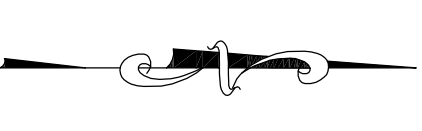


CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	180.42°	539.55'	179.58'	S 74.42 27° E
C2	44.92°	1839.02'	44.92'	S 85.26 54° E
C3	87.97°	1839.02'	87.96'	S 83.22 41° E

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



SURVEYORS CERTIFICATION:

This plat is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RE-RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, S. GEORGIA REGISTERED LAND
SURVEYOR NO.1620
DATE: 05/13/25

GENERAL NOTES

1. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
2. THERE IS GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0079E DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THERE ARE STATE WATERS ON THIS PROPERTY.
5. THERE IS NO WETLANDS ON THIS PROPERTY AS PER THE FAYETTE COUNTY GIS MAP.

FINAL PLAT APPROVAL:

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: _____

Town Mayor: _____

Owner: _____

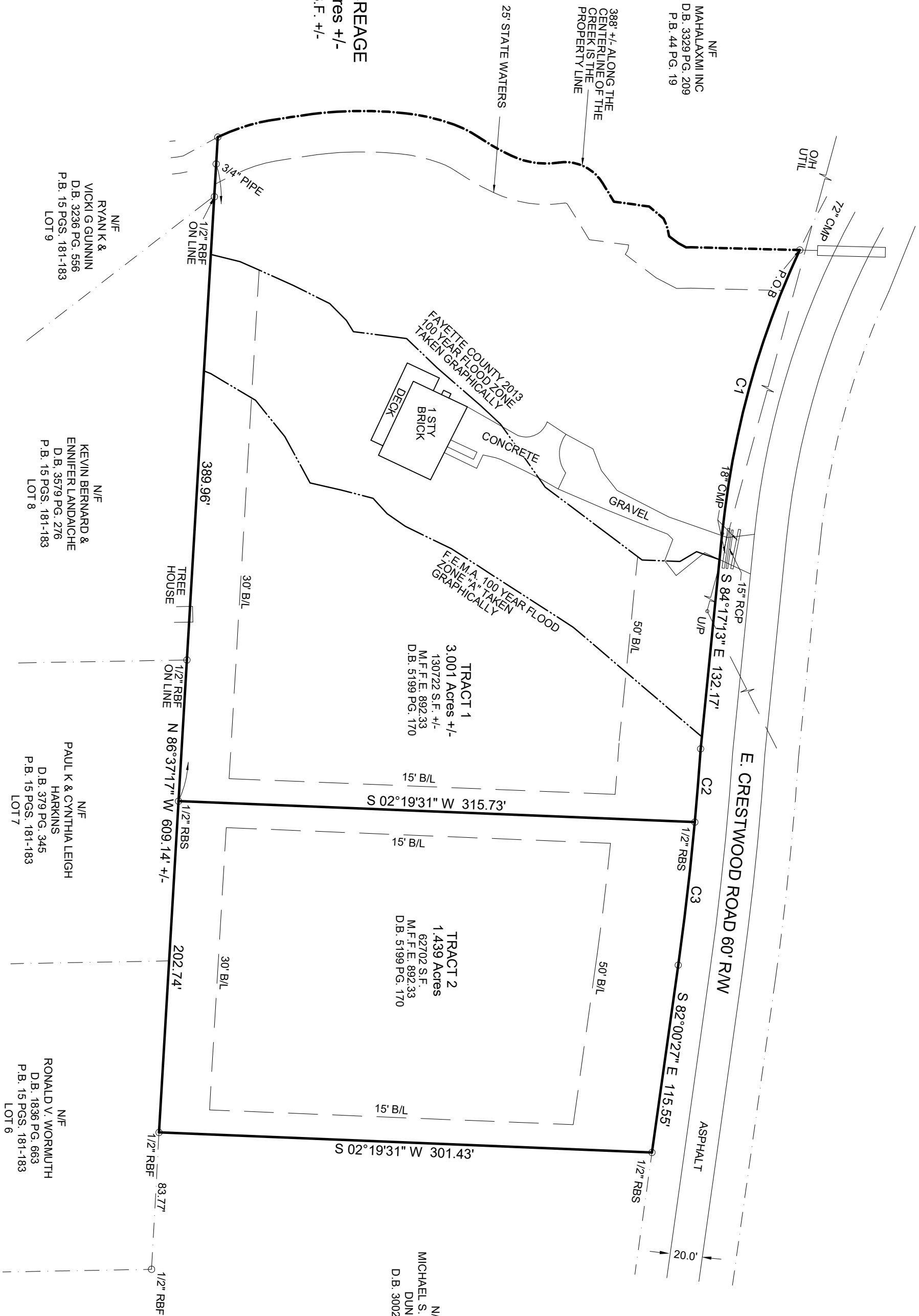
Town Clerk: _____

Other: _____

Approved for development as shown:

