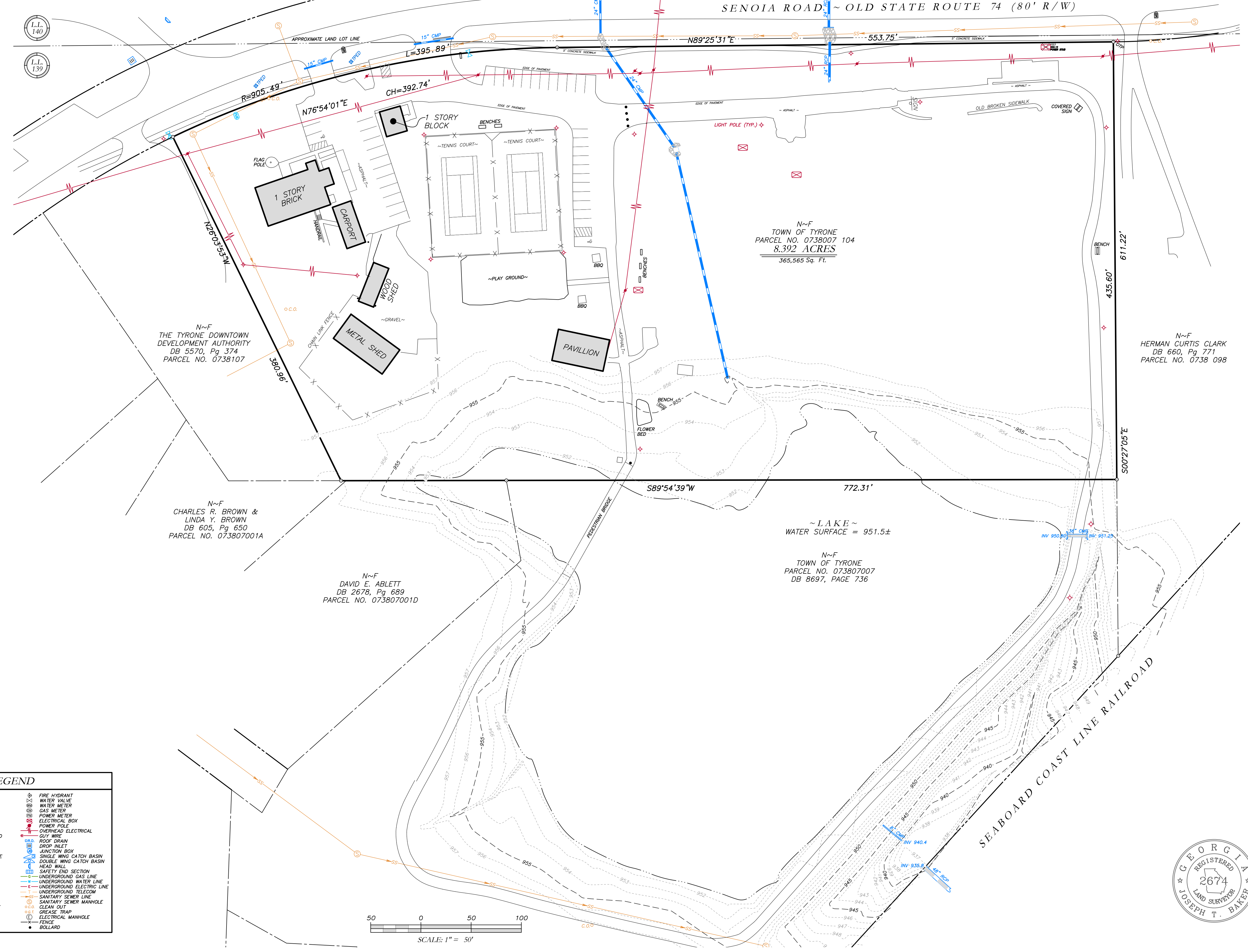
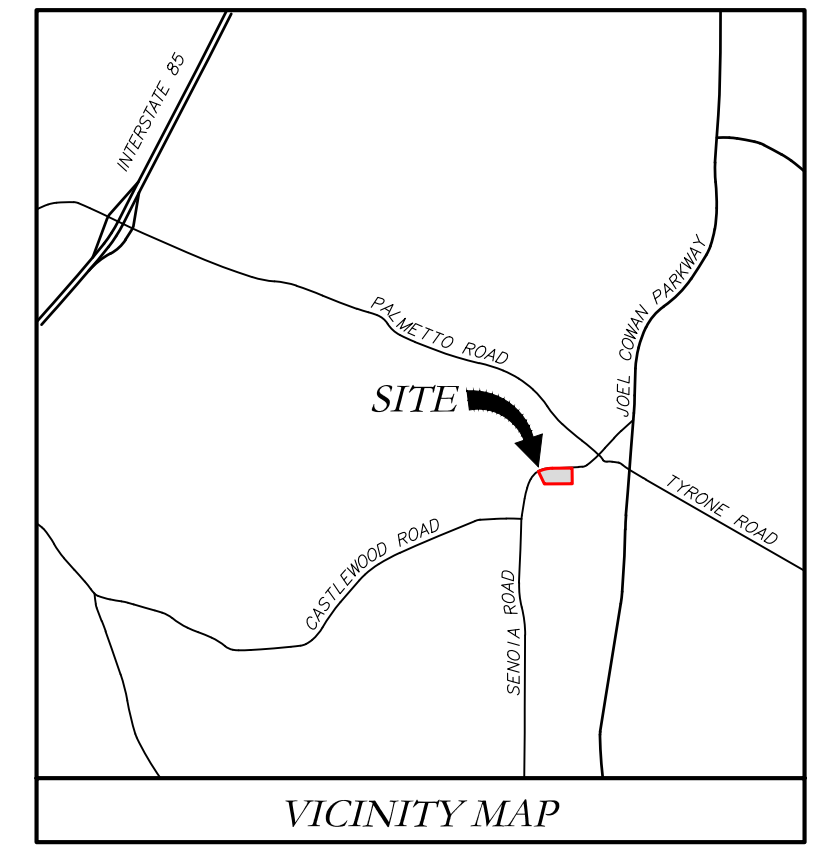


