

**NEW INDUSTRIAL BUILDING
FOR SALE
WEST PAULDING INDUSTRIAL PARK**



Bank owned building on 2.5 acres

Additional acreage available

All utilities on site

5,000 sf warehouse, 20' clear eave height

One dock door, one oversize grade door

1,500 sf office space

½ mile off US 278 in City of Dallas

*Offered Exclusively By
Commercial Realty Services of West Georgia
Mike Patterson, CCIM*

770-241-9070

ebroker@msn.com

www.westgeorgiacommercial.com

L.L. 224 P.O.B.
L.L. 228
L.L. 281
L.L. 280

GENERAL INFORMATION	
FIELD TRAVERSE PRECISION:	1" ± 28.50'
ANGLE ADJUSTMENT:	02" PER ANGLE
TRAVERSE ADJUSTMENT:	CRANFORD
PLAT PRECISION:	1:113,355 TRACT I 1:113,355 TRACT II 1:113,355 TRACT III
EQUIPMENT:	SOKKIA SET 2-100

Recorded 02/20/2008 12:02PM
PLA Doc:PLAT
Tava W. Shohat
Clark Surveyor Court, Paulding County, Ga.
TX 00054 TX 0005

- REFERENCE DATA**
- 1) PLAT OF SURVEY FOR B & L DISPOSAL, INC. PREPARED BY JON R. TRIPCOY, L.S. 2267, DATED 10/02/03
 - 2) FINAL PLAT OF PINEY WOODS MANOR, PHASE ONE, PREPARED BY RANDY LAMON TROTTIS, L.S. 2137, DATED 12/17/04, RECORDED AT PLAT BOOK 16, PAGE 88
 - 3) FINAL PLAT OF PINEY WOODS MANOR, PHASE TWO, PREPARED BY RANDY LAMON TROTTIS, L.S. 2137, DATED 12/04/07, AS REVISED 01/07/06, RECORDED AT PLAT BOOK 20, PAGE 104
 - 4) PLAT OF SURVEY FOR TAMARA HARDMAN & LINDA WILSON PREPARED BY RANDY L. TROTTIS, L.S. 2137, DATED 12/02/02
 - 5) PLAT OF SURVEY FOR T. L. COOPER ESTATE PREPARED BY RANDY L. TROTTIS, L.S. 2137, RECORDED AT PLAT BOOK 20, PAGE 104
 - 6) PLAT OF SURVEY FOR NINA KATE KENNEDY PREPARED BY DONALD EARL LORA, L.S. 2309, DATED MARCH 9, 1993, RECORDED AT PLAT BOOK 17, PAGE 187
 - 7) PLAT OF SURVEY FOR MURTON G. BLANKENSHIP AND JACK H. GASKIN, JR. PREPARED BY WILLIAM H. ALEXANDER, JR., L.S. 1643, DATED 07/25/95, RECORDED AT PLAT BOOK 20, PAGE 103
 - 8) PLAT OF SURVEY FOR JAMES B. BRYANT PREPARED BY LAND SURVEYS, INC. DATED MAY 21, 1994

