

**BOARD MEMBERS**

Brian Haren, Chairman  
John H. Culbreth, Sr., Vice-Chairman  
Al Gilbert  
Jim Graw  
Arnold L. Martin, III

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator

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**AGENDA  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
March 16, 2017  
7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

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1. Consideration of the Minutes of the meeting held on March 2, 2017.

**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Huddleston Estate. The property will consist of two residential lots zoned A-R, is located in Land Lot 37 of the 7<sup>th</sup> District and fronts on Huiet Drive.
3. Consideration of a Final Plat of Tomlin Manor. The property will consist of four residential lots zoned R-70, is located in Land Lot 52 of the 7<sup>th</sup> District and fronts on Adams Road and Sandy Creek Road.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: March 10, 2017  
Subject: Minor Subdivision Plat to be considered on March 16, 2017

**MINOR SUBDIVISION PLAT**

Minor Subdivision Plat of Huddleston Estate

**OWNER/APPLICANT**

Johnny C. Huddleston

Recommend **APPROVAL** for the Minor Subdivision Plat signed March 7, 2017.

# MINOR SUBDIVISION PLAT OF THE HUDDLESTON ESTATE

**CLOSURE STATEMENT:** THIS PLAT IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1997. THE PLAT IS PREPARED TO A CLOSE PRECISION OF ONE FOOT IN 41,280 FEET AND AN ANGULAR ERROR OF 00' 00" 00" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

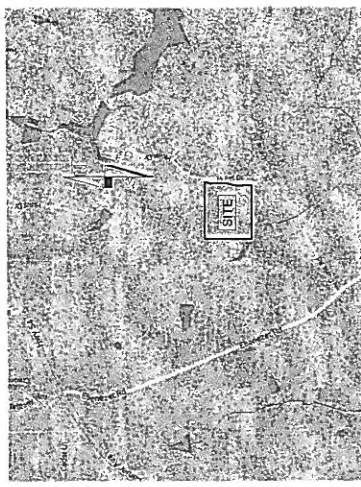
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,160 FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TOR TOTAL STATION.

## GENERAL NOTES

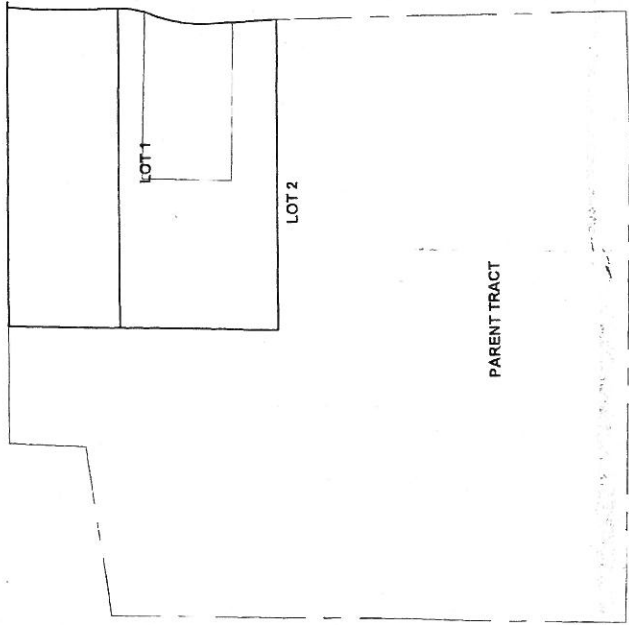
- OWNERS:
    - JOHNNY C. HUDDLESTON & JESSIE ALVIN HUDDLESTON, JR. EXECUTORS OF THE ESTATE OF JESSIE A. HUDDLESTON, SR. AND VIVA HUDDLESTON
    - 130 OAK COUNTRY, 30314
    - 170-461-1788
  - SURVEYOR:
    - S. A. GASKINS & ASSOCIATES, LLC
    - P.O. BOX 320
    - BROOKS, GA 30205
    - 770-461-9544
    - sa.gaskins@gsaassociates.com
  - TOTAL ACREAGE: **11.88 ACRES**
    - 2.1 LOTS - ZONED AR
- MINIMUM DIMENSIONAL REQUIREMENTS FOR A.R. ZONING DISTRICT:**
- LOT AREA: 5 ACRES
- LOT WIDTH: 250 FT
- FLOOR AREA: 1,200 SQ FT
- FRONT YARD SETBACK
- MAJOR THOROUGHFARE ARTERIAL: 100 FEET
- MINOR THOROUGHFARE: 75 FEET
- SIDE YARD SETBACK: 50 FT
- REAR YARD SETBACK: 75 FT
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM
  - WATER TO BE PROVIDED BY AN ON-SITE WELL
  - FAVETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR REPAIR OF ANY UTILITY OR OTHER UTILITY OR THE LACK OF ONE INDICATED ON THIS PLAT
  - THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED
  - THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THE PROPERTY
  - THIS ENTIRE TRACT IS LOCATED WITHIN A GROUND WATER RECHARGE AREA
  - UTILITY MARKING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE
  - ACCORDING TO FEMA FIRM PANEL NO. 1311500991E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA, ACCORDING TO FEMA FIRM PANEL NO. 1311500991E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO PORTION OF THE SUBJECTS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA
  - EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 20 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
  - THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
  - ALTHOUGH LOTS 1 AND 2 DO NOT CONTAIN STATE WATERS REQUIRING A BUFFER, THE PARENT TRACT IS SUBJECT TO APPLYING BUFFERS AND SETBACKS TO STATE WATERS AS REQUIRED BY THE FAVETTE COUNTY WATERSHED PROTECTION DEVELOPMENT REGULATIONS.
  - THERE ARE NO WETLANDS SHOWN ON THE FAVETTE COUNTY GIS MAPS
  - THIRTY FEET AS MEASURED FROM THE CENTERLINE SHALL BE DEDICATED TO THE STATE OF GEORGIA AS A PUBLIC HIGHWAY. THE CENTERLINE HEREON AND IS HEREBY DEDICATED TO FAVETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA. AT NO COST TO FAVETTE COUNTY. UPON RECORPTION OF SAID MINOR SUBDIVISION PLAT INTO THE FAVETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