RESERVED FOR COURT CLERK



- ### SURVEY NOTES
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSPECTION REPORT, STATE, COUNTY, AND LOCAL BUFFERS, SETBACKS AND OTHER ENCUMBRANCES MAY EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE OF AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR/LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER
 - DATUMS:
HORIZONTAL: GRID NORTH, NAD83, GEORGIA WEST ZONE (NORTH AMERICAN DATUM OF 1983)
US SURVEY FOOT / GROUND MEASUREMENT
VERTICAL: NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1988)
GEOID: GEOID18 (CONUS)
DATUMS ESTABLISHED USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 04/21/2022 USING THE TRIMBLE VRS SYSTEM.
 - FIELD CLOSURE: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,567 FEET AND AN ANGULAR ERROR OF 5" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 - PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 778,278 FEET.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBERS 13113C00076E AND 13113C00077E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
 - PROPERTY IS ZONED O-S (OPEN SPACE)
A ZONING LETTER WAS NOT PROVIDED TO THE SURVEYOR

- ### SURVEY REFERENCES
- REFERENCE A WARRANTY DEED TO THE TOWN OF TYRONE, DATED FEBRUARY 10, 1993, RECORDED IN 8697, PAGE 736.
 - REFERENCE A WARRANTY DEED TO JERRY KNOWLES, DATED MARCH 19, 1990, RECORDED IN DEED BOOK 596, PAGE 469.
 - REFERENCE A WARRANTY DEED TO DAVID E. ABLETT, DATED DECEMBER 30, 2004, RECORDED IN DEED BOOK 2678, PAGE 689.
 - REFERENCE A WARRANTY DEED TO HERMAN CURTIS CLARK, DATED JULY 5, 1991, RECORDED IN DEED BOOK 660, PAGE 701.

SURVEYOR'S CERTIFICATION

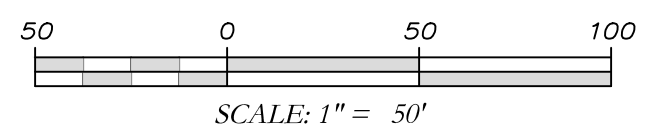
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 AS SET FORTH IN O.G.S.A. SECTION 47-2-1.

JOSEPH T. BAKER, LS # 2674 4/4/23
DATE



LEGEND

POB	POINT OF BEGINNING	⊕	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊕	WATER VALVE
RFB	REBAR SET	⊕	WATER METER
RF	REBAR FOUND	⊕	GAS METER
MNF	MAG NAIL FOUND	⊕	POWER METER
MNS	MAG NAIL SET	⊕	ELECTRICAL BOX
CF	CAPPED REBAR FOUND	⊕	POWER POLE
CFP	OPEN TOP PIPE FOUND	⊕	OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND	⊕	GUY WIRE
DI	DROP INLET	⊕	ROOF DRAIN
CI	CATCH INLET	⊕	DROP INLET
VI	VAPO INLET	⊕	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊕	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊕	DOUBLE WING CATCH BASIN
SWB	SINGLE WING CATCH BASIN	⊕	HEAD WELL
DWB	DOUBLE WING CATCH BASIN	⊕	SAFETY END SECTION
RE	REBAR	⊕	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊕	UNDERGROUND WATER LINE
CMF	CORRUGATED METAL PIPE	⊕	UNDERGROUND ELECTRIC LINE
RCF	REINFORCED CONCRETE PIPE	⊕	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊕	SANITARY SEWER MANHOLE
F.M.E.	FORCE MAIN EASEMENT	⊕	CLEAN OUT
S.S.E.	SANITARY SEWER EASEMENT	⊕	GREASE TRAP
D.E.	DRAINAGE EASEMENT	⊕	ELECTRICAL MANHOLE
W.E.	WATER EASEMENT	⊕	BOLLARD



