

# +/-27.48 ACRES FOR SALE – Development Site

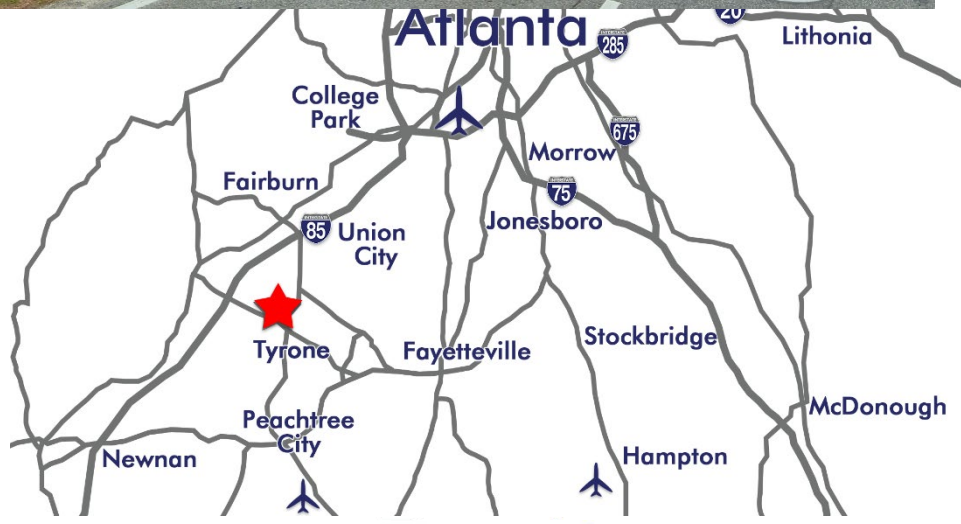
Kirkley Road, Tyrone, GA 30290

For more information please contact:  
Brent Randolph Cell: 770.318.6815  
Brian Williams Cell: 770.318.3110



Property Profile

- +/- 27.48 Acres
- Prime Location for Development
- 2.5 miles to I-85
- Traffic Count: 35,100 VPD
- Zoned: AR
- Price: Inquire
- +/- 835' frontage on Hwy. 74
- +/- 975' frontage on Kirkley Road
- County: Fayette