RECEIVED  
FEB 15 2017  
PLANNING & ZONING DEPT.



VICINITY MAP  
NOT TO SCALE

HUIET DRIVE



NOT TO SCALE

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) REPRESENTATIVE(S) OF THE HUDDLESTON ESTATE SUBDIVISION, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE, THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, LARRY F. McEVER DO HEREBY CERTIFY THAT THE LEVEL OF SOIL CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND MARKERS EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

BY: *Larry F. McEver*  
LARRY F. McEVER, SR.  
REGISTERED SURVEYOR  
NUMBER 180  
DATE: 2/15/17  
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ FIRE MARSHAL

**S. A. GASKINS & ASSOCIATES, LLC**  
surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
770-461-9544  
sa.gaskins@gsaassociates.com

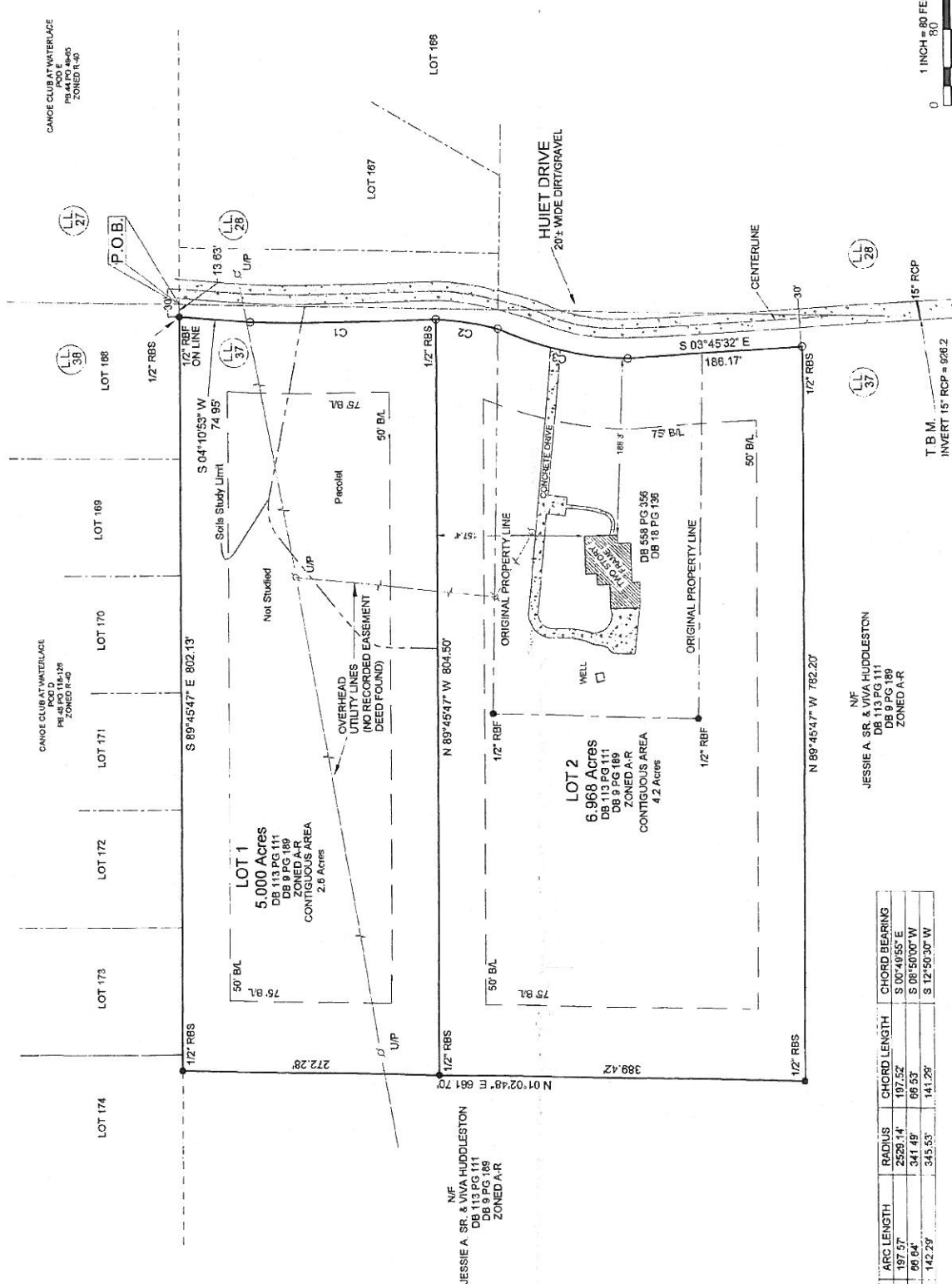
**Property Location**  
Land Lot 37 Of The 7th Land District  
Fayette County, Georgia

Prepared For  
**JOHNNY C. HUDDLESTON & JESSIE ALVIN HUDDLESTON, JR.**  
EXECUTOR OF THE ESTATE OF  
