

Type: PLAT EFILED
Recorded: 3/28/2023 5:23:00 PM
Fee Amt: \$20.00, Page 1 of 2
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
Participant ID: 4759818338

BK 101 PG 434 - 435

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

AIF - ANGLE IRON FOUND
AKA - ALSO KNOWN AS
BC - BACK OF CURB
BL - BUILDING SETBACK LINE
BWF - BARBED WIRE FENCE
C&G - CURB & GUTTER
CBX - CABLE BOX
CCN - CONCRETE NAIL
CTP - CRIMPED TOP PIPE
CI - CURB INLET
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CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
DB,PG - DEED BOOK, PAGE
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DWCB - DOUBLE-WING CATCH BASIN
EP - EDGE OF PAVEMENT
FES - FLARED END SECTION
FH - FIRE HYDRANT
G- - GAS LINE
GM - GAS METER
GP - GUY POLE
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" REBAR)
JB - JUNCTION BOX
LL - LAND LOT
LL - LAND LOT LINE
LP - LIGHT POLE
MH - MANHOLE
MON - MONUMENT
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
-P- - POWER LINE
P/T- - POWER & TELEPHONE LINE
PBX - POWER BOX
PC - PROPERTY CORNER
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
P/LP - POWER & LIGHT POLE
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYLCHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
SS - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
S/W - SIDEWALK
SWCB - SINGLE-WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TBX - TELEPHONE BOX
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
WI - WEIR INLET
-W- - WATER LINE
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE

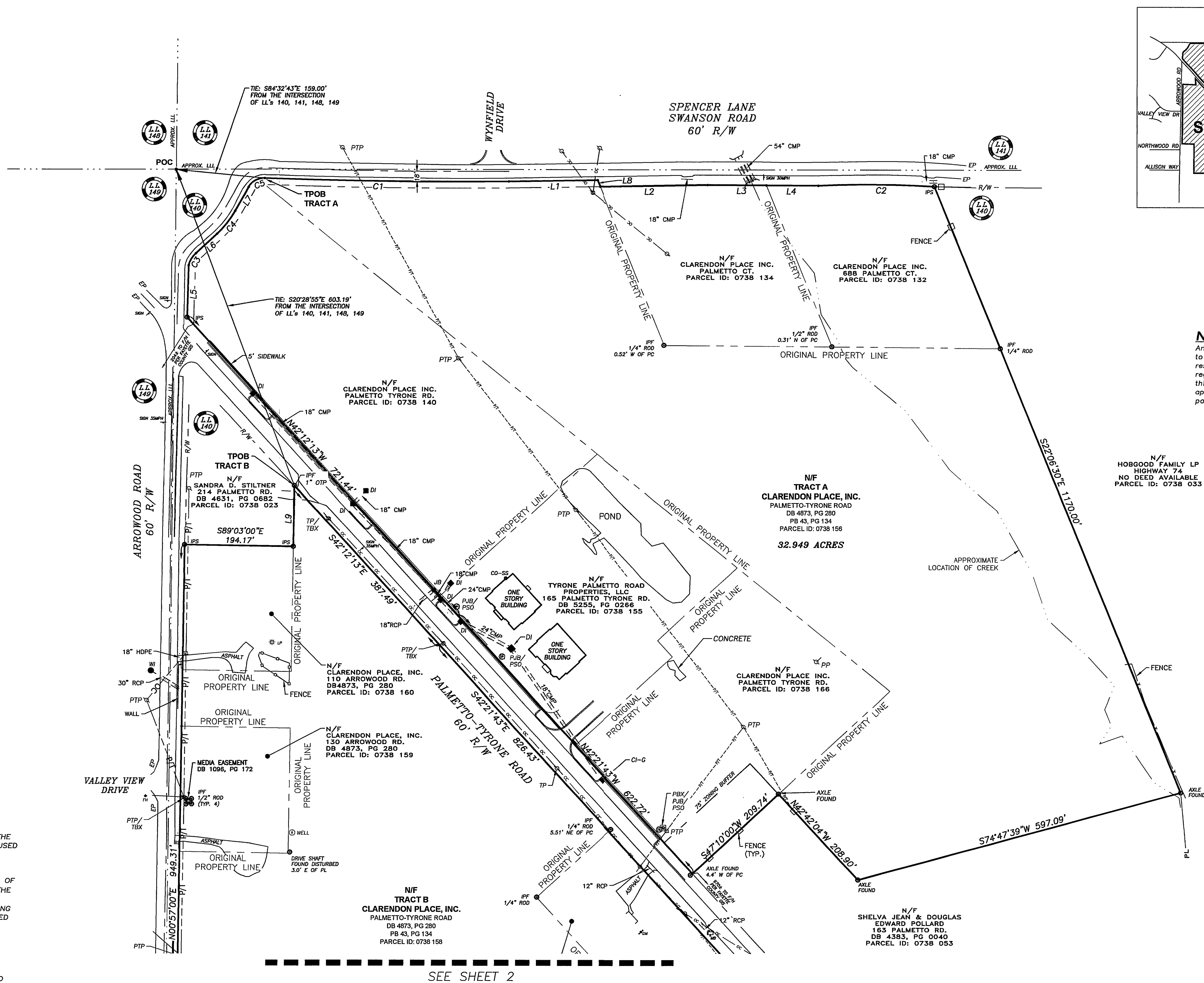
SURVEY NOTES

- THE FIELD DATA DATED 5/31/18 AND 3/9/20 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,238 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE (R10) GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAPS OF 13113C0077E & 13113C0076E, TOWN OF TYRONE AND FAYETTE COUNTY, GEORGIA, REVISED DATE 9/26/08.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

FAYETTE COUNTY ENVIRONMENTAL HEALTH:
THIS PROPERTY HAS BEEN REVIEWED AND, IN GENERAL, APPROVED FOR SEPTIC TANK USE.

Sheila Studdard 3/24/23
ENVIRONMENTAL HEALTH DATE

FAYETTE COUNTY WATER SYSTEM:
NO PRE EXISTING FAYETTE COUNTY WATER SYSTEM FACILITIES WERE FOUND ON THIS SITE.



SEE SHEET 2

FINAL PLAT APPROVAL:

Scott A. Ray 3/10/23
TOWN ENGINEER DATE

Robert F. Rolader 3/10/23
MAYOR DATE

Robert F. Rolader 3/10/23
OWNER #1 DATE

Don Baker 3/10/23
OWNER #2 DATE
TOWN CLERK

SURVEYORS CERTIFICATION

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.

BRANDON C. REGISTER, PLS #
bregister@rochester-assoc.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2024
www.rochester-assoc.com

12/16/2022

NOTE:

Any streams or bodies of water may be subject to State, County, and Local buffers and restrictions. This survey makes no interpretation regarding these buffers or restrictions. Users of this survey are cautioned to consult with the appropriate government authorities concerning possible buffers or restrictions.

VICINITY MAP
N.T.S.

COMBINATION PLAT FOR
**OLD TOWNE
TYRONE PROPERTY**

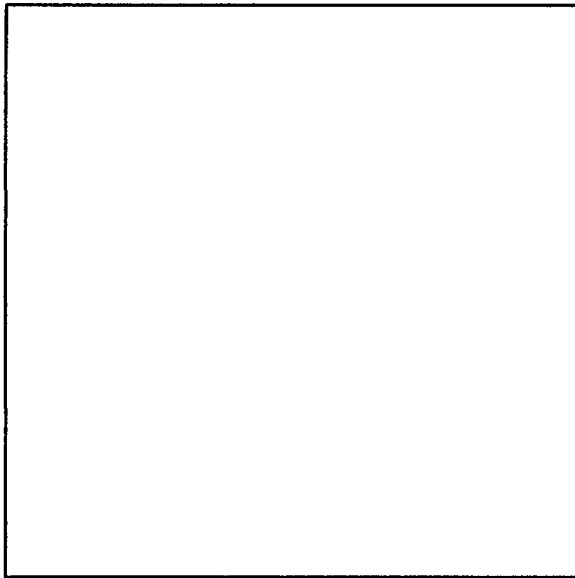
LAND LOT 140, 7th DISTRICT
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

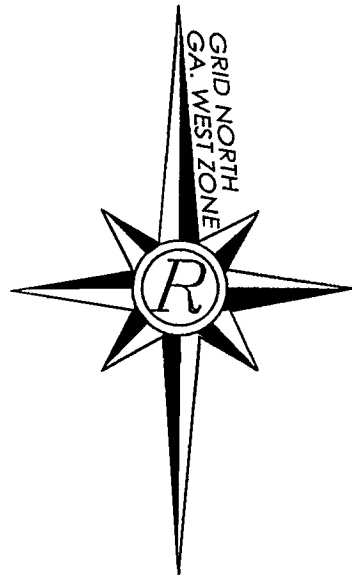
GRAPHIC SCALE
0' 50' 100' 200' 300'