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

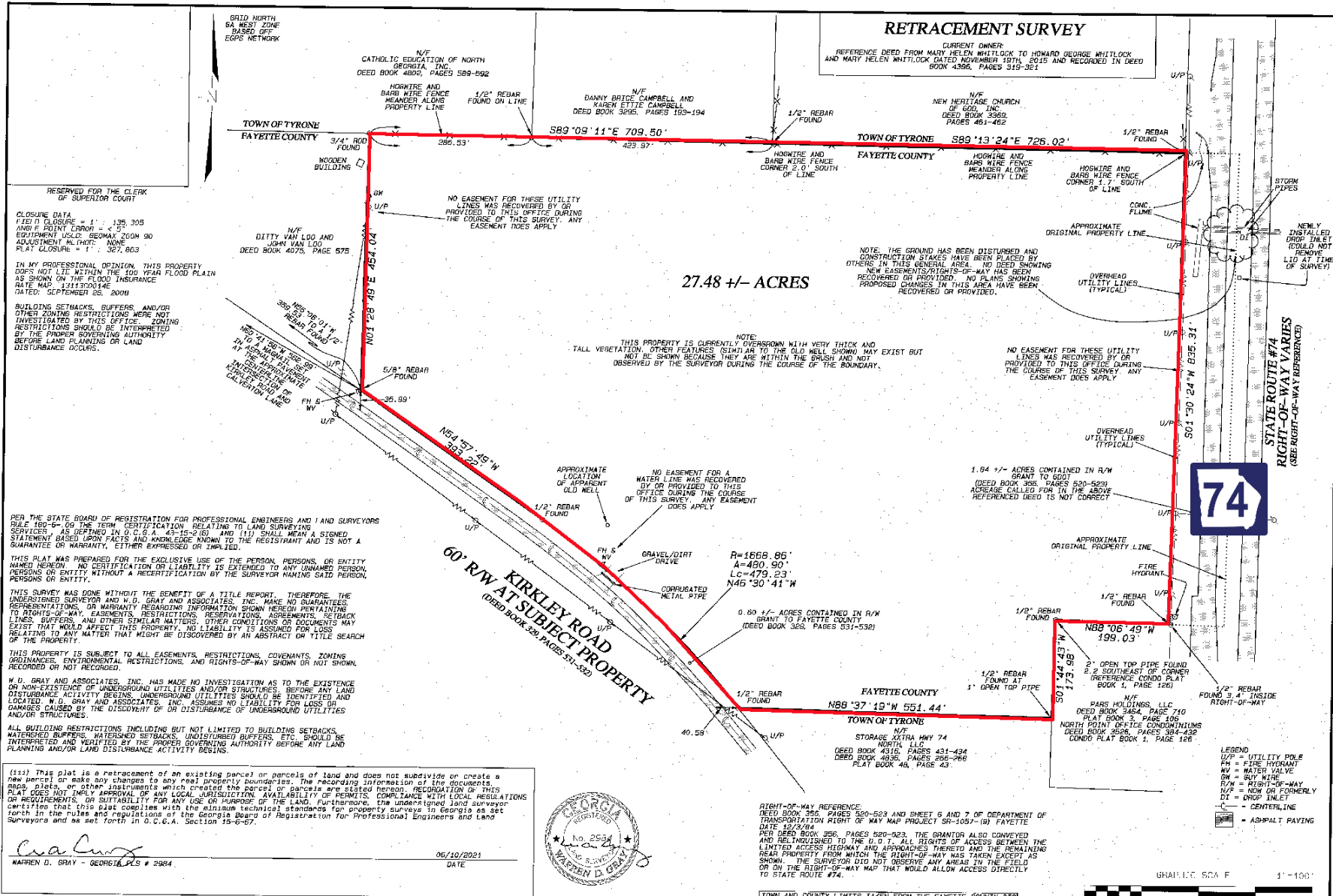
770-632-4000

RWCRE.net



This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

**Survey**



RESERVED FOR THE CLERK OF SUPERIOR COURT

CLOSURE DATA  
 FIELD CLOSURE = 1" = 325.305  
 ANGLE POINT ERROR = <math>\pm 5.0''</math>  
 EQUIPMENT USED: BEOMAX 200M 90  
 ADJUSTMENT METHOD: BOWEN-MANLEY  
 PLAY CLOSURE = 1" = 327.803

IN MY PROFESSIONAL OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 131177014E DATED: SEPTEMBER 26, 2009

BUILDING SETBACKS, BUFFERS, AND/OR OTHER ZONING RESTRICTIONS WERE NOT INVESTIGATED BY THIS OFFICE. ZONING RESTRICTIONS SHOULD BE INTERPRETED BY THE PROPER GOVERNING AUTHORITY BEFORE LAND PLANNING OR LAND DISTURBANCE OCCURS.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 160-69-09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2 (B) 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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON, AND CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT MIGHT AFFECT THIS PROPERTY. NO LIABILITY ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL 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. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND DAMAGED CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERHEAD BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

(111) 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 the parcel or parcels are stated herein. RECORTION 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 and as set forth in O.C.G.A. Section 15-6-67.

*Warren D. Gray*  
 WARREN D. GRAY - GEORGIA PLS # 2984

06/10/2021  
 DATE



RIGHT-OF-WAY REFERENCE:  
 DEED BOOK 385, PAGES 520-523 AND SHEET 6 AND 7 OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT SR-1057-(B) FAYETTE COUNTY DATE 12/3/84  
 PER DEED BOOK 385, PAGES 520-523, THE GRANTOR ALSO CONVEYED AND RELINQUISHED TO THE D.O.T. ALL RIGHTS OF ACCESS BETWEEN THE LIMITED ACCESS HIGHWAY AND APPROACHES THEREON AND THE REMAINING REAL PROPERTY FROM WHICH THE RIGHT-OF-WAY HAS TAKEN EXCEPT AS SHOWN. THE SURVEYOR DID NOT OBSERVE ANY AREAS IN THE FIELD OR ON THE RIGHT-OF-WAY MAP THAT WOULD ALLOW ACCESS DIRECTLY TO STATE ROUTE #74.

(TOWN AND COUNTY LIMITS TAKEN FROM THE FAYETTE COUNTY ATLAS)



STATE ROUTE #74  
 RIGHT-OF-WAY VARIES  
 (SEE RIGHT-OF-WAY REFERENCE)

LEGEND  
 U/P = UTILITY POLE  
 FH = FIRE HYDRANT  
 MV = WATER VALVE  
 BW = BURY WIRE  
 R/W = RIGHT-OF-WAY  
 N/F = NEW OR FORMERLY  
 DI = DITCH LINE  
 --- = CENTERLINE  
 --- = ASPHALT PAVING

UNAPPLICABLE SCA F 1"=100'