**JESSIE A. HUDDLESTON, SR. AND VIVA HUDDLESTON**



Job No. SA18-195  
Drawn By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_  
Issue Date: 10/07/16  
F.W.P.D.: 02/08/16  
Revisions: \_\_\_\_\_  
County Comments: 02/15/17

# MINOR SUBDIVISION PLAT OF THE HUDDLESTON ESTATE



CANOE CLUB WATERLAGE  
POD E  
PLAT PG 188  
ZONED R-40

CANOE CLUB WATERLAGE  
PG 42 PG 116-126  
ZONED R-40

JESSIE A. SR. & VIVA HUDDLESTON  
DB 113 PG 111  
DB 9 PG 189  
ZONED A-R  
CONTIGUOUS AREA  
2.8 Acres

JESSIE A. SR. & VIVA HUDDLESTON  
DB 113 PG 111  
DB 9 PG 189  
ZONED A-R

JESSIE A. SR. & VIVA HUDDLESTON  
DB 113 PG 111  
DB 9 PG 189  
ZONED A-R

LOT 174

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

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LOT 452

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: March 10, 2017  
Subject: Final Plat to be considered on March 16, 2017

**MINOR SUBDIVISION PLAT**

Final Plat of Tomlin Manor

**OWNER/APPLICANT**

Charles Tomlin

Recommend **APPROVAL** for the Final Plat signed March 16, 2017.

