FINAL PLAT APPROVAL:

TOWN ENGINEER	DATE
MAYOR	DATE
OWNER 10-24-23	DATE
TOWN CLERK	DATE
FAYETTE COUNTY ENVIRONMENTAL HEALTH	DATE

RESERVED FOR CLERK OF SUPERIOR COURT

FINAL SURVEYOR'S CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AS 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 THERE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

LARRY C. SHIMSHICK — 10-18-2023
GA. RLS # 2343 — DATE

NOTES:

1. THIS IS A RETRACEMENT AND REVISED FINAL PLAT OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 5169, PAGE 149, AND PLAT BOOK 47, PAGES 90-93, FAYETTE COUNTY, GEORGIA RECORDS.
2. CURRENT OWNER: JERRY S. MOORE PER DEED BOOK 5169, PAGE 149, FAYETTE COUNTY, GEORGIA RECORDS AS OF 12-04-2020.
3. THIS SURVEY WAS AUTHORIZED BY TOM CRYMES, REPRESENTATIVE FOR TOMCO CONSTRUCTION, INC.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. BEARINGS BASED ON GEORGIA STATE PLANE COORDINATES (WEST ZONE).
6. ELEVATIONS BASED ON TOP OF TBM CATCH BASIN AS SHOWN ON SHAMROCK INDUSTRIAL BOULEVARD.
7. THE TOWN OF TYRONE SHOULD BE CONSULTED AS TO RESTRICTIONS IN THE 125' BUFFER.
8. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR LACK OF ONE, INDICATED BY THIS PLAT.
9. 100 YEAR FLOOD ELEVATIONS ON THE DETENTION PONDS WERE TAKEN FROM PLAT BOOK 38, PAGES 190-192, AND PLAT BOOK 47, PAGES 90-93. W.D. GRAY AND ASSOCIATES, INC. DID NOT PARTICIPATE IN THE ESTABLISHMENT OF THE ELEVATIONS.
10. THE TOP OF THE CATCH BASIN SHOWN WAS USE AS A BENCHMARK FOR THE ELEVATION DATA SHOWN. THIS WAS DONE TO KEEP THE ELEVATION DATA RELATIVE TO PREVIOUS PLATS OF THIS PROPERTY.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 160,196 ft. and an angular error of 3 seconds per angle point, and is UNADJUSTED. A GEOMAX ZOOM 90 was used to obtain linear and angular measurements.
It is my professional opinion, that this plat is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 1,662,265 feet.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

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.

Larry C. Shimshick, Ga. PLS No. 2343 — 10-18-2023 Date

GEORGIA PROFESSIONAL No. 2343 LAND SURVEYOR LARRY C. SHIMSHICK

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 13113C0078E Dated: SEPTEMBER 26, 2008

GRID NORTH GEORGIA STATE PLANE COORDINATES (WEST ZONE)

ZONING INFORMATION PER PLAT BOOK 47, PAGES 90-93:

PROPERTY ZONED: M-2

SETBACKS:
FRONT B/L - 70'
SIDE YARD - 20'
REAR YARD - 30'

10' DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS SHOWN OTHERWISE.

MAXIMUM HEIGHT OF ANY STRUCTURE IS 35'.

MINIMUM 10% OPEN SPACE REQUIRED.

1/2" REBAR & CAP FOUND

N/F
VIVAN S. SLATON AND DAVID H. SLAYTON
DEED BOOK 466, PAGES 704-705

N 89°28' 03" E
863.05'

HOG & BARBED WIRE FENCE

GRANITE ROCK FOUND

N/F
JAME B. ROBERTS
DEED BOOK 2345, PAGES 406-407
PLAT BOOK 36, PAGE 76

30' REAR YARD

30' SIDE YARD

LOT 3
SHAMROCK INDUSTRIAL PARK, PHASE 8
PLAT BOOK 47, PAGES 90-93

N 00°54' 42" W
238.12'

125' BUFFER PER CURRENT ZONING (SEE NOTE #7)

70' B/L

LOT 4B
10.206 ACRES+/-
OR
444,579 SQ. FT.+/-

C.B. 1E
TOP = 924.77
INV. IN = 917.13
INV. OUT = 916.69

WER
NO TOP
INV. OUT
= 918.14

18" BCCMP

1/2" REBAR FOUND

145.89'
S 89°20' 37" W

C1

F.H. & W.V.

MCCARTHY COURT (60' R/W)
ASPHALT PAVEMENT

W.M.

146.11'
N 71°41' 37" W

N 89°20' 37" E
375.61'

C4

C3

S 71°41' 37" E
146.11'

W.V.

