

UTILITY CONTACTS

WATER
CITY OF LAGRANGE
KEITH HESTER
980 CAMERON MILL ROAD
LAGRANGE, GA 30240
(706) 883-2136

NATURAL GAS
CITY OF LAGRANGE
BENJIE DUKES
LUKKEN INDUSTRIAL DRIVE
LAGRANGE, GA 30240
(706) 883-2130

SEWER
CITY OF LAGRANGE
RICKY TUCKER
115 HILL STREET
LAGRANGE, GA 30240
(706) 883-2100

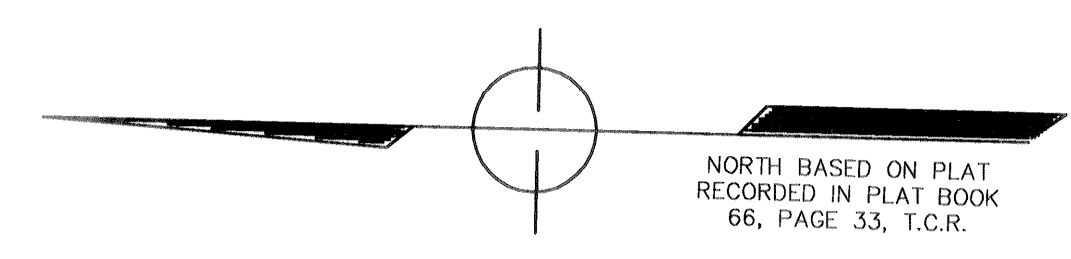
POWER
CITY OF LAGRANGE
BILLY WHITTEN
LUKKEN INDUSTRIAL DRIVE
LAGRANGE, GA 30240
(706) 883-2130

STREETS/DRAINS
CITY OF LAGRANGE
ANDY KOONE
115 HILL STREET
LAGRANGE, GA 30240
(706) 883-2100

COMMUNITY DEVELOPMENT
CITY OF LAGRANGE
ALTON WEST
200 RILEY AVENUE
LAGRANGE, GA 30240
(706) 883-2050

ZONING - GENERAL COMMERCIAL, TROUP COUNTY

SETBACKS:
FRONT - 100' FROM CL OF ARTERIAL ROAD
75' FROM CL OF COUNTY ROAD
SIDE - 10' (25' AT BUFFER)
REAR - 30'
BUILDING HEIGHT MAXIMUM - 35'