# FINAL PLAT OF TOMLIN MANOR

RESERVED FOR CLERK OF SUPERIOR COURT

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE LIMITS OF WRESTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVELSION. DUE TO THE IRREGULAR NATURE OF CREEK BANKS, SHORELINES, AND FIELD LOCATED ELEVATIONS, AND COMPUTER SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 16-6-67, 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. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

**APPROVALS**

Approved by Fayette County Environmental Health Department

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Environmental Health Specialist

Approved by Fayette County Stormwater Management Department

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Stormwater Management

Approved by the Fayette County Engineer

Date \_\_\_\_\_ Signed \_\_\_\_\_  
County Engineer

Approved by the Fayette County Planning Commission on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Secretary

Approved by Fayette County Zoning Administrator

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Fire Marshal

SUCH APPROVALS OR AFFIRMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PART OF THE PROPERTY. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

LARRY C. SHIMSHICK, GA. RLS No. 2343 DATE \_\_\_\_\_

THE ABOVE SIGNED SURVEYOR HAS RELIED ON THE FAYETTE COUNTY PLANNING AND ZONING DEPARTMENTS INTERPRETATION OF THE REGULATIONS AND ORDINANCES OF FAYETTE COUNTY TO DETERMINE WHAT MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES MUST GRANT APPROVAL PRIOR TO RECORDING PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO 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.

**LEVEL III SOIL SURVEY**

I, LARRY F. MEYER do hereby certify that the Level III Soil Survey information provided on the Soil Map was prepared by RESOURCE ENGINEERS, INC. in accordance with the procedures specified in the Georgia Department of Human Resources' Manual for On-Site Sewerage Management Systems.

Signature of Soils Classifier \_\_\_\_\_  
Company Address: 8305 Spence Road, Fairburn, Georgia 30213  
Telephone: 770-969-8923

Professional Engineer  
Registration No. 012170

**OWNER'S CERTIFICATE:**

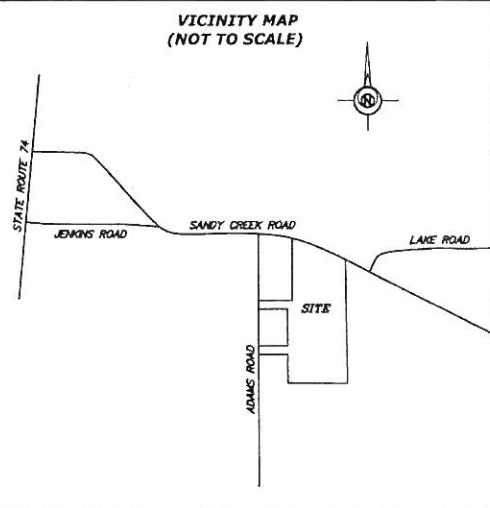
We, the undersigned owner(s) of the TOMLIN MANOR Subdivision, hereby dedicate the rights-of-way for public use and/or reserve for public use the easements and other ground shown on this plat.

Owner \_\_\_\_\_ Date \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
Owner \_\_\_\_\_ Date \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unshared person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

**SURVEYOR'S CERTIFICATE:**  
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments are 1/2" rebar or as shown and infrastructures shown hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Larry C. Shimshick  
Georgia Registered Land Surveyor No. 2343



**SHEET INDEX**  
SHEET 1: COVER SHEET  
SHEET 2: LOT CONFIGURATION  
SHEET 3: LEVEL III SOIL SURVEY

**LEGEND**

- B/L = BUILDING LINE
- RS = 2" REBAR SET
- N/F = NOW OR FORMERLY
- Q/H-U = OVERHEAD UTILITIES
- R/W = RIGHT-OF-WAY
- S/D = SUBDIVISION
- U/P = UTILITY POLE

NOTE: ALL 1/2" REBARS SET ARE 18" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED GA. LSP 000701

**AREA SUMMARY:**  
TOTAL ACREAGE = 18.931 ACRES ±  
NUMBER OF LOTS = 4  
LOT 1 = 3.022 ACRES ±  
LOT 2 = 2.068 ACRES ±  
LOT 3 = 6.094 ACRES ±  
LOT 4 = 7.747 ACRES ±

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER ENCUMBRANCES MAY EXIST THAT A CURRENT TITLE REPORT PREPARED BY A QUALIFIED TITLE EXAMINER WOULD REVEAL.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