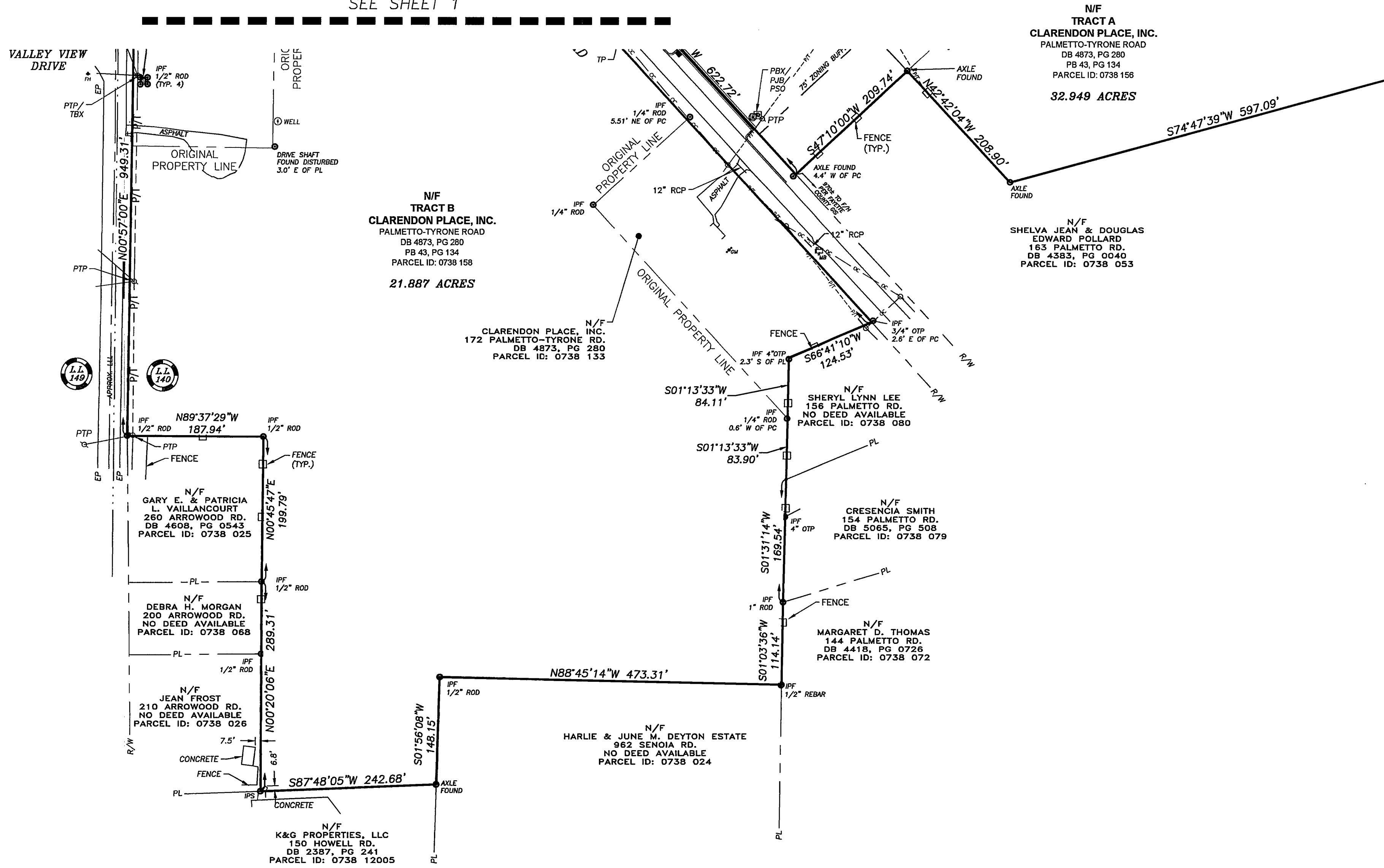
SHEET
1
OF
2
DATE: 11/17/22
SCALE: 1"=100'
JOB NO.: F218005
DRAWN BY: LJC
DWG NO.: T08C00B



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



SEE SHEET 1



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Rochester **BCCM**

Rochester and Associates, LLC
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 P | www.rochester-assoc.com

COMBINATION PLAT FOR
**OLD TOWNE
TYRONE PROPERTY**

LAND LOT 140, 7th DISTRICT
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

REVISIONS		
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SHEET
2
OF
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DATE: 11/17/22
SCALE: 1"=100'
JOB NO.: F218005
DRAWN BY: LUG
DWG NO.: T08.COMB