C2

N 44°44' 26" W 41.09' TO A MAGNETIC NAIL SET AT THE APPROXIMATE CENTERLINE INTERSECTION OF SHAMROCK INDUSTRIAL BOULEVARD AND MCCARTHY COURT

1/2" REBAR FOUND

C.B. 1D
TOP = 924.85
INV. IN = 916.6
INV. OUT = 916.38

NO DRAINAGE EASEMENT SHOWN OR REFERENCED ON RECORDED FINAL PLAT

24" BCCMP

C.B. 2A
TOP = 920.36
INV. OUT 914.04

C.B. 1C
TOP = 920.33
INV. IN = 913.77 (NORTH)
INV. IN = 913.62 (WEST)
INV. OUT = 913.26

70' B/L

LOT 4A
4.500 ACRES+/-
OR
196,038 SQ. FT.+/-

SHAMROCK INDUSTRIAL BOULEVARD (60' R/W)
ASPHALT PAVEMENT

N 01°50' 55" E
417.32'

70' B/L

S 03°28' 00" W
420.07'

20' SIDE YARD

20' SIDE YARD

125' BUFFER PER CURRENT ZONING (SEE NOTE #7)

30' REAR YARD

723.11'
S 01°27' 34" W

N/F
MICHAEL ROBERTS
DEED BOOK 2623, PAGE 254
PLAT BOOK 36, PAGE 76

CURVE TABLE

	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	424.00'	18°55' 42"	140.07'	139.44'	70.68'	S 80°59' 46" E
2	70.00'	309°14' 46"	377.82'	60.00'		N 18°18' 23" E
3	364.00'	03°56' 23"	25.03'	25.02'	12.52'	N 73°25' 41" W
4	364.00'	14°59' 33"	95.25'	94.98'	47.90'	N 82°53' 40" W

J.B. 1B NO LID
TOP RIM =909.0
INV. IN = 902.94
INV. OUT = 901.59

EMC POWER TRANS.

BELLSOUTH BOX

F.H. & W.V.

24" CMP

HEADWALL
INV. = 900.06

20' D.E. PER S/D PLAT

25' STATE WATERS BUFFER

TOP OF BANK

1/2" REBAR & CAP SET

25' STATE WATERS BUFFER

54.77'

14.52'

S 65°48' 12" W

1/2" REBAR FOUND

S 65°48' 59" W 149.51'

30' REAR YARD

439.07'
N 81°28' 18" W

ABANDONED PICK-UP TRUCK

PILE OF METAL BEAMS

DETENTION POND
FLOOD ELEVATION = 904.65
PER PLAT BOOK 38, PAGES 190-192
(SEE NOTE #9)

DETENTION POND
FLOOD ELEVATION = 938.83
PER PLAT BOOK 38, PAGES 190-192
(SEE NOTE #9)

DAM

20' D.E. PER S/D PLAT

30' D.E. PER S/D PLAT

1/2" REBAR FOUND

114.55'
N 81°28' 10" W

1/2" REBAR FOUND

HEADWALL
INV. = 896.33

48" BCCMP

WEIR
TOP = 903.62+/-
INV. OUT = 898.97

268.75'
N 88°51' 38" W

62.87'
S 89°08' 05" W

1/2" REBAR FOUND

1/2" REBAR FOUND

TBM TOP OF CATCH BASIN (SEE NOTE #10)

25' STATE WATERS BUFFER

DITCH

10' D.E. PER S/D PLAT

C.B.
TOP = 906.4
INV. OUT = 901.02

18" BCCMP

36" CMP

HEADWALL
INV. = 900.77

30" CMP

C.B.
TOP = 906.46
INV. IN = 900.65 (WEST)
INV. IN = 900.71 (SOUTH)
INV. OUT = 900.58 (EAST)

LOT 4
SHAMROCK INDUSTRIAL PARK, PHASE 7
PLAT BOOK 37, PAGES 178-180

LOT 6
SHAMROCK INDUSTRIAL PARK PHASE 7
PLAT BOOK 38, PAGES 190-192

LOT 7
SHAMROCK INDUSTRIAL PARK, PHASE 7
PLAT BOOK 38, PAGES 190-192

LOT 8
SHAMROCK INDUSTRIAL PARK, PHASE 7
PLAT BOOK 38, PAGES 190-192

LOT 9
SHAMROCK INDUSTRIAL PARK, PHASE 7
PLAT BOOK 38, PAGES 190-192

LEGEND
BCCMP = BITUMINOUS COATED CORRUGATED METAL PIPE
B/L = BUILDING LINE
C.B. = CATCH BASIN
CMP = CORRUGATED METAL PIPE
D.E. = DRAINAGE EASEMENT
F.H. = FIRE HYDRANT
HDPE = HIGH-DENSITY POLYETHYLENE
INV. = INVERT
R/W = RIGHT-OF-WAY
S/D = SUBDIVISION
TRANS. = TRANSFORMER
W.M. = WATER METER
W.V. = WATER METER

GRAPHIC SCALE: 1 inch = 40 feet
0' 40' 80' 120' 160'

W.D. Gray and Associates, Inc.
LSF000701

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:
TOMCO CONSTRUCTION, INC.

REVISED FINAL PLAT OF LOT 4 SHAMROCK INDUSTRIAL PARK, PHASE 8

PREVIOUSLY RECORDED IN PLAT BOOK 47, PAGES 90-93

LAND LOT: 153	DATE OF SURVEY: 09-21-23 TO 09-25-23
7th DISTRICT	DATE OF DRAWING: 10-18-23
TOWN OF TYRONE FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 40'	JOB NO. 2309007