**NOTES:**

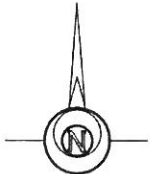
1. ZONING PER COUNTY GS. R-70
2. MINIMUM LOT AREA 2.00 ACRES
3. MINIMUM LIVING SPACE 1800 SQ. FT.
4. FRONT SETBACK 75' (ARTERIAL AND COLLECTOR)
5. SIDE SETBACK 75'
6. REAR SETBACK 50'
7. MINIMUM LOT WIDTH AT BUILDING LINE: 175'
8. LOT TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM
9. WATER TO BE PROVIDED BY COUNTY WATER
10. FAYETTE COUNTY 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.
11. NO NEW STREETS ARE CREATED.
12. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER ENCUMBRANCES MAY EXIST THAT A CURRENT TITLE REPORT PREPARED BY A QUALIFIED TITLE EXAMINER WOULD REVEAL.
13. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
14. THERE ARE WETLANDS ON THIS PROPERTY PER U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEB SITE.
15. ONLY ABOVE GROUND, VISIBLE UTILITIES AND STRUCTURES WERE LOCATED BY THIS OFFICE DURING THE COURSE OF THIS SURVEY. W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.
16. THIS IS A RETRACTION SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 4436, PAGES 329-330 AND DEED BOOK 2175, PAGE 306, FAYETTE COUNTY, GEORGIA RECORDS AS OF 03-30-07.
17. CURRENT OWNER: CHARLES H. AND PATRICIA L. TOMLIN PER DEED BOOK 4436, PAGES 329-330 AND DEED BOOK 2175, PAGE 306, FAYETTE COUNTY, GEORGIA RECORDS AS OF 03-30-07.
18. THIS SURVEY WAS AUTHORIZED BY CHARLES H. TOMLIN.
19. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCES.
20. RECORD BEARING APPLIED TO WEST PROPERTY LINE OF LOT 3.
21. ACCORDING TO THE FAYETTE COUNTY GIS WEBSITE, A PORTION OF THIS PROPERTY DOES LE WITHIN A GROUNDWATER RECHARGE AREA.
22. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF AT LEAST 0.9 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND.
23. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
24. THE SURVEYOR DID NOT RECOVER ANY RECORDED EASEMENTS ASSOCIATED WITH THIS PROPERTY.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 12,866 ft. and an angular error of 1.5 seconds per angle point, and is UNADJUSTED. A TORSON GTS-3000M was used to obtain linear and angular measurements.

In my professional opinion, that this plat is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 12,866 feet.

<p><b>W.D. Gray and Associates, Inc.</b> land surveyors - planners 160 GREENCASTLE ROAD SUITE B TYRONE GEORGIA 30290 PH. 770-486-7552 FAX 770-486-0496 LSF000701</p>	OWNER/DEVELOPER:	LAND LOT: 52	DATE OF SURVEY: 09/08/04
	<p><b>CHARLES H. TOMLIN</b> 725 ADAMS ROAD FAYETTEVILLE, GA. 30214 PHONE: 404-643-6067</p>	7th DISTRICT	DATE OF DRAWING: 04/09/05
		FAYETTE COUNTY, GA.	REVISED: 05/25/16 TO COMPLETE FINAL PLAT
		SCALE: 1" = 100'	REVISED: 12-15-16 SHEET 1 OF 3 JOB NO. 0408048

RESERVED FOR CLERK OF SUPERIOR COURT



NORTH BASED ON  
PLAT BOOK 40,  
PAGES 144-146

**FINAL PLAT OF  
TOMLIN MANOR**

COURSE	BEARING	DISTANCE
1	N 00°50' 33" W	262.04'
2	N 00°27' 07" E	25.94'