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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770-423-0807



LOCATED IN
LAND LOT 139 OF THE 7th DISTRICT
FAYETTE COUNTY
TOWN OF TYRONE, GEORGIA

CLIENT
MALLETT CONSULTING, INC.
BOUNDARY SURVEY OF SHAMROCK PARK TOWN OF TYRONE 945 SENOIA ROAD TYRONE, GEORGIA
PARCEL ID: 0738104

DATE
4/4/2023

REVISIONS			
DWG.	JTB	CH.	MD
P.M.	JTB		
CODE	BD-01		
JOB	22007326		
SHEET NO.			
			1 OF 1

FILE NAME: A:\22007326 Shamrock Park - Tyrone [106] Survey\22007326 Shamrock Park COMBINED.dwg LAST SAVED BY: jbaheer 5/10/2023 12:00 PM PLOTTED BY: jbaheer 5/10/2023 PAPER: ARCH D (24.00 x 24.00 INCHES) DEVICE: DWG TO PDF PLOT STYLE: SINGLE REV (SHARED) GMX1.CTB

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Professional Seal:



Notes:

Project Number: 2102-006
 Drawn By: DAM
 Date: 03/18/2024

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

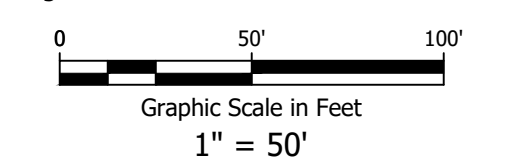
Client / Prepared for:



Project Name:
TOWN OF TYRONE LIVABLE CENTERS INITIATIVE

Project Location:
 SENOIA RD, PALMETTO RD, ARROWOOD RD & COMMERCE DR
 Land Lot: 117, 139, 140, 149, 150 & 151
 District: 7TH
 Section: -
 City: TYRONE
 County: FAYETTE
 State: GEORGIA

Drawing Scale: NONE



Sheet Title:

TOPOGRAPHIC SURVEY

Sheet Number: Total Sheets: Revision:

4 13 0

ABBREVIATIONS

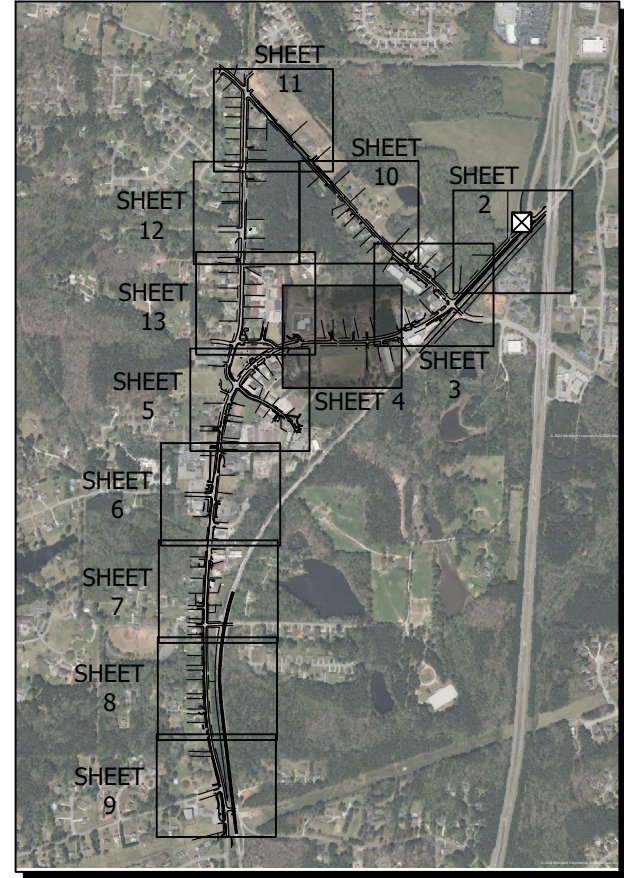
A.K.A	ALSO KNOWN AS
B.O.S.	BOTTOM OF STRUCTURE
-C-	OVERHEAD COMMUNICATION LINE
CEM.	CEMETERY
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
COMM.	COMMUNICATION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST.	DISTURBED
E.N.F.	END NOT FOUND
E.N.L.	END NOT LOCATED
EP	EDGE OF PAVEMENT
-E-	OVERHEAD ELECTRIC
-E/C-	OVERHEAD ELECTRIC & COMM.
F.E.S.	FLARED END SECTION
F.K.A.	FORMERLY KNOWN AS
HDPE	HIGH DENSITY POLY ETHYLENE
HW	HEADWALL
I.I.	INVERT IN
I.O.	INVERT OUT
I.E.	INVERT ELEVATION
JB	JUNCTION BOX
L.L.	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
O/H	OVERHANG
O.C.S.	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RB	REBAR
RBC	CAPPED REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
S.E.S.	SAFETY END SECTION
TYP.	TYPICAL
YD	YARD DRAIN

