



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(e) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

- SYMBOL LEGEND**
- IRON PIN FOUND
  - 1/2" REBAR SET
  - CONCRETE MONUMENT FOUND
  - UTILITY POLE
  - LIGHT POLE
  - FIRE HYDRANT
  - CREEK LINE
  - WIRE FENCE LINE
  - WETLANDS LINE
  - WATER LINE
  - OVERHEAD POWER LINE
  - PROPERTY LINE
  - ADJACENT LOT LINE
  - LAND LOT LINE
  - ASPHALT AREA
  - CONCRETE AREA

- NOTES**
- SUBDIVIDER:  
IVO JANSINK  
599 MCDADE STREET  
TYRONE, GA 30290  
PHONE: 404-824-7139  
EMAIL: [ijansink@hotmail.com](mailto:ijansink@hotmail.com)
  - TAX PARCEL NO. 0728 065
  - A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP 13113C0079E, DATED 9/26/2008. THE BFE/MFE DATA SOURCE IS PER 2013 FAYETTE COUNTY FLOOD STUDY. UPON SUBMITTAL OF ANY BUILDING PERMIT / SITE PLAN THE BFE/MFE SHALL BE EVALUATED BASED ON THE MOST PROTECTIVE APPLICABLE BFE/MFE FOR THE PROPOSED BUILDING / SITE PLAN.
  - ZONING INFORMATION  
CURRENT ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL)  
SETBACKS:  
MIN. FRONT YARD: 80' (MAJOR THOROUGHFARE)  
MIN. SIDE YARD: 15'  
MIN. REAR YARD: 30'  
MINIMUM LOT AREA: 1.0 ACRES  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM AREA PRINCIPAL STRUCTURE: 2,000 SF  
MINIMUM LOT WIDTH AT BUILDING LINE: 125'
  - SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
  - POTABLE WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
  - THERE ARE EXISTING STATE WATERS ON THIS SITE.
  - WETLAND DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, INC. DATED NOVEMBER 8, 2021. ANY JURISDICTIONAL WETLANDS ON THIS SITE 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 JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
  - SOIL STUDY BY SOIL PROFILES INC., J. SHANNON HUDGINS GA DHR SOIL CLASSIFIER #147, DATED MAY 6, 2021.
  - BOTH PROPERTIES ARE LOCATED IN A SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE GA DNR HYDROLOGIC ATLAS 18 (1989 EDITION).
  - 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.

LOT TABLE		
ITEM	SQUARE FEET	ACRES
TRACT 'A'	411,245	9.441
TRACT 'B'	224,571	5.155
STREETS	0	0
GREEN BELT	0	0
TOTAL	635,816	14.596

**REFERENCES**

CURRENT OWNER:  
LORA EFFIE MCEACHERN ESTATE

DEEDS:  
DB 4858 PG 355  
DB 4858 PG 355 - R/W

PLATS:  
PB 48 PGS 191-193

**OWNER'S ACKNOWLEDGEMENT**

I, the undersigned, certify that as the legal owner of the subject property, I hereby authorize the submittal of this final plat for my property.

Owner \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT APPROVAL**

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this Final Plat have been prepared by me or under my direct supervision.

Fayette County Health Department	Date _____
Town Engineer	Date _____
Mayor	Date _____
Town Clerk	Date _____

**CERTIFICATE OF DESIGN**

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this Final Plat have been prepared by me or under my direct supervision.

Mark A. Buckner GA RLS 2422 Date \_\_\_\_\_

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.

Mark A. Buckner GA RLS 2422 Date \_\_\_\_\_

**SES**

ENGINEERING  
PLANNING  
SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

**SCANLON ENGINEERING SERVICES, INC.**

221 EAST BANK STREET  
GRIFPIN, GEORGIA 30223

PHONE: (678) 967-2051 [www.scanloneg.com](http://www.scanloneg.com)

★ LST 00089 ★

**LIVING BUSINESS HOUSE**

FINAL PLAT FOR

LOCATED IN LAND LOT 120 OF THE 7th DISTRICT,  
TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

No.	Description	Date
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**FINAL PLAT**

Review by: MAB	Drawn by: JWS
Project #: S210421444	Date: 12/20/2021

SHEET TITLE  
**404D**  
SHEET # 01 OF 01

**PLAT CERTIFICATION:**

The field data, completed on 12/21/21, upon which this plat is based has a closure precision of one foot in 50,139 feet and an angular error of 06" per angle point and was adjusted using equal angle adjustment. This plat has been calculated for closure and is found to be accurate within one foot in 651,552 feet.

The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station & Geomax Zenith 35 Man GPS.

