

1. 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 ON THIS PLAT.
2. THERE IS GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0076E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THERE ARE NO STATE WATERS ON THIS PROPERTY.
5. THERE IS NO WETLANDS ON THIS PROPERTY AS PER THE FAYETTE COUNTY GIS MAP.
6. 1/2" RE-BAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

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

Fayette County
Health Department: _____
Date: _____

Total area
4.672 Acres
203505 S.F.
d.b. 4694 pg. 127

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A.
SECTION 15-6-87, THE REGISTERED LAND
SURVEYOR HEREBY CERTIFIES THAT THIS MAP,
PLAT, OR PLAN HAS BEEN APPROVED FOR FILING
IN WRITING BY ANY AND ALL APPLICABLE
MUNICIPAL COUNTY OR MUNICIPAL-COUNTY
PLANNING COMMISSIONS OR MUNICIPAL OR
COUNTY GOVERNING AUTHORITIES OR THAT SUCH
GOVERNMENTAL BODIES HAVE AFFIRMED IN
WRITING THAT APPROVAL IS NOT REQUIRED.
FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL 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 THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-87).

BY: SWINSON A. GASKINS, Sr. GEORGIA
REGISTERED LAND SURVEYOR NO.1620

DATE 5 / 27 / 2026



DATE: April 8th, 2026

Mr. Crozier,

This letter is a certification that on April 2nd, 2026, the Town of Tyrone Council voted unanimously to approve rezoning petition RZ-2026-001 to annex and rezone a 4.67-acre tract with parcel number 0739-023 at property address 155 Briarwood Road from AR (Agricultural Residential - Unincorporated) to R-12 (Residential 1,200 s.f. min). The subsequent property will be subject to the use and development standards of that zoning district as governed by the laws and regulations of Tyrone, Georgia.

Town Council confirmed with the property owner was amenable to R-12 zoning as opposed to the advertised R-18 notice.

Please direct any questions regarding this matter to the Town's Zoning Administrator at (770) 487-4038 | planning@tyronega.gov.

Best Regards,


Phillip Trocquet, Asst. Town Manager

Phillip Trocquet, Asst. Town Manager | Zoning Administrator

Town of Tyrone | 950 Senoia Rd. Tyrone, GA 30290
Phone: (770) 487-4038 | Fax: (770) 487-4529 | www.tyrone.org

LINE	BEARING	DISTANCE
L1	N 00°45'32" E	54.14'
L2	S 89°59'31" E	20.00'
L3	N 89°59'31" W	20.00'
L4	S 00°45'32" W	27.99'
L5	N 89°59'31" W	20.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	80.51'	7295.64'	80.51'	N 01°27'52" E
C2	202.36'	7295.64'	202.35'	N 02°34'30" E
C3	299.20'	7295.64'	299.18'	N 04°32'40" E
C4	263.19'	8828.89'	263.18'	S 67°43'25" E

Subdivision plat for:

Jerry Crozier

Property Location

Land Lot 148 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678-618-5067
sagaskins55@gmail.com