LEGEND

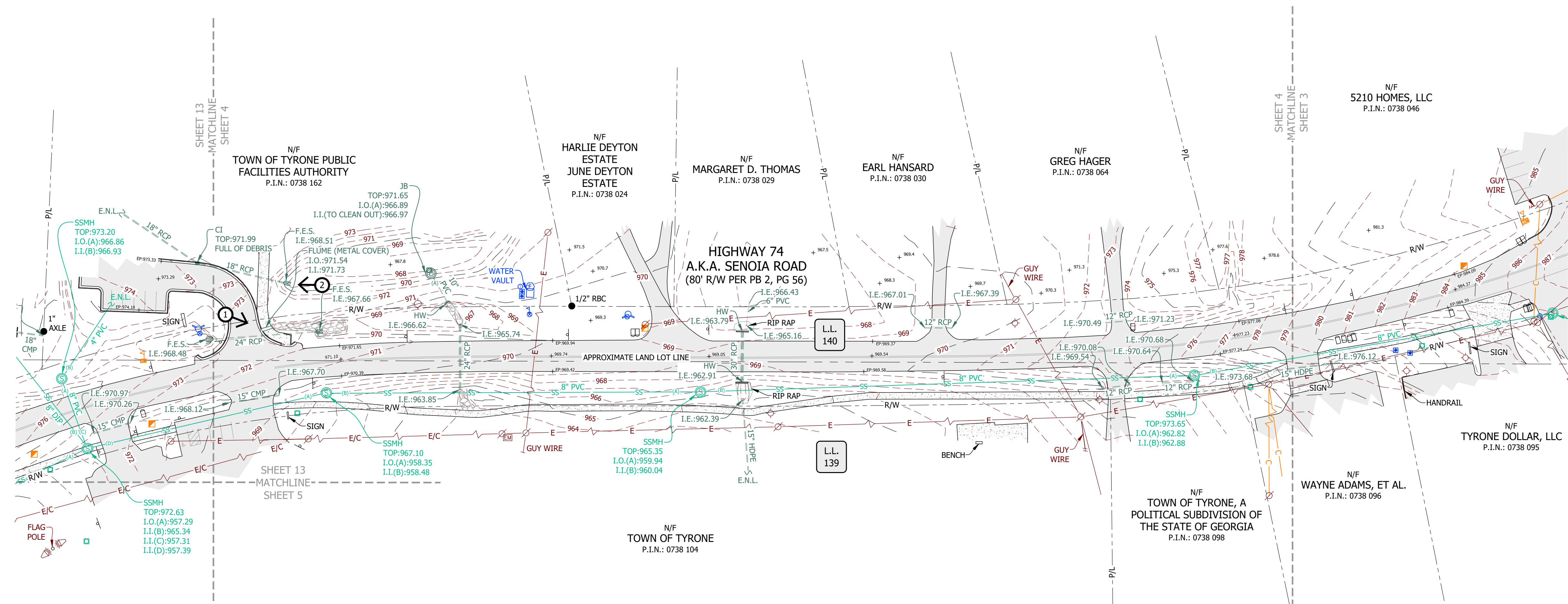
- IRON PIN FOUND (DESCRIPTION)
- RIGHT OF WAY MONUMENT
- BENCHMARK
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GREASE TRAP MANHOLE
- YARD DRAIN
- STORM DRAIN MANHOLE
- DROP INLET
- CURB INLET
- UNDERGROUND GAS MARKER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND WATER MARKER
- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- ELECTRIC METER
- GROUND MOUNTED LIGHT
- ELECTRIC HANDHOLE
- UNDERGROUND COMM. MARKER
- TELEPHONE PEDESTAL
- COMMUNICATION VAULT
- COMMUNICATION HANDHOLE
- BOLLARD
- SIGN (SINGLE POST)
- SIGN (MULTIPLE POSTS)
- MAILBOX
- PHOTOGRAPH MARKER

HATCH

ASPHALT	[Hatch Pattern]
CONCRETE	[Hatch Pattern]
GRAVEL	[Hatch Pattern]



SHEET LEGEND



① → FLUME (METAL COVER) ② → FLARED END SECTION