB 237 PG 328
PB 2 PG 129

NOTES:

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION, A 100' TAPE, AND CHAMPION TKO GNSS SURVEYING SYSTEM.
2. ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT:
A) FIELD WORK WITH TOTAL STATION WAS ACQUIRED RADIALY FROM GNSS CONTROL.
B) CHAMPION TKO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08'.
3. THIS PLAT HAS A CLOSURE PRECISION OF:
ONE FOOT IN 4,458,438 FEET (TRACT 1)
ONE FOOT IN 1,345,178 FEET (TRACT 2)
ONE FOOT IN 443,483 FEET (TRACT 3)
ONE FOOT IN 383,912 FEET (TRACT 4)
ONE FOOT IN 562,000 FEET (TRACT 5)
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

PLAT OF SURVEY FOR

BRASHEAR REALTY CORPORATION

PROPERTY LOCATED IN THE 77th. G.M.D.

JEFFERSON COUNTY, GEORGIA

SCALE: 1" = 400'

FIELD SURVEY COMPLETED:

Prepared by

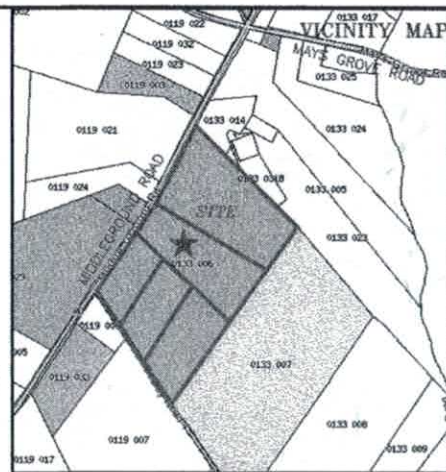
STEVE BARGERON & ASSOCIATES, LLC

WAYNESBORO, GEORGIA (706)654-2582

APRIL 27, 2016

APRIL 26, 2016

13059
13059BR DIV.DWG
MAP 0133 PAR 006



FILED & RECORDED

DATE: 5/23/2016

TIME: 9:00am

BOOK: 3

PAGE: 667

JEFFERSON COUNTY, GEORGIA

ANNE BURDEN SUPERIOR COURT