

E-Filed By:  
Jefferson County Clerks Office  
Clerk of Courts Anne Durden  
06/13/2025 11:17 AM  
Plat Book: 00008  
Page: 0053  
\$10.00 Base Filing Fee



### 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. SOIF - 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. MH - SANITARY MANHOLE

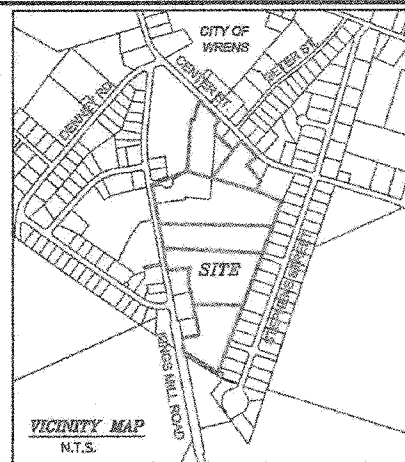
WRENS PINE VALLEY  
APARTMENTS, INC.  
DB 403 PG 157  
DB 559 PG 358  
DB 582 PG 1  
PLAT IN DB 218 PG 263  
TAX PARCEL 0084H-064

ORIA JOHNSON, JR.  
et al.  
DB 625 PG 122  
TAX PARCEL  
0084H-066

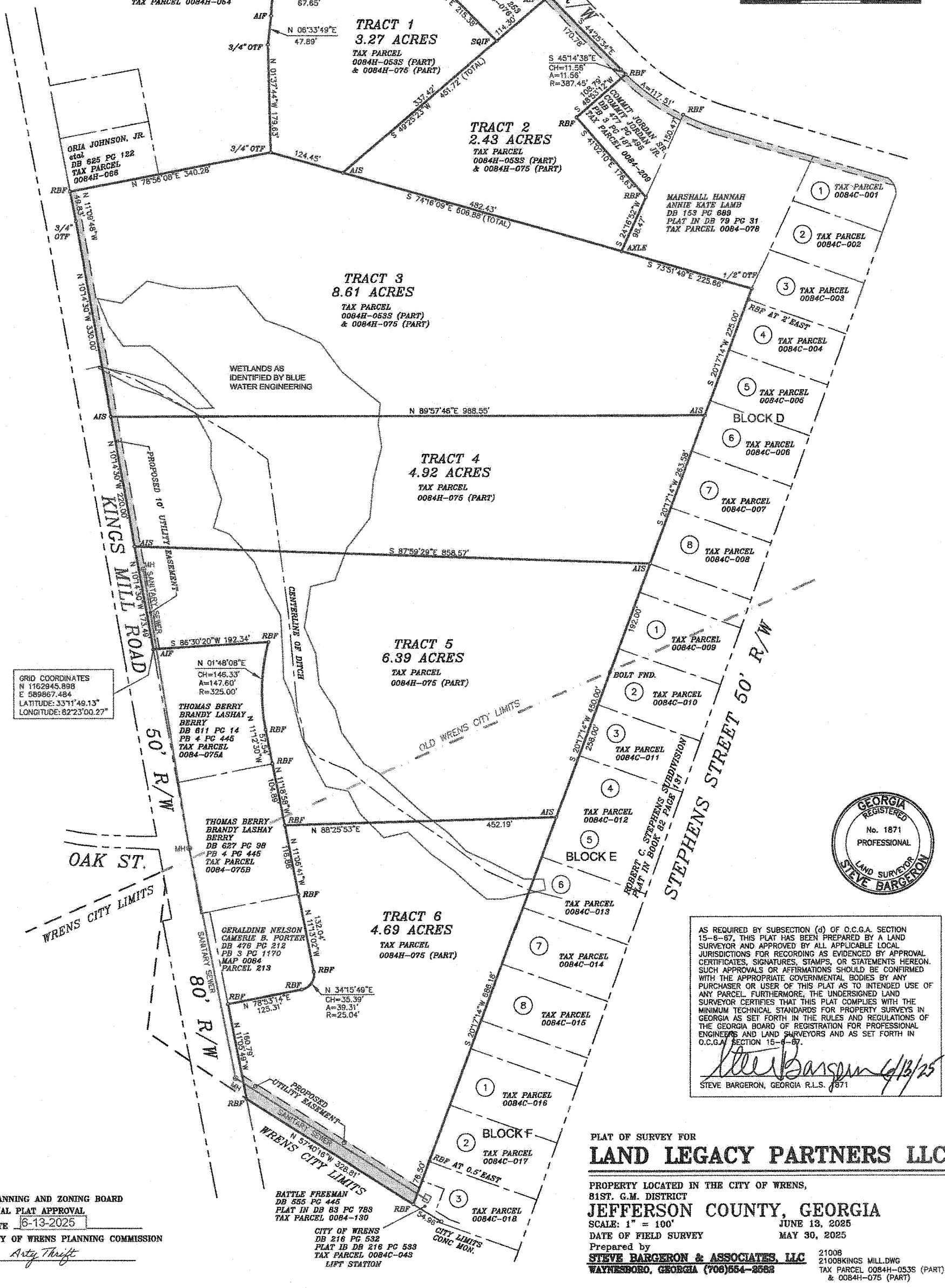
GRID COORDINATES  
N 1162945.898  
E 589867.484  
LATITUDE: 33°11'49.13"  
LONGITUDE: 82°23'00.27"

### 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 RADIIALLY FROM GNSS CONTROL.  
B) CHAMPION TKO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.06'.
3. THIS PLAT HAS A CLOSURE PRECISION OF:  
ONE FOOT IN 418,026 FEET (TRACT 1)  
ONE FOOT IN 326,151 FEET (TRACT 2)  
ONE FOOT IN 248,442 FEET (TRACT 3)  
ONE FOOT IN 2,896,800 FEET (TRACT 4)  
ONE FOOT IN 780,435 FEET (TRACT 5)  
ONE FOOT IN 272,006 FEET (TRACT 6)
4. THIS SURVEY WAS AUTHORIZED BY:  
YERALDIN SOTO CASTRO, SCOUTLAND GROUP



GRAPHIC SCALE IN FEET  
0 100 200 300



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-57, 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 15-8-67.

*Steve Barger* 6/13/25  
STEVE BARGERON, GEORGIA R.L.S. 1871

## PLAT OF SURVEY FOR LAND LEGACY PARTNERS LLC

PROPERTY LOCATED IN THE CITY OF WRENS,  
81ST. G.M. DISTRICT  
**JEFFERSON COUNTY, GEORGIA**  
SCALE: 1" = 100'  
DATE OF FIELD SURVEY: JUNE 13, 2025  
Prepared by: MAY 30, 2025  
**STEVE BARGERON & ASSOCIATES, LLC**  
WAYNESBORO, GEORGIA (706)554-2562  
21008  
21008KINGS MILL.DWG  
TAX PARCEL 0084H-053S (PART)  
& 0084H-075 (PART)

PLANNING AND ZONING BOARD  
FINAL PLAT APPROVAL  
DATE: 6-13-2025  
CITY OF WRENS PLANNING COMMISSION  
*Arty Thrift*

BATTLE FREEMAN  
DB 555 PG 445  
PLAT IN DB 83 PG 788  
TAX PARCEL 0084-130  
CITY OF WRENS  
DB 218 PG 532  
PLAT IN DB 218 PG 533  
TAX PARCEL 0084C-043  
LIFT STATION