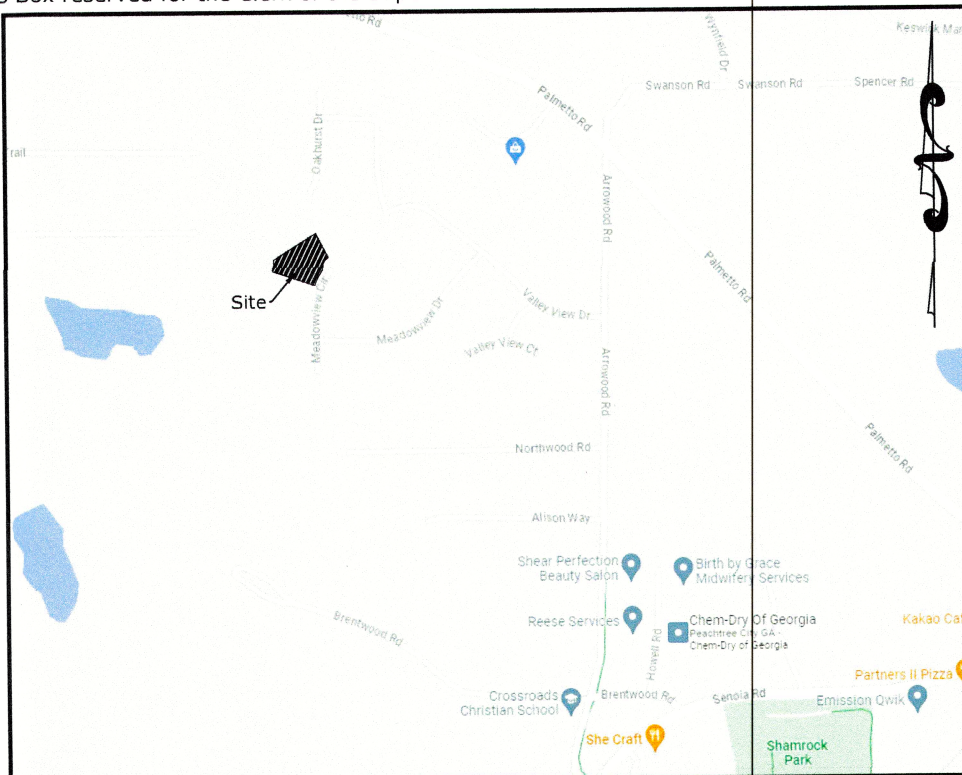


Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
CTP= Crimped Top Pipe
P.O.B.=Point of Beginning
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
F.W.P.D.=Field Work Performed Date
X=Gas Valve
W=Water Meter
U=Utility Pole
D=Drop Inlet
F=Fire Hydrant
L=Light Pole
X=Fence
M=Drainage Manhole
OHE=Over Head Electric Line
B=Benchmark

This Box reserved for the Clerk of the Superior Courts.



Vicinity Map

General Notes: (NOT TO SCALE)

- Owner/Developer:
Dennis A. & Kenneth S. Bannister
150 Meadowview Circle
Tyrone, GA 30290
Contact: Dennis Bannister (404)978-3853
- Surveyor:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- Closure Data:
Field Closure=1" IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W, Sokkia SX, & Carlson BRx7 GPS System
Adjustment Method=Compass Rule
Plat Closure=1" IN 100,000+
- Tax Parcel No. 073804013 & 073804012
- Minimum Dimensional Zoning Requirements: For R-12 Zoning district
Minimum lot width at front setback line = 125'
Minimum square footage of principal structure—1,200 square feet
Minimum lot size = (1 Acres) 43,560 Sq. Ft.
Front yard = 80' (Major or Minor Thoroughfare), 55' (Residential Street)
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'
Maximum lot coverage = 25%
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Tyrone, Town of dated September 26, 2008 Map #13113C0076E.
- There are no Wetlands on this site as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- Lots water service is provided by Fayette County Water.
- Lots sanitary sewer to be provided by individual septic tanks and drain field systems.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Four Corners Surveying, LLC 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. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- The purpose of this plat is to combine Lots 12 & 13 of Tyrone Acres Unit Two

Minor Revision to the Final Plat of
Tyrone Acres

(Previously Recorded in Plat Book 10 Pages 82)
Land Lot 149 of the 7th District
Town of Tyrone,
Fayette County, Georgia

N/F
Hany M. Shehata
DB. 5433 Pg. 264-267
PB. 14 Pg. 124
Parcel No. 073806014

N/F
Michael A. & Penny H. Hope
DB. 903 Pg. 281
PB. 10 Pg. 82
Parcel No. 073804011

N/F
Keith J. Simon, Sr.
& Linda A. Simon
DB. 1456 Pg. 236
PB. 10 Pg. 82
Parcel No. 073804037

N/F
David S. & Patricia Corbalis
DB. 1331 Pg. 553
PB. 10 Pg. 82
Parcel No. 073804036

Lot 12 & 13
1.006 Acres
43,804 Sq. Ft.
Parcel No. 073804012 & 073804013

Final Plat Approval:

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: _____ Date: _____
Town Mayor: _____ Date: _____
Owner: _____ Date: _____
Town Clerk: _____ Date: _____

THE TOWN OF TYRONE, GEORGIA

By: _____ Mayor

Attest: _____ Town Clerk

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(6) 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.

Surveyor's Certificate:

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.

By: _____
GA R.L.S. Ronald T. Godwin

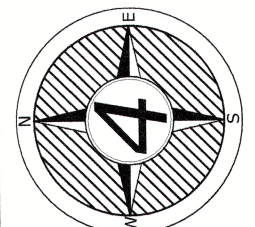
2696
License NO.

08/09/2023
Date

GRAPHIC SCALE 1"= 40'
0 20 40 80



FOUR CORNERS
SURVEYING
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET 4CORNERSURVEYING@GMAIL.COM



Plat/Deed Book	Page
DB. 4657	706
PB. 10	82

Lot 12 & 13
Tyrone Acres
Parcel No. 073804012 & 073804013
Land Lot 149 of the 7th District
Fayette County, Georgia

Dennis A. Bannister &
Kenneth S. Bannister

Job #: 23-136
Drawn By: JCB
Reviewed By: RTG
Date: 08/09/2023
F.W.P.D.: 08/04/23
Scale: 1" = 40'
Sheet: 1 of 1