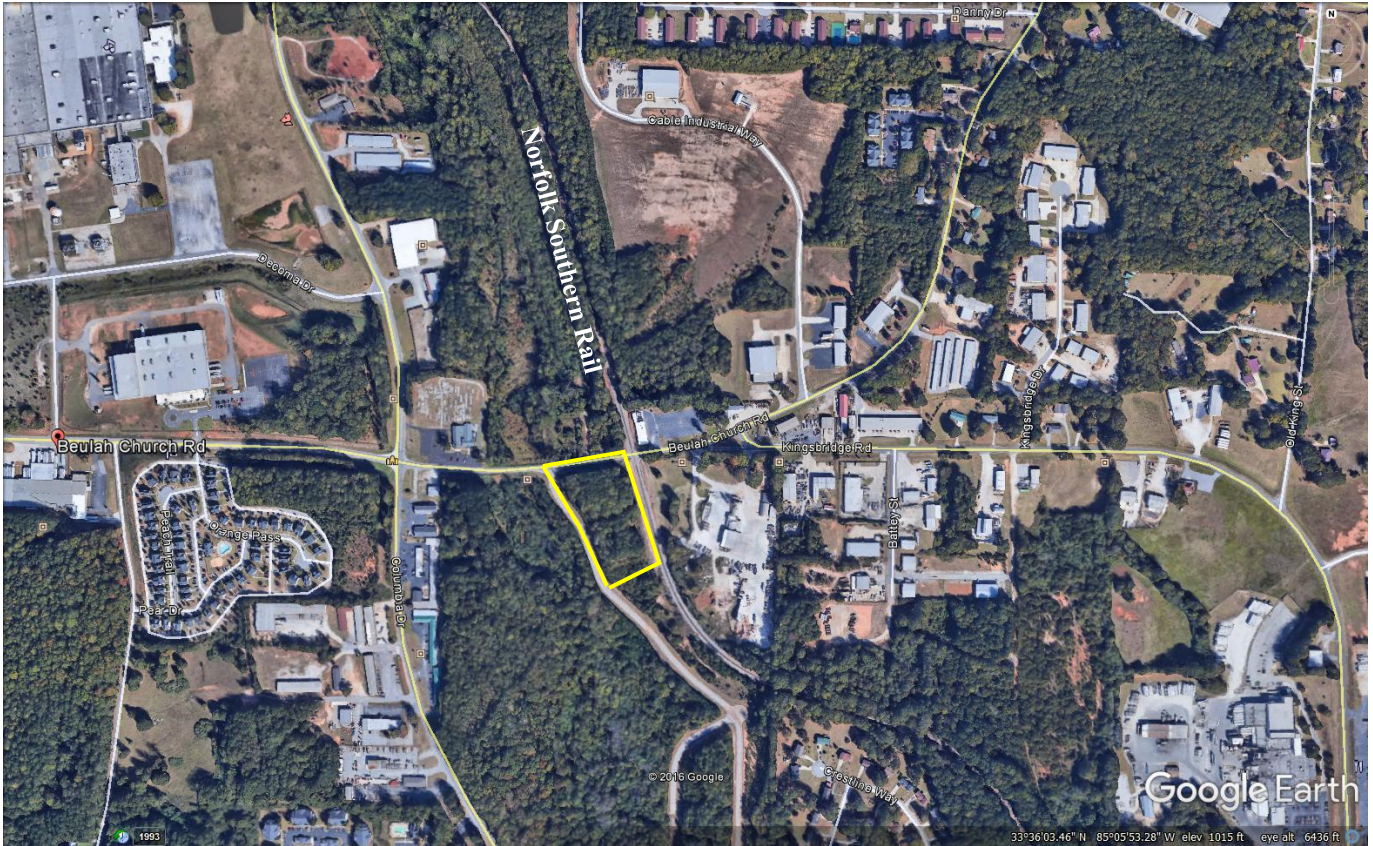
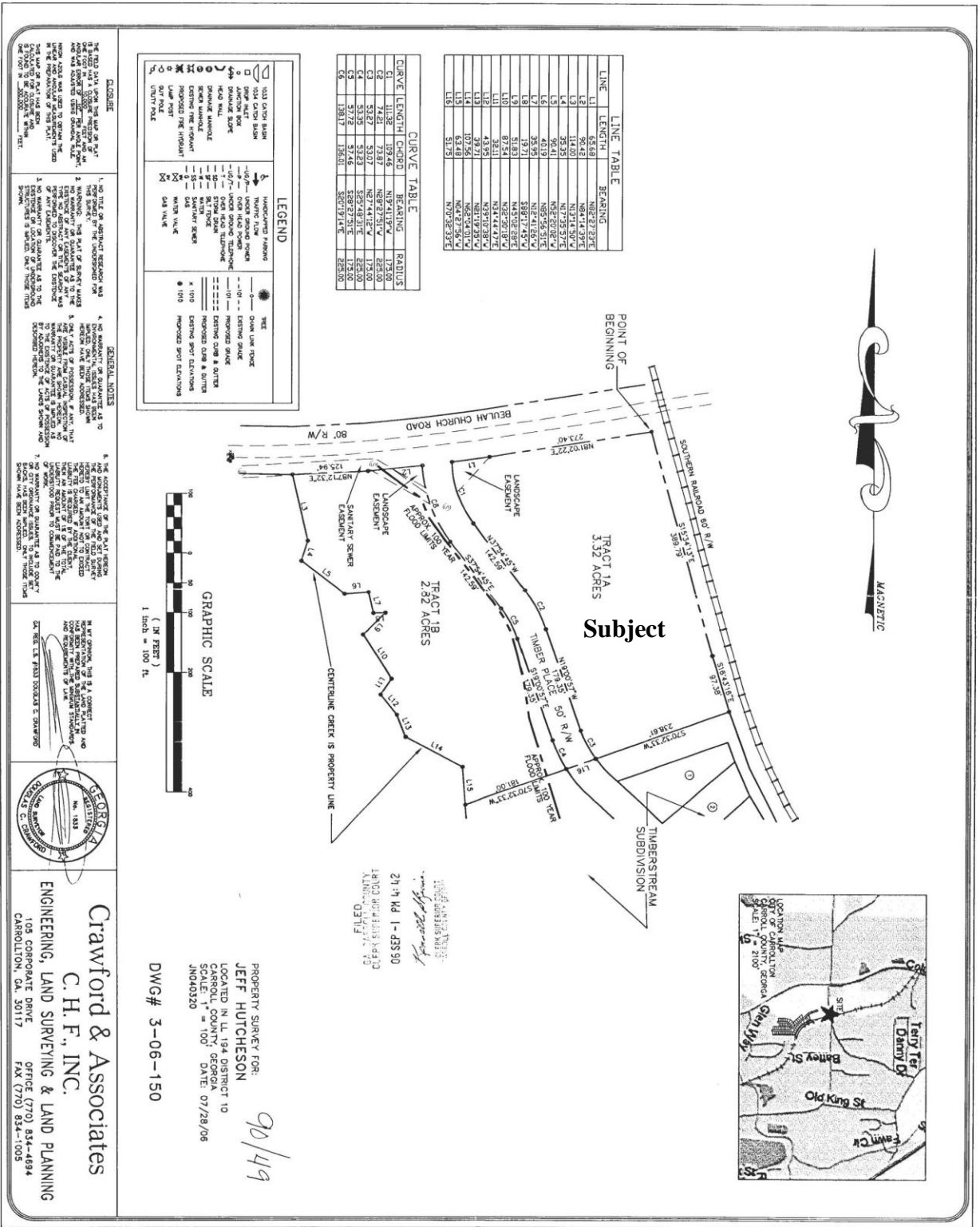