NOTE: ALL 1/2" REBAR SET ARE  
18" IN LENGTH WITH YELLOW  
PLASTIC CAP STAMPED  
GA. L.S. 000701

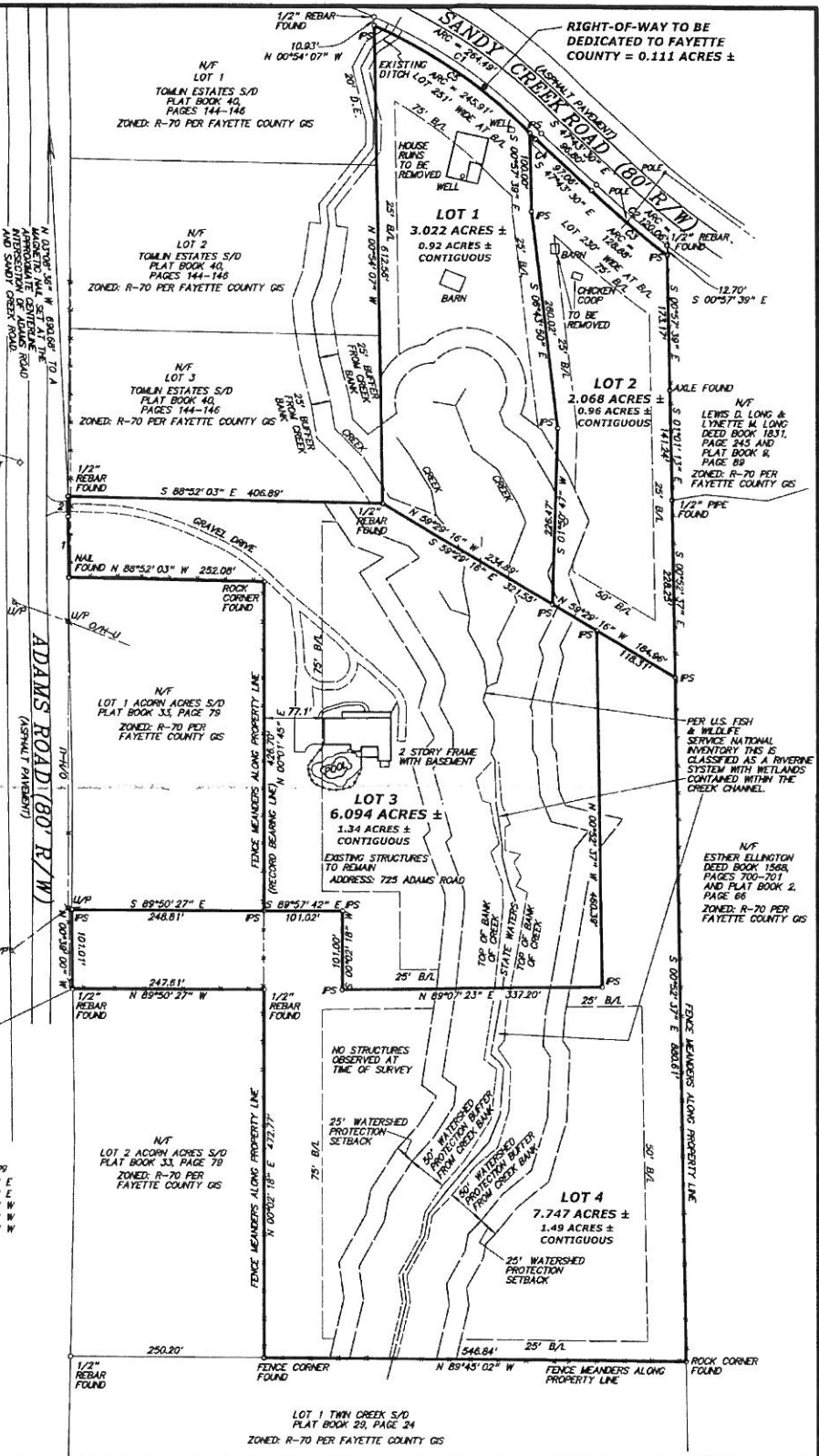
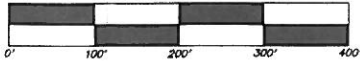
SITE BENCHMARK:  
TOP OF 1/2" REBAR  
ELEVATION = 823.24 (NAVD83)

**CURVE TABLE**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	645.48'	23°20' 39"	264.49'	262.04'	134.13'	S 55°30' 33" E
2	1149.25'	05°59' 00"	120.06'	120.01'	60.08'	S 49°42' 22" E
3	1158.25'	06°22' 12"	128.88'	128.82'	64.51'	N 48°54' 10" W
4	635.48'	00°56' 30"	10.44'	10.44'	5.22'	N 44°12' 37" W
5	635.48'	22°10' 17"	245.91'	244.38'	124.51'	N 55°48' 00" W

This plat was prepared for the exclusive use of the  
person, persons or entity named hereon. Said plat  
does not extend to any unnamed person, persons  
or entity without a recertification by the surveyor  
naming said person, persons or entity.