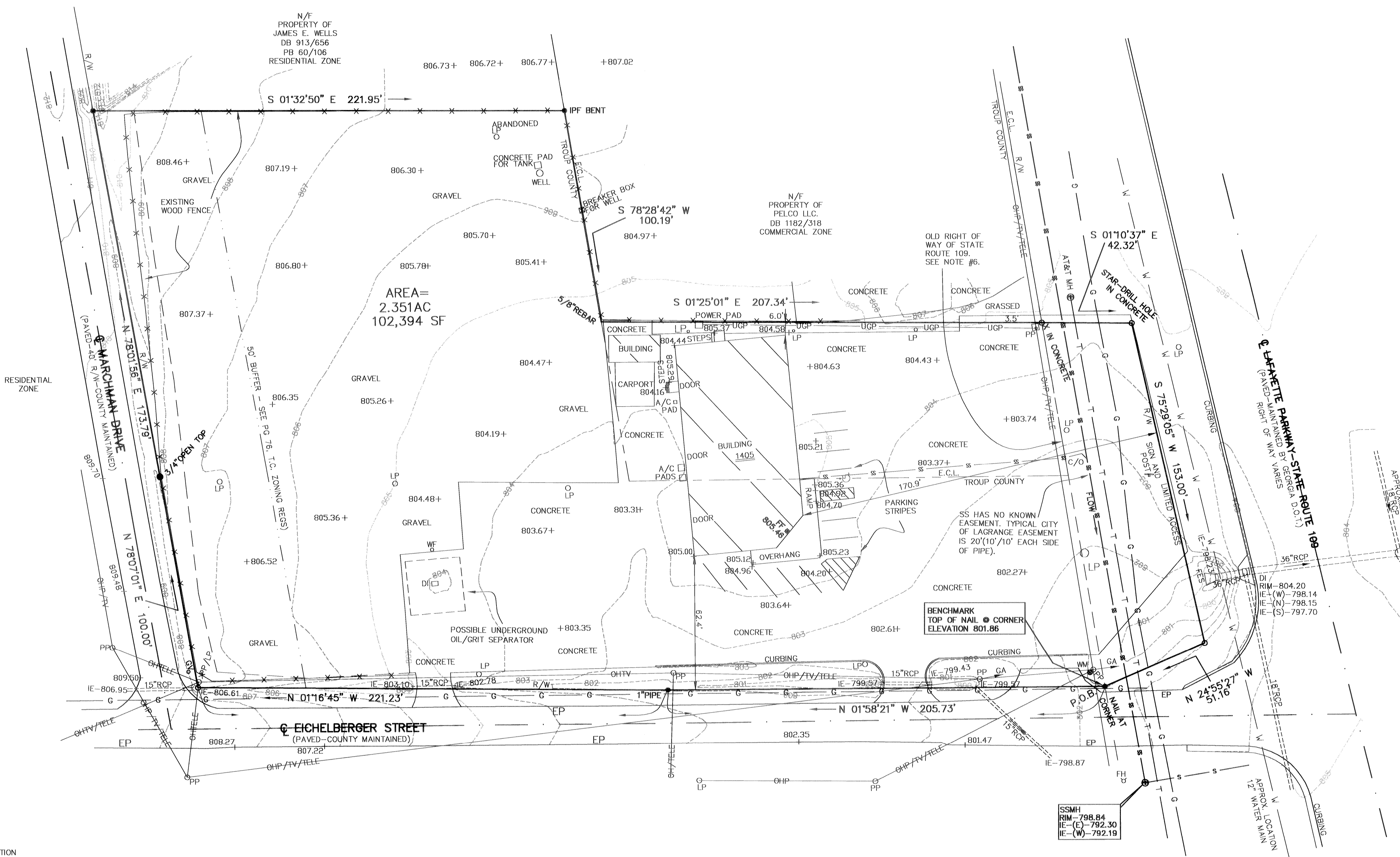


NORTH BASED ON PLAT
RECORDED IN PLAT BOOK
66, PAGE 33, T.C.R.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,277 FEET AND AN ANGULAR ERROR OF $\lt; 05''$ PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 116,276 FEET.
EQUIPMENT USED: TOPCON GPT 3003W, TRIMBLE SPS 880 GPS, (6GPS)
FIELDWORK COMPLETED: 11 NOVEMBER 2010

BY GRAPHIC PLOTTING ONLY.
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER# 130177 MAP NUMBER 0006 D DATED AUGUST 15, 1989

BY GRAPHIC PLOTTING ONLY.
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER# 130405 MAP NUMBER 0125 A DATED DECEMBER 05, 1990
EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.



AREA = 2.351 AC
102,394 SF

LEGEND

- EXISTING CONTOUR
- +805.95 - EXISTING SPOT ELEVATION
- AC - ACRES
- A/C - AIR CONDITIONER
- BC - BACK OF CURB
- BL - BUILDING SETBACK
- CB - CATCH BASIN
- CS - CURB & GUTTER
- CH - CHORD
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- E.C.L. - EXISTING LIMITS OF CITY OF LAGRANGE
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- FF - FINISHED FLOOR
- FG - FINISHED GRADE
- FH - FIRE HYDRANT
- G - GAS LINE
- GA - GUY ANCHOR
- GV - GAS VALVE
- HW - HEADWALL
- IE - INVERT ELEVATION
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- JB - JUNCTION BOX
- LC - LENGTH OF ARC
- LOC - LIMITS OF CLEARING
- LP - LIGHT/LAMP POST
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- OHP - OVERHEAD POWER
- OHT - OVERHEAD TELEPHONE
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- PMB - POINT OF BEGINNING
- PP - POWER POLE
- PS - PARKING SPACE
- PTC - PRIOR TO CONSTRUCTION
- R - RADIUS
- RCP - REINFORCED CONCRETE PIPE
- RR - RAILROAD
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SS - SANITARY SEWER
- SSE - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- SW - CONCRETE SIDEWALK
- TB - THRUST BLOCK
- TM - TEMPORARY BENCH MARK
- TBR - TO BE REMOVED
- TR - TOP OF RAIL
- WF - WATER FAUCET
- WM - WATER METER
- WV - WATER VALVE
- 1425 - STREET ADDRESS

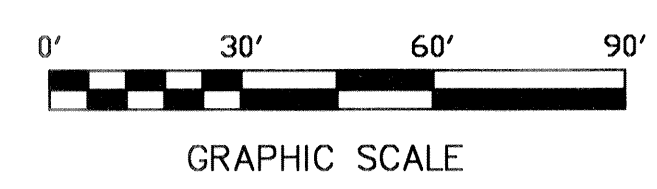
GENERAL NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT (OR COMMITMENT) WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
3. BOUNDARY LINE DATA TAKEN FROM PLATS OF RECORD, UNLESS NOTED OTHERWISE. REFERENCE PLAT RECORDED IN PLAT BOOK 75, PAGE 200, TROUP COUNTY RECORDS.
4. UTILITIES SHOWN ARE GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
5. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.
6. DATUM IS BASED ON NAVD 88, EGPS VRS.
7. CONTOUR INTERVAL IS ONE (1) FOOT.



Know what's below.
Call before you dig.

NOTE:
DESIGN BY
OTHERS



GRAPHIC SCALE

REFERENCES:

- PLAT BOOK 75, PAGE 200
- PLAT BOOK 66, PAGE 33
- DEED BOOK 1458, PAGE 100
- DEED BOOK 1146, PAGE 510-514

TOPOGRAPHIC SURVEY FOR
GEORGIA AUTOMOTIVE REALTY, LLC

LOCATED IN
LAND LOT(S) 104
LAGRANGE, TROUP COUNTY, GEORGIA
SCALE: 1" = 30' (ORIGINAL) DATE: 12 NOVEMBER 2010

PREPARED BY
CAMP & ASSOCIATES LAND SURVEYING, P.C.
502 SOUTH GREENWOOD LAGRANGE, GEORGIA 30240
PHONE: 706-884-6066 FAX: 706-884-6067

