

Type: PLAT EFILED
Recorded: 7/11/2024 4:10:00 PM
Fee Amt: \$20.00 Page 1 of 2
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

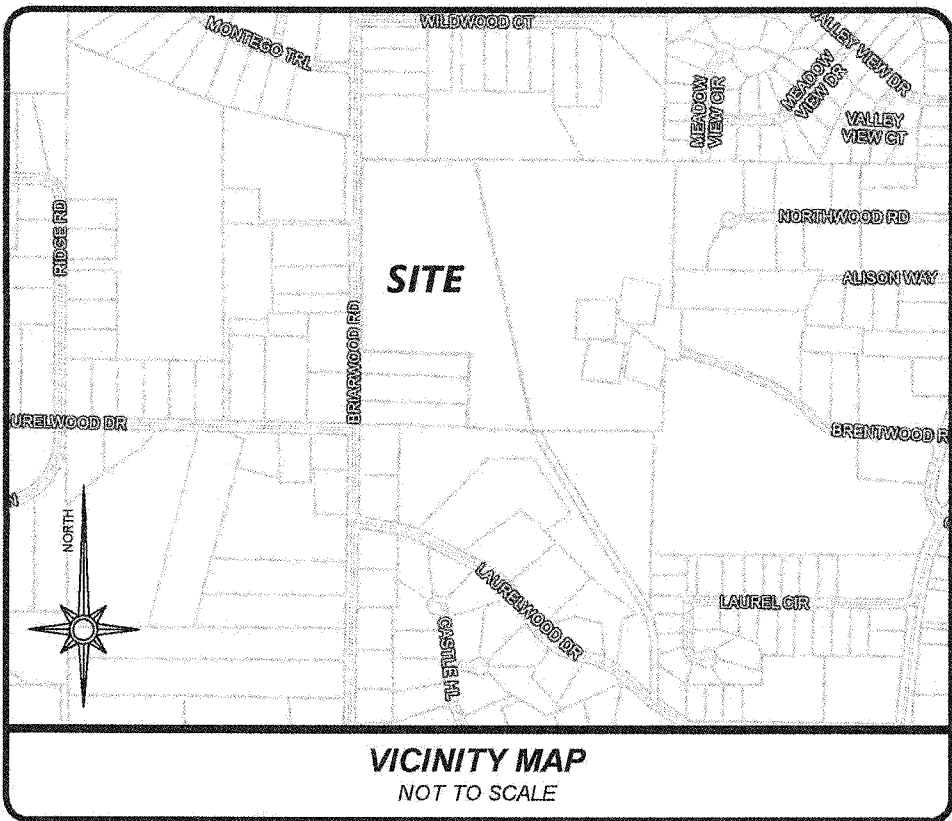
Participant ID: 4191794830

BK 101 PG 676 - 677

FINAL PLAT FOR
TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE
TP# 0738 015

OWNER/SUBDIVIDER:
TYLER CHILDS
275 BRIARWOOD ROAD
TYRONE, GA 30290
770-584-2442



CERTIFICATE OF DEDICATION:

THE TOWN OF TYRONE, GEORGIA

BY: [Signature]
MAYOR

6/6/24
DATE

ATTEST: [Signature]
TOWN CLERK

6/6/24
DATE

FINAL PLAT APPROVAL:

[Signature]
TOWN ENGINEER

6/6/24
DATE

[Signature]
MAYOR

6/6/24
DATE

[Signature]
OWNER

7/11/2024
DATE

[Signature]
TOWN CLERK

6/6/24
DATE

CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.

APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.

APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE eGPS CHC M7 GPS SYSTEM.

CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

NOTES:

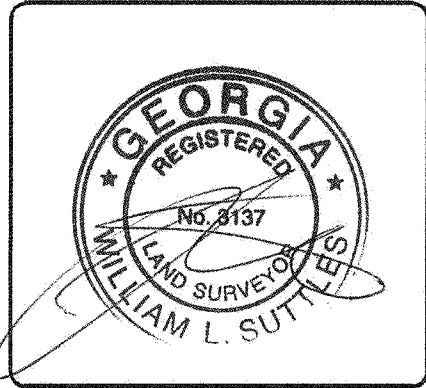
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
2. REFERENCE: PLAT BOOK 35, PAGE 179 OF FAYETTE COUNTY RECORDS.
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0076E, DATED 9/26/2008.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LAST DAY OF FIELD WORK WAS 5/28/2024.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
10. CURRENT ZONING ORDINANCE IS A-R AS PER THE CITY OF TYRONE ZONING MAPS.
11. THERE ARE WETLANDS ON THE SUBJECT PARCEL. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS PROPERTY, PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, DATED 12/4/2023, PROJECT # 23106. TOPOGRAPHY, WETLAND, AND CREEK LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
12. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
13. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A PROBABLE SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE MAPS PROVIDED IN GA DNR'S HYDROLOGIC ATLAS 18 (1989 EDITION).
14. 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 BY THIS PLAT.