GRAPHIC SCALE: 1 inch = 100 feet



**W.D. Gray and Associates, Inc.**

land surveyors - planners

160 GREENCASTLE SUITE B TYRONE

GEORGIA 30290

PH. 770-486-7552 FAX 770-486-0496

LSF000701

OWNER/DEVELOPER:

**CHARLES H. TOMLIN**

725 ADAMS ROAD

FAYETTEVILLE, GA. 30214

PHONE: 404-643-6067

LAND LOT: 52

7th DISTRICT

FAYETTE COUNTY, GA.

SCALE: 1" = 100'

DATE OF SURVEY: 09/08/04

DATE OF DRAWING: 04/09/05

REVISED: 05/25/16 TO

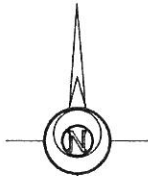
COMPLETE FINAL PLAT

REVISED: 12-15-16

SHEET 2 OF 3

JOB NO. 0408048

RESERVED FOR CLERK OF SUPERIOR COURT



NORTH BASED ON  
PLAT BOOK 40,  
PAGES 144-146

**FINAL PLAT OF  
TOMLIN MANOR**

COURSE	BEARING	DISTANCE
1	N 00°50'35" W	28.06'
2	N 00°27'37" E	28.06'

**CURVE TABLE**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	645.48'	23°28'39"	264.49'	262.64'	134.13'	S 85°30'33" E
2	1149.25'	05°59'08"	120.06'	120.01'	60.08'	S 49°42'22" E
3	1159.25'	06°22'12"	128.88'	128.82'	64.51'	N 49°54'10" W
4	635.48'	00°58'30"	10.44'	10.44'	5.22'	N 44°12'37" W
5	635.48'	22°10'17"	245.91'	244.38'	124.51'	N 55°46'00" W

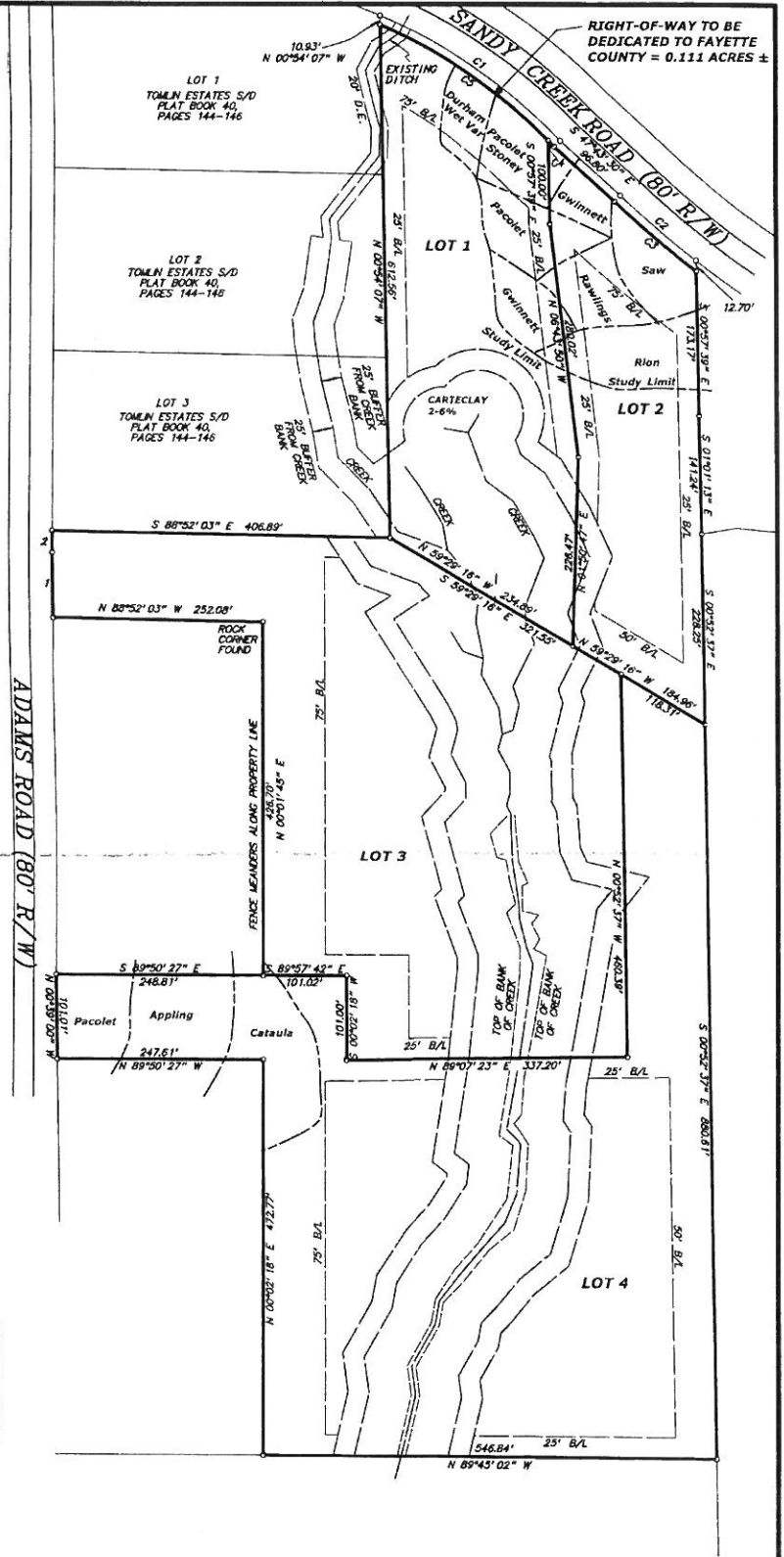
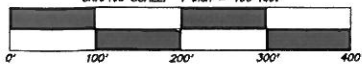
**SOIL MAP**

