



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER/ADDRESS

OWNER: 74 SOUTH LLC.
O/O ISLAND INVESTORS, LLC.
OWNER ADDRESS: 350 ALLISON DR. NE
ATLANTA, GA 30342
PROPERTY ADDRESS: 1400 SENOIA ROAD
TYRONE, GA
EXISTING ZONING: C2

SURVEY NOTES

- FIELD WORK PERFORMED: 12/06/21 DATE OF PLAT PREPARATION: 12/10/21, EQUIPMENT UTILIZED: LEICA TS12 P 3"
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,145 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED ONE FOOT IN 100,000 FEET.
- RECORD TITLE:
DB 5541 PGS 563-566
DB 5474 PGS 150-155
PB 42 PGS 8-10
PB 45 PGS 67-71
PB 101 PG 374

FINAL PLAT APPROVAL

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.

TOWN ENGINEER	DATE
MAYOR	DATE
(OWNER)	DATE
TOWN CLERK	DATE

SURVEYOR CERTIFICATION

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 intend 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. INTEGRATED SCIENCE & ENGINEERING LSF000136, EXP. 6/30/2024

Larry J Seabolt 1/4/24
LARRY J SEABOLT, PLS GA 2135 DATE
INTEGRATED SCIENCE & ENGINEERING LSF000136 (EXP. 06/30/2024)



FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACUTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

Larry J Seabolt 1/4/24
LARRY J SEABOLT, PLS GA 2135 DATE
INTEGRATED SCIENCE & ENGINEERING LSF000136 (EXP. 06/30/2024)

- LEGEND**
- PROPERTY LINE
 - ADJOINER LINE
 - RIGHT-OF-WAY LINE
 - STORM LINE
 - SANITARY SEWER LINE
 - IRON PIN FOUND AS NOTED
 - PROPERTY CORNER
 - RBR REBAR
 - IPS IRON PIN SET (1/2" REBAR/CAP 000136)
 - IFF IRON PIN FOUND
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - SB BUILDING SETBACK LINE
 - N/F NOW OR FORMERLY
 - RBC HALF INCH REBAR WITH CAP
 - TSB TRAFFIC SIGNAL BOX
 - FOC FIBER OPTIC CABLE
 - IRRIGATION CONTROL VALVE
 - W WATER VALVE
 - SANITARY SEWER MANHOLE
 - CURB INLET W/ GRATE
 - X LIGHT STANDARD
 - EP EDGE OF PAVEMENT
 - CB CURB & GUTTER
 - P&G PAGE
 - TITLE EXCEPTION ITEM
 - GUY WIRE
 - WATER METER
 - OTP - OPEN TOP PIPE
 - DB DB - DEED BOOK
 - PB PB - PLAT BOOK
 - PG PG - PAGE
 - GAS MARKER
 - UTILITY POLE
 - FIRE HYDRANT
 - EXISTING
 - OVERHEAD ELEC.
 - CHAIN-LINK FENCE
 - JUNCTION BOX
 - CENTERLINE

NOTE:
SOME SYMBOLS MAY NOT BE PRESENT ON ALL DRAWINGS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C0077E PANEL 231, MAP REVISED SEPTEMBER 26, 2008.

Drawn by:	Check by:	Date:
11/28/22	11/28/22	11/28/22
1633.2101	1633.2101	1633.2101

Project #:	Design by:	Review by:	Date:
1633.2101	ILS	ILS	1/3/24
			1/29/23
			11/29/22
			10/24/22
			10/24/22

REVISED FINAL PLAT TO COMBINE LOT 16 AND LOT 17 FOR 74 SOUTH, LLC.
(TAX PARCEL ID NO'S 0726 04 009 AND 0726 04 010)
LAND LOT 116 OF THE 7TH DISTRICT, CITY OF TYRONE, FAYETTE COUNTY, GEORGIA

11/28/22	11/28/22	11/28/22
1633.2101	1633.2101	1633.2101