Light Industrial for Sale Inside City of Carrollton



3.32 acres zoned light industrial (Tract 1A on attached plat)
¼ mile off Columbia Dr. (major industrial corridor)
Flat topo, no flood plain
Easy access to city street, no DOT issues
All city utilities at curb
487 ft. frontage on Norfolk Southern Rail (service line)
\$150,000 for all. Possible seller financing

*Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com*

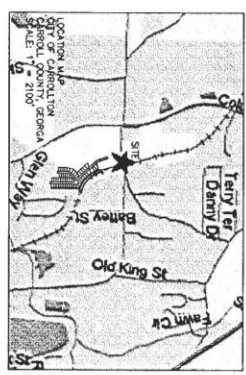
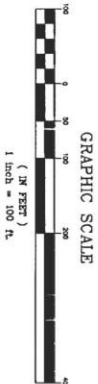


CURVE	LENGTH	CHORD	BEARING	RADIUS
C1	11.38	109.46	N19°41'19"W	175.00
C2	21.24	218.97	N89°27'51"E	225.00
C3	51.39	512.23	S85°44'31"E	225.00
C4	51.72	514.6	S88°27'51"E	175.00
C5	138.17	1360.1	S80°19'14"E	225.00

LINE	LENGTH	BEARING
L1	45.69	N89°27'22"E
L2	90.42	N84°14'39"E
L3	24.39	N17°45'24"E
L4	24.39	N85°20'02"E
L5	90.41	N89°26'51"E
L6	40.19	N89°26'51"E
L7	35.29	N85°41'06"W
L8	19.77	N44°02'28"E
L9	51.83	N44°02'28"E
L10	87.24	N28°29'18"W
L11	48.21	N48°44'42"E
L12	48.21	N48°44'42"E
L13	39.71	N61°19'23"W
L14	107.56	N62°44'01"W
L15	51.72	N75°58'33"E
L16	51.72	N75°58'33"E

LEGEND

- UNADJUSTED BEARING
- ADJUSTED BEARING
- CHORD LINE
- CHORD RADIUS
- CHORD BEARING
- CHORD DISTANCE
- CHORD AREA
- CHORD PERIMETER
- CHORD CURVATURE
- CHORD TANGENT
- CHORD NORMAL
- CHORD CHORD
- CHORD POINT
- CHORD CENTER
- CHORD PERPENDICULAR
- CHORD PARALLEL
- CHORD PERPENDICULAR
- CHORD PARALLEL
- CHORD PERPENDICULAR
- CHORD PARALLEL



GENERAL NOTES

- THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND TRACTS FOR THE PURPOSES OF THE SUBSEQUENT SALE AND CONVEYANCE THEREOF. THE PART OF SAID SURVEY NOT SHOWN HEREON IS RESERVED TO THE DONOR AND HIS HEIRS AND ASSIGNS.
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PROPERTY SURVEY FOR:
JEFF HUTCHESON
 LOCATED IN LL 194 DISTRICT 10
 CARROLL COUNTY, GEORGIA 07/29/06
 JNO40320

24th MD - 1-23-90
 JOHN D. MORTON
 COUNTY CLERK
 CARROLL COUNTY, GA

Jeff Hutcherson
 JEFF HUTCHESON
 ENGINEERING, LAND SURVEYING & LAND PLANNING
 105 CORPORATE DRIVE
 CARROLLTON, GA 30117

Crawford & Associates
C. H. F., INC.
 ENGINEERING, LAND SURVEYING & LAND PLANNING
 105 CORPORATE DRIVE
 CARROLLTON, GA 30117

DWG# 3-06-150
 9/0/19