THE ONLY PURPOSE OF THIS SHEET IS TO SHOW THE SOIL INFORMATION. OTHER INFORMATION HAS BEEN REMOVED FOR CLARITY. ALL SOIL INFORMATION WAS TAKEN FROM A "LIMITED IN SCOPE LEVEL II SOILS STUDY" FOR CHUCK TOMLIN, PREPARED BY RESOURCE ENGINEERS, INC. LAST REVISED 12-01-2016.

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soils series should have ability to function as suitable absorption field with proper design, installation and maintenance.
B	Some rock and or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be no rock limiting. Holes have been bored at least 72" deep within this unit with a hand auger.
C	Due to water table, flooding and or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation).
F	Normally considered unsatisfactory for use for conventional absorption fields.

SOIL TYPE	Slope %	Water inches	Resistance inches	Code	Trench Depth	Perk Rate min/in	In/E Rate gal/sf/day
Durham Wet Yar	3 - 8	<48	>72	A	18 - 24	85 @ 18"	0.10
Cataula	3 - 8	<42	>72	C	8 - 30	75 @ 30"	0.10
Chamblee	5 - 16	>72	42 (soft)	B	Needs Pits	45 @ 30"	0.10
Pacolet	5 - 12	>72	>72	A	24 - 48	45 @ 30"	0.10
Pacolet Stony	5 - 12	>72	>72	A	18 - 36	45 @ 36"	0.10
Rowles	8 - 16	>72	20 (hard)	B	Needs Pits	45 @ 30"	0.10
Alton	8 - 18	>72	>72	A	24 - 48	45 @ 36"	0.10
Saw	8 - 16	>72	36 (hard)	B	Needs Pits	45 @ 36"	0.10

GRAPHIC SCALE: 1 inch = 100 feet



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LSF000701

OWNER/DEVELOPER:

**CHARLES H. TOMLIN**  
725 ADAMS ROAD  
FAYETTEVILLE, GA. 30214  
PHONE: 404-643-6067

LAND LOT: S2

7th DISTRICT

FAYETTE COUNTY, GA.

SCALE: 1" = 100'

DATE OF SURVEY: 09/08/04  
DATE OF DRAWING: 04/09/05

REVISED: 05/25/16 TO  
COMPLETE FINAL PLAT

REVISED: 12-15-16  
SHEET 3 OF 3

JOB NO. 0408048