Fayette County
Health Department: _____
Date: _____

TOTAL ACREAGE
4.440 Acres +/-
193424 S.F. +/-



LEGEND

- BL=BUILDING LINE
CL=CENTERLINE
CTP=CRIMP TOP PIPE
DB=DEED BOOK
DE=DRAINAGE EASEMENT
ESMT=EASEMENT
EPE=EDGE OF PAVEMENT
F.W.P.=FIELD WORK PERFORMED DATE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
N/F=NOW OR FORMERLY
P.B.=PLAT BOOK
P.O.B.=POINT OF BEGINNING
F/H=FIRE HYDRANT
RBF=REBAR FOUND
RBS=REBAR SET
RW=RIGHT OF WAY
U/P=UTILITY POLE
U/P UTIL.=OVERHEAD UTILITY LINES
- FLOOD STATEMENT
ACCORDING TO FEMA FLOOD
INSURANCE RATE MAP OF PAYET
COUNTY AND UNINCORPORATED
AREAS DATED SEPTEMBER 26, 21
MAP NUMBER 131133C0079E, A PORTION
OF THIS PROPERTY LIES WITHIN
SPECIAL FLOOD HAZARD AREA.
- THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BUT
SURVEYOR ALL INFORMATION
REGARDING RECORD
EASEMENTS, ADJOINERS AND
OTHER DOCUMENTS THAT
MIGHT AFFECT THE QUALITY OF
TITLE TO TRACT SHOWN HEREIN
NOT SUPPLIED TO THIS OFFICE.

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD
 INSURANCE RATE MAP OF FAYETTE
 COUNTY AND UNINCORPORATED
 AREAS DATED SEPTEMBER 26, 2008
 MAP NUMBER 13113C00793, A PORTION
 OF THIS PROPERTY LIES WITHIN A
 SPECIAL FLOOD HAZARD AREA.

THIS SURVEY DOES NOT
 CONSTITUTE A TITLE SEARCH BY
 SURVEYOR. ALL INFORMATION
 REGARDING RECORD
 EASEMENTS, ADJOINERS AND
 OTHER DOCUMENTS THAT
 MIGHT AFFECT THE QUALITY OF
 TITLE TO TRACT SHOWN WERE
 NOT SUPPLIED TO THIS OFFICE.

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS SURVEY
 WAS PERFORMED IS BASED UPON GPS
 OBSERVATIONS WHICH WERE ESTABLISHED
 USING CHC NAV 189 AND CHC NAV IBASE
 MULTI-FREQUENCY RECEIVERS USING REAL
 TIME KINEMATIC OBSERVATIONS. THE
 RELATIVE POSITIONAL ACCURACY ACHIEVED
 BETTER THAN 0.07 FEET PER OBSERVATION
 POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN
 HEREON ARE GRID NORTH AS DEFINED BY NAD83
 AND NAD 83, WEST GEORGIA ZONE AND
 DETERMINED THROUGH RTK-GPS METHODS
 UTILIZING EGGS SOLUTIONS VRS NETWORK.

FIELD CLOSURE = N/A
 ANGLE POINT ERROR = N/A
 NAV BASE
 NAV IBASE
 ADJUSTMENT METHOD = N/A
 PLAT CLOSURE = $1.11 \text{ IN } 100,000 +$

Job No. SA25-057A

Drawn By: R.D.G.	Reviewed By: s.a.g.
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F.W.P.D.: 05/08/25

Revisions	Date
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Prepared For:

Ronald W. & Sheron W. Mull

Property Location

**Land Lot 120 Of The 7th Land District
Fayette County, Georgia**

**S.A. GASKINS &
ASSOCIATES, LLC**
surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678-618-5067
segaskins55@gmail.com