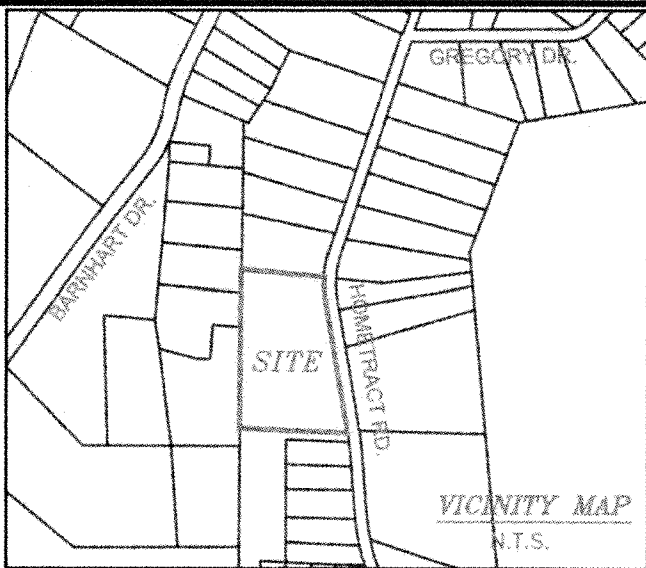


BK: 2025 PG: 83-83
Filed and Recorded
09-16-2025 03:34 PM
DOC# P2025-000083

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



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. -X-X- - FENCE
16. PP - POWER POLE

ALAN WILLIAMS
& MELANIE N. WILLIAMS
DB 1012 PG 210
PB A PG 4446
TAX PARCEL 072-003B
ZONING R1

JAMI L. WELCH
DB 1192 PG 126
PB 2018 PG 24
TAX PARCEL 072-003D
ZONED R1

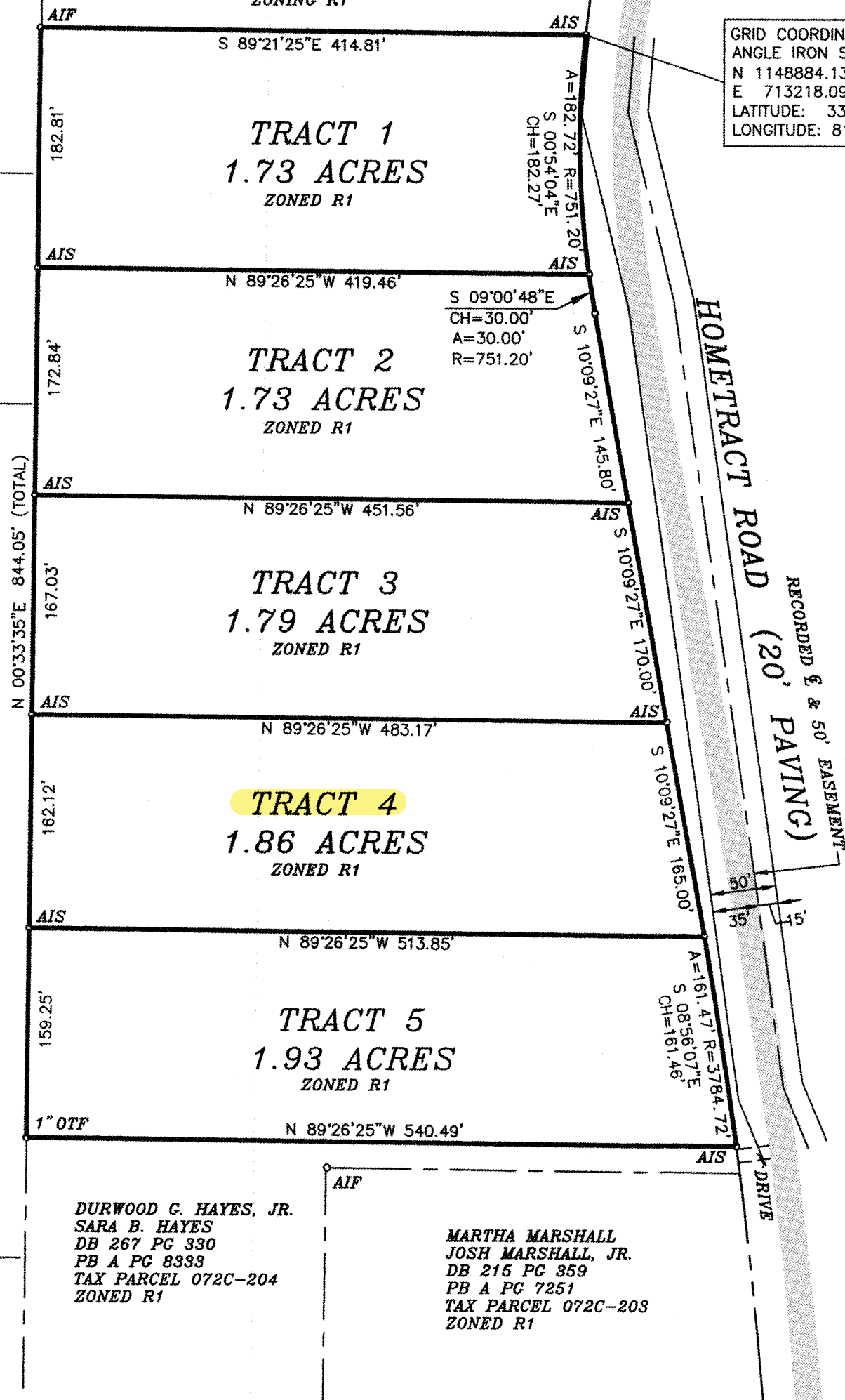
EVAN EATON PARTALIS
DB 1348 PG 175
PB 2021 PG 72
TAX PARCEL 072-003E
ZONED R1

DAVID R. FLAKES
& PATRICIA C. FLAKES
DB 1207 PG 87
PB A PG 9502
TAX PARCEL 072C-206
ZONING R1

GRID COORDINATES
ANGLE IRON SET
N 1148884.138
E 713218.097
LATITUDE: 33°09'30.175"
LONGITUDE: 81°58'48.861"

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 RADIALLY 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 220,302 FEET (TRACT 1)
ONE FOOT IN 339,527 FEET (TRACT 2)
ONE FOOT IN 216,846 FEET (TRACT 3)
ONE FOOT IN 316,859 FEET (TRACT 4)
ONE FOOT IN 194,354 FEET (TRACT 5)
4. THIS SURVEY WAS AUTHORIZED BY:
MV OAKRIDGE LAND LLC



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

Steve Barger
COUNTY BUILDING OFFICIAL

9/15/2025

THIS PLAT REPRESENTS A FIELD SURVEY AND DIVISION OF
BURKE COUNTY TAX PARCEL 072C-205 AS SHOWN ON PLAT
RECORDED IN PB A PG 5837.

DIVISION PLAT OF SURVEY FOR

MV OAKRIDGE LAND LLC

PROPERTY LOCATED IN THE 67TH. G.M. DISTRICT

BURKE COUNTY, GEORGIA

SCALE: 1" = 100'

SEPTEMBER 11, 2025

DATE OF FIELD SURVEY

SEPTEMBER 4, 2025

Prepared by

STEVE BARGERON & ASSOCIATES, LLC
WAYNESBORO, GEORGIA (706)564-2582

12020
120200AKR.DWG
MAP 072C PAR 205

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
STEVE BARGERON, GEORGIA R.L.S. 1871