

Line #	Direction	Length
L1	N88° 44' 25"W	4.68'
L2	S01° 12' 55"W	14.99'

Curve #	Length	Radius	Bearing	Chord
C1	961.32'	30297.02'	N89° 38' 49"W	961.28'

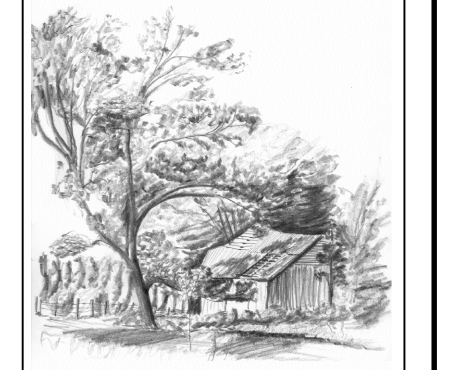
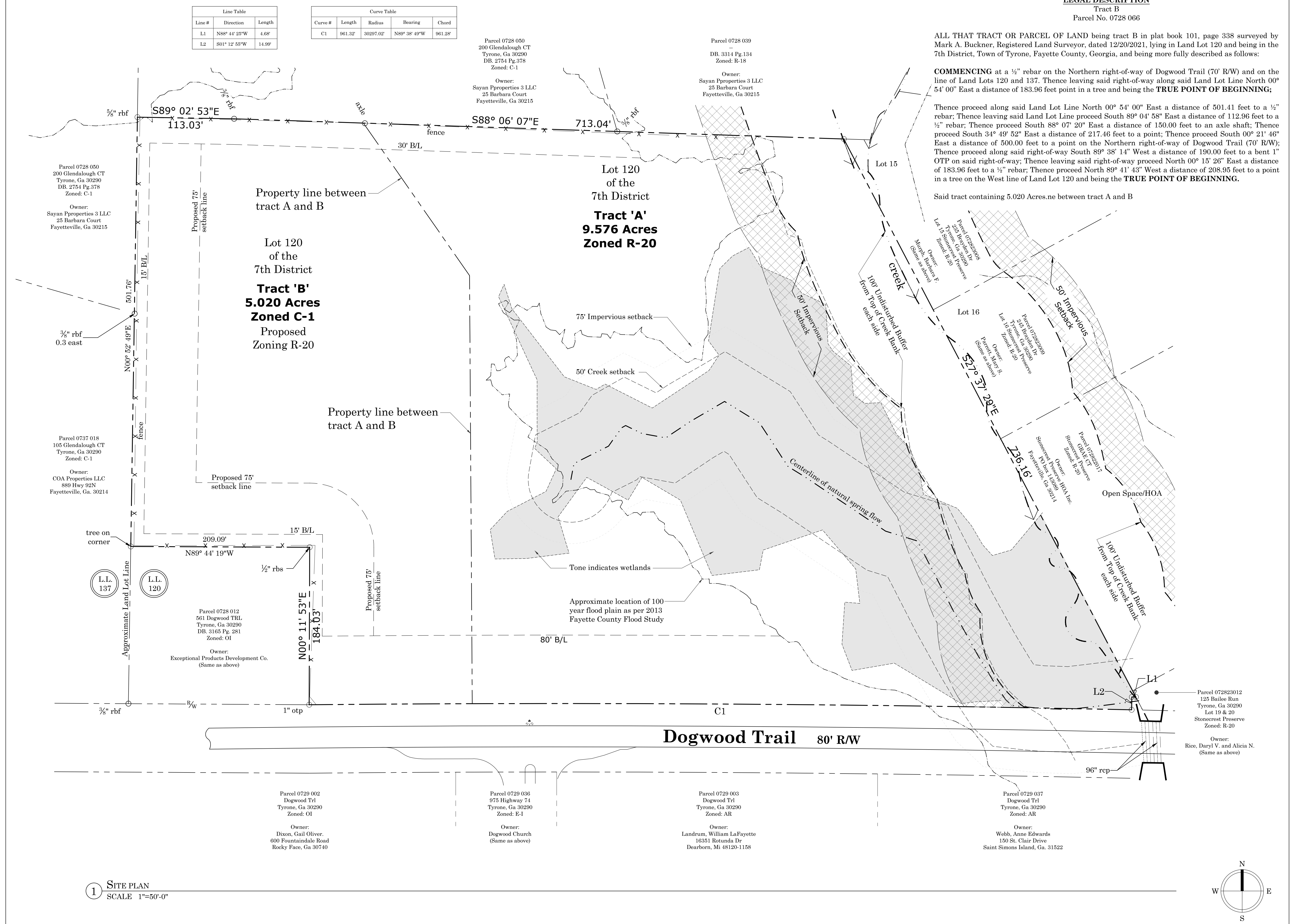
**LEGAL DESCRIPTION**  
Tract B  
Parcel No. 0728 066

