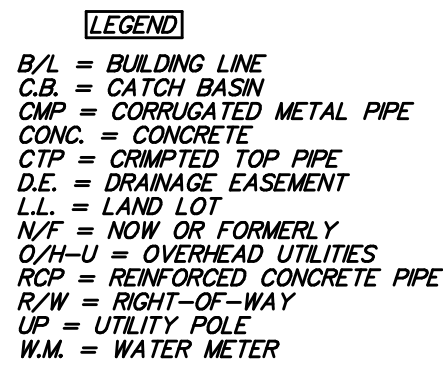


TOTAL AREA =
2.635 ACRES ±
OR
114,780 SQ. FT. ±



NORTH BASED ON
PLAT BOOK 8,
PAGE 167



N/F
JERRY ARELIE ADAMS
DEED BOOK 5703, PAGE 202
PLAT BOOK 3, PAGE 78

LOT 2
1.592 ACRES ±
OR
69,329 SQ. FT. ±

LINE DEED
156-158
DEED
684

N/F
MAPLE SHADE, PHASE II
OPEN SPACE
PLAT BOOK 43, PAGES 1-7

SENOIA ROAD (R/W VARIES)



COURSE	BEARING	DISTANCE
1	N 47°45' 38" W	22.02'
2	N 42°05' 36" E	19.36'
3	S 47°57' 19" E	5.73'
4	N 42°09' 45" E	15.55'
5	S 48°10' 43" E	1.60'
6	N 42°36' 06" E	12.17'
7	S 47°25' 24" E	16.96'
8	S 45°00' 50" W	47.07'

AREA OF VARIANCE REQUEST
0.021 ACRES ±
OR
914 SQ. FT. ±

VARIANCE REQUEST IS LIMITED TO THE CURRENT EXTERIOR FOOTPRINT OF THE HOUSE THAT ENCREACHES INTO THE FRONT 80' BUILDING LINE. NO FUTURE ADDITIONS MAY BE ADDED TO THE EXTERIOR OF THE HOUSE NEITHER NORTH, SOUTH, EAST OR WEST UNLESS THE ADDITION IS IN COMPLIANCE WITH THE 80' BUILDING LINE.

*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*

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

ASHLEY ENGLER

GRAPHIC SCALE: 1 inch = 40 feet



LAND LOT: 153	DATE: 12-23-2025
7th DISTRICT	REVISED:
TOWN OF TYRONE FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 40'	JOB NO. 2509022