

Annexation & Rezoning Plat

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	263.19'	8828.89'	263.18'	S 67°43'25" E
C2	582.06'	7295.64'	581.91'	N 03°26'02" E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Grid North
West Zone
NAD 83

SURVEYORS CERTIFICATION:

This plat is a retracement 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 hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF 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: S. Gaskins
SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
DATE: 11/12/25

CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

- (1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
- (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
- (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR. a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature: S. Gaskins
1620
Georgia Registered Surveyor #

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV I89 AND CHC NAV IBASE MULTI-FREQUENCY RECEIVERS USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.07 FEET PER OBSERVATION POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DEFINED BY NAD 83 AND NAD 88, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.

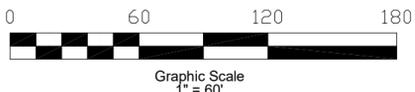
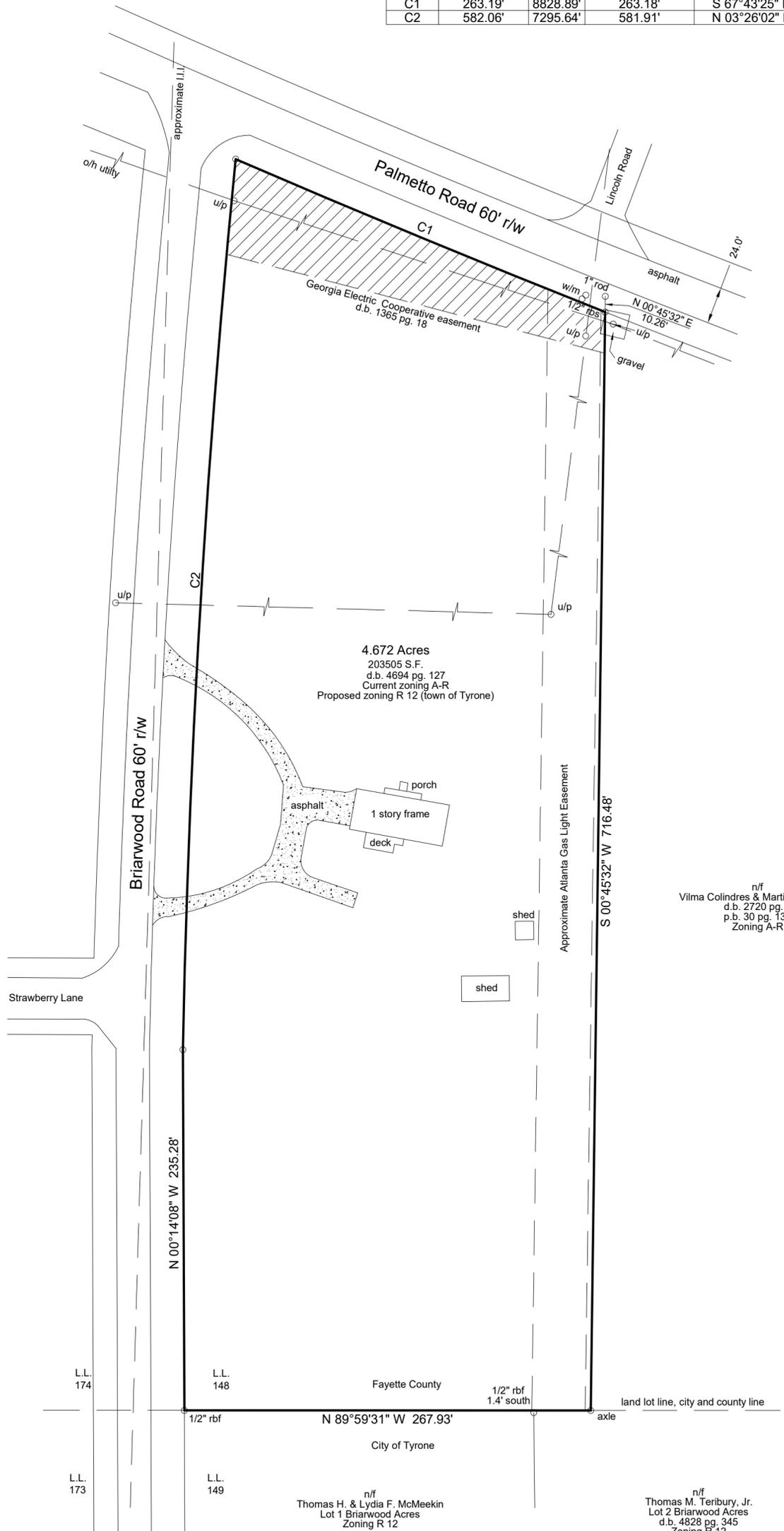
FIELD CLOSURE = N/A
ANGLE POINT ERROR = N/A
EQUIPMENT USED = CHC NAV I89 AND OR CHC NAV IBASE
ADJUSTMENT METHOD = N/A
PLAT CLOSURE = 1" IN 100,000 +

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 26, 2008 MAP NUMBER 13113C00076E, NO 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.

LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- P.O.B.=POINT OF BEGINNING
- F/H=FIRE HYDRANT
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE
- O/H UTIL=OVERHEAD UTILITY LINES



Job No. SA25-133A

Drawn By: s.a.g.
Reviewed By: r.d.g.
Issue Date: 11/12/25
F.W.P.D.: 09/26/25



Prepared For:

Jerry Crozier

Property Location
Land Lot 148 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
sagaskins55@gmail.com