

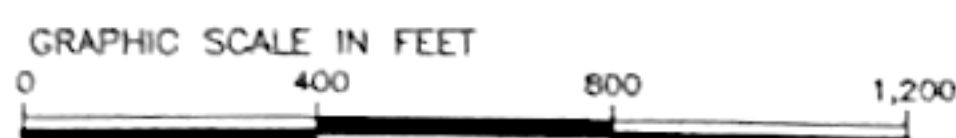
BK: 2025 PG: 49-49
Filed and Recorded
06-05-2025 07:55 AM
DOC# P2025-000049

Radeta G Smith
RADETA G SMITH
CLERK OF SUPERIOR COURT
BURKE COUNTY



NOTES:

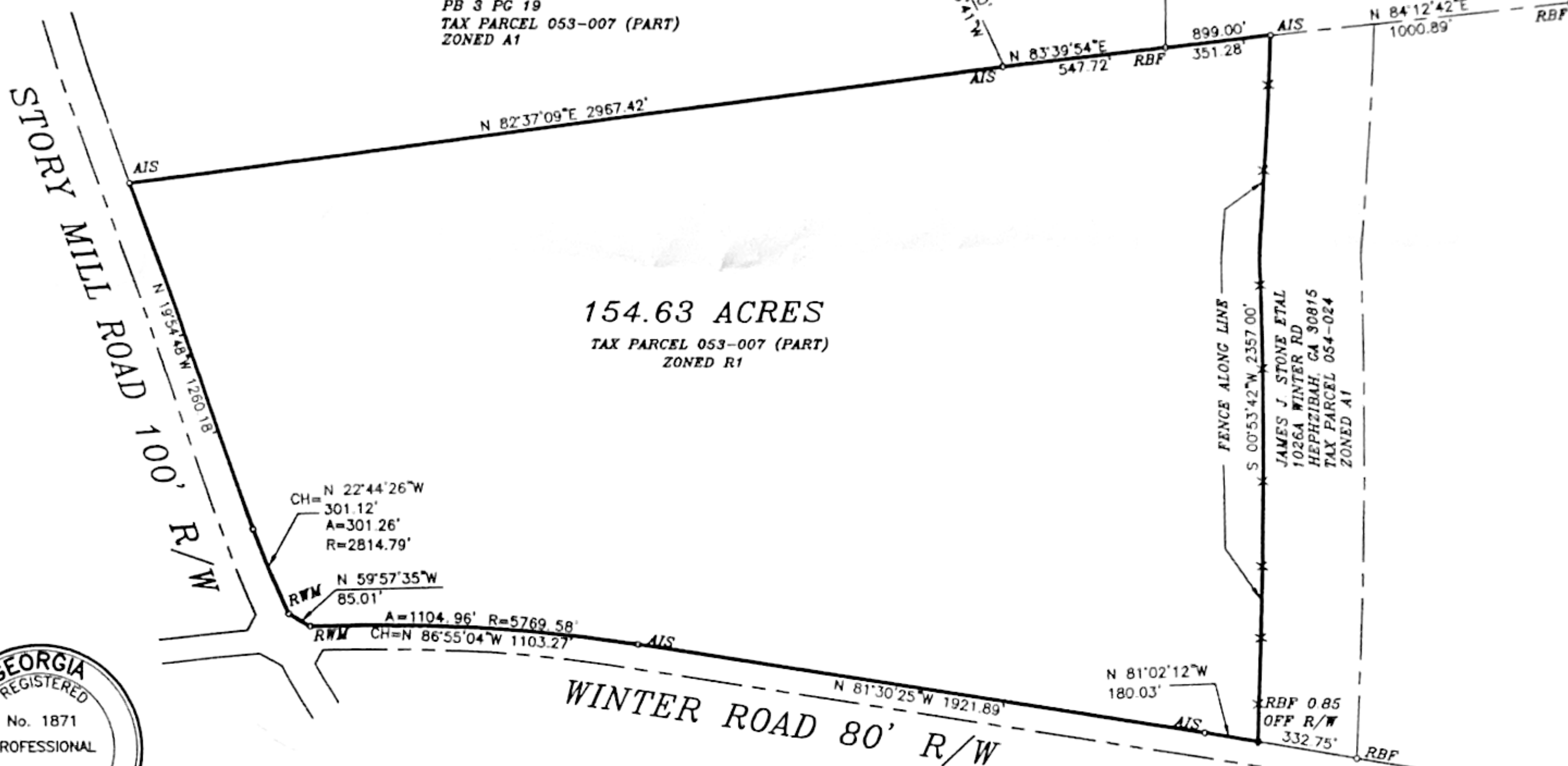
1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION, A 100' TAPE, AND CHAMPION TKO GNSS SURVEYING SYSTEM.
2. ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT
A) FIELD WORK WITH TOTAL STATION WAS ACQUIRED RADIALY FROM GNSS CONTROL.
B) CHAMPION TKO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08'.
3. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 1,242,396 FEET
4. THIS SURVEY WAS AUTHORIZED BY: GEORGE WIKE



COFFEE WEED, LLC
2785 THOMPSON BRIDGE ROAD
WAYNESBORO, GA 30830
DB 1252 PG 151
DB 1167 PG 264-267
PB 3 PG 19
TAX PARCEL 053-007 (PART)
ZONED A1

BOBBY PAYTON
560-1 EAGLE PASS RD
HEPHZIBAH, GA 30815
DB 92 PG 250
PB A PG 3037
TAX PARCEL 053A-162
ZONED A1

JANICE JEAN SNYDER
265 EAGLE PASS LANE
HEPHZIBAH, GA 30815
DB 969 PG 300
PB A PG 2991
TAX PARCEL 053A-163
ZONED A1



THIS PLAT REPRESENTS A FIELD SURVEY OF 161.28 ACRES CUT FROM THE SOUTH END OF BURKE COUNTY TAX PARCEL 053-007 (AS SHOWN ON PLAT RECORDED IN PLAT BOOK 3 PAGE 19) AND REZONED FROM A1 TO R1 IN THE MARCH 14, 2023 MEETING OF THE BURKE COUNTY BOARD OF COMMISSIONERS.

NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF COMMISSIONERS OF BURKE COUNTY.

Steve Barger 6/2/2025
COUNTY BUILDING OFFICIAL

REFERENCES:
DB 1252 PG 151
DB 1167 PG 264-267
PB 3 PG 19
TAX PARCEL 053-007

REZONE PLAT PREPARED FOR

COFFEE WEED, LLC

PROPERTY LOCATED IN THE 65TH. G.M. DISTRICT
BURKE COUNTY, GEORGIA
SCALE: 1" = 400' MAY 28, 2025

Prepared by
STEVE BARGERON & ASSOCIATES, LLC
WAYNESBORO, GEORGIA (706)554-2582

20040
20040 REZONEPLAT.DWG
MAP 053 PAR 007 (PART)

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.

Steve Barger 6/2/25
STEVE BARGERON, GEORGIA R.L.S. 1871

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