ALL THAT TRACT OR PARCEL OF LAND being tract B in plat book 101, page 338 surveyed by Mark A. Buckner, Registered Land Surveyor, dated 12/20/2021, lying in Land Lot 120 and being in the 7th District, Town of Tyrone, Fayette County, Georgia, and being more fully described as follows:

**COMMENCING** at a ½" rebar on the Northern right-of-way of Dogwood Trail (70' R/W) and on the line of Land Lots 120 and 137. Thence leaving said right-of-way along said Land Lot Line North 00° 54' 00" East a distance of 183.96 feet to a point in a tree and being the **TRUE POINT OF BEGINNING**;

Thence proceed along said Land Lot Line North 00° 54' 00" East a distance of 501.41 feet to a ½" rebar; Thence leaving said Land Lot Line proceed South 89° 04' 58" East a distance of 112.96 feet to a ½" rebar; Thence proceed South 88° 07' 20" East a distance of 150.00 feet to an axle shaft; Thence proceed South 34° 49' 52" East a distance of 217.46 feet to a point; Thence proceed South 00° 21' 46" East a distance of 500.00 feet to a point on the Northern right-of-way of Dogwood Trail (70' R/W); Thence proceed along said right-of-way South 89° 38' 14" West a distance of 190.00 feet to a bent 1" OTP on said right-of-way; Thence leaving said right-of-way proceed North 00° 15' 26" East a distance of 183.96 feet to a ½" rebar; Thence proceed North 89° 41' 43" West a distance of 208.95 feet to a point in a tree on the West line of Land Lot 120 and being the **TRUE POINT OF BEGINNING**.

Said tract containing 5.020 Acres ne between tract A and B



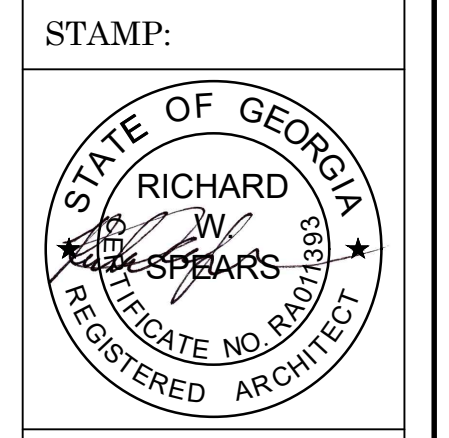
Richard W. Spears  
ARCHITECT - INC  
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Peachtree City  
Georgia 30269  
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**PROJECT:**  
Residence for  
Clay and Elizabeth  
Adams  
Dogwood Trail,  
Town of Tyrone, Ga  
30290

**ISSUANCES:**  
Zoning Application  
Site Plan  
2026.02.27

2026.02.27



**PROJECT #:**  
2025.09

**TITLE:**  
Site Plan

**SHEET #:**  
A-1.01

1 SITE PLAN  
SCALE 1"=50'-0"