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. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

[Signature] 6/11/24
Fayette County Environmental Health

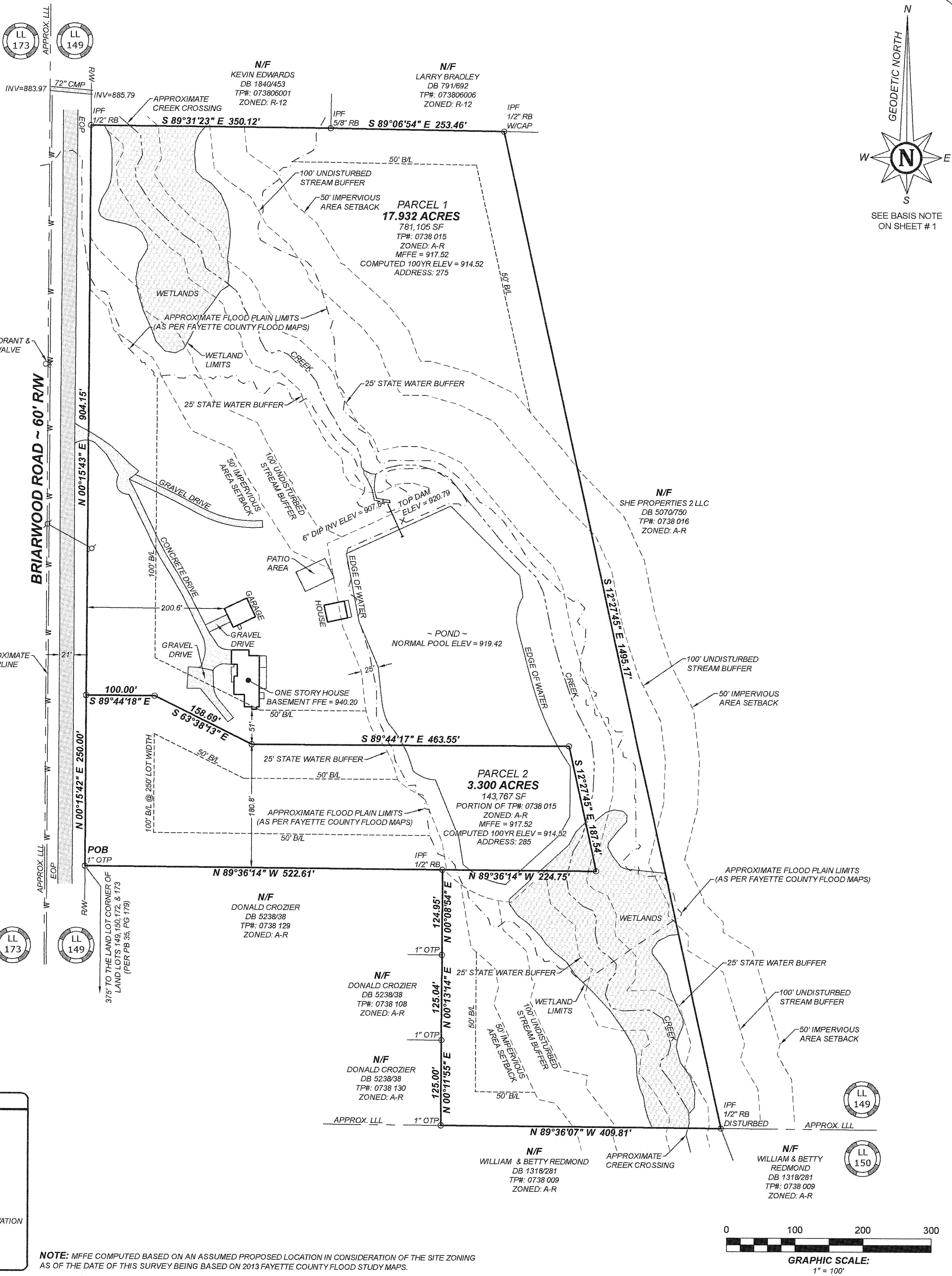


[Signature]
REGISTERED LAND SURVEYOR

3137
No.

7/11/24
DATE

DATE: 5/31/2024		ISSUE		
SCALE:	No.	DESCRIPTION	DATE	
ACREAGE:				
CITY: TYRONE				
DRAWN: MWR				
CHECKED: WLS				
SHEET #: 1 of 2				
PROJECT: CHILDS_FP				

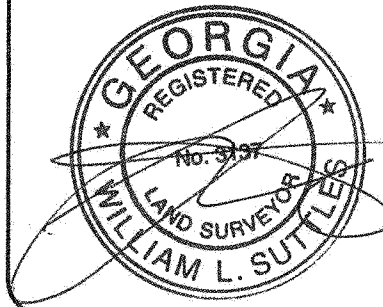


DATE: 5/31/2024	ISSUE		
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY: TYRONE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 2 of 2			
PROJECT: CHILDS_FP			

FINAL PLAT FOR:

TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE



PREPARED BY:

W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881