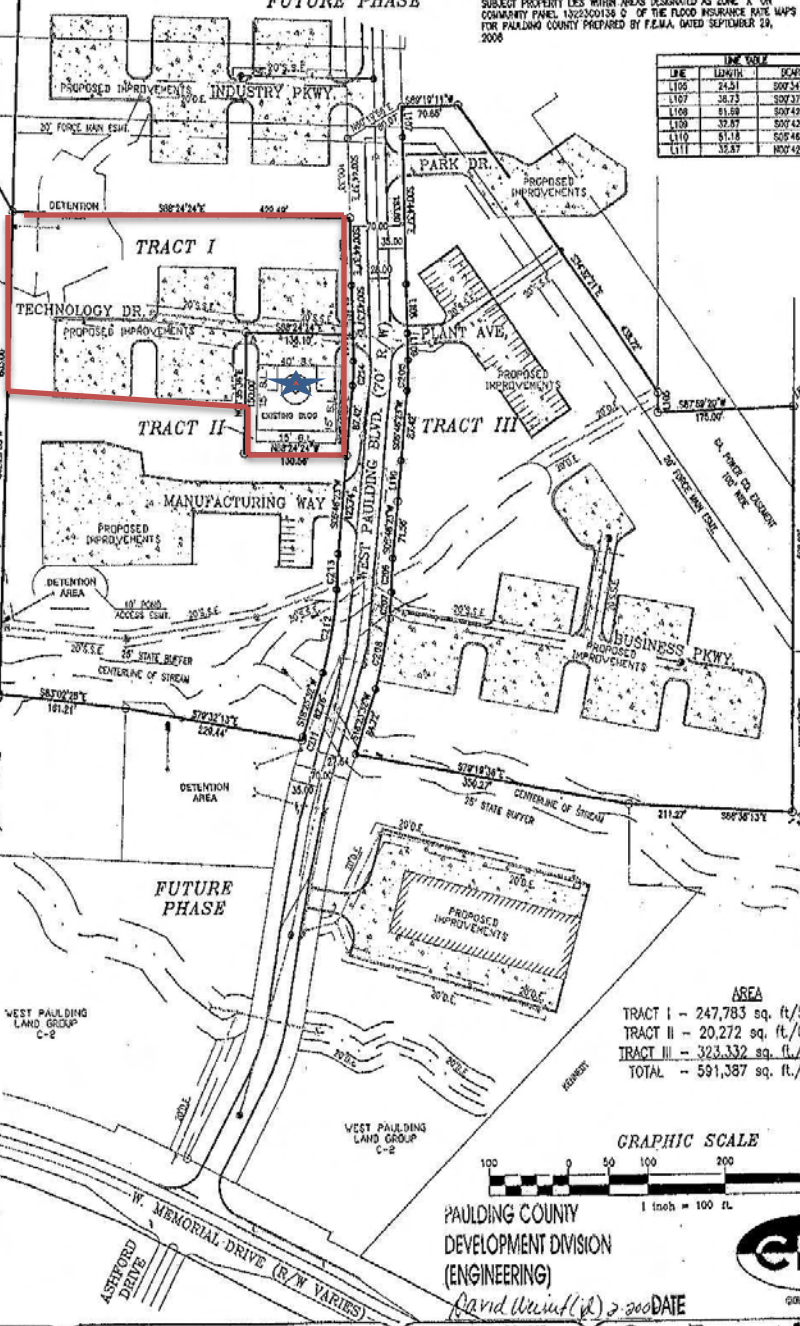
SUBJECT PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 1302300138 OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY FEMA, DATED SEPTEMBER 29, 2006

LINE	LENGTH	BEARING
1105	24.31	S00°54'40"W
1107	36.73	S00°27'33"E
1109	61.89	S00°42'37"E
1109	32.87	S00°42'37"E
1110	81.18	S05°46'13"W
1111	32.87	N00°42'37"E



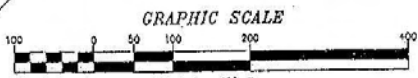
- LEGEND**
- IRON PIN SET
 - REINFORCING ROD
 - OPEN TOP PIPE
 - GRIND TOP PIPE
 - CONCRETE MONUMENT
 - FOUND
 - DISTURBED
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - LAND LOT LINE
 - RIGHT-OF-WAY
 - WATER MAIN
 - BUILDING LINE
 - EDGE OF PAVEMENT
 - SANITARY SEWER
 - PROPERTY LINE
 - CENTERLINE
 - CHAIN LINK FENCE
 - BARBED WIRE FENCE
 - POWER POLE
 - OUT WIRE
 - EXPOSED FIRE INDRANT
 - WATER METER
 - EXISTING GATE VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER EASEMENT
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - SANDPILE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - 18" MANHOLE
 - HEADWALL
 - DROP INLET
 - DRAINAGE AREA
 - ELEVATION
 - DRAINAGE EASEMENT
 - BENCH MARK

DATE	LENGTH	BEARING	COORD	BEARING
C008	32.81	334.00	37.85	N02°31'53"E
C008	43.38	653.31	43.35	S02°41'28"W
C007	23.33	644.65	33.32	N08°03'57"E
C008	96.69	644.85	99.69	N11°34'31"E
C011	4.80	345.22	4.80	S18°35'24"W
C012	108.04	974.85	108.82	S10°59'24"W
C013	48.72	853.31	48.72	S07°47'09"W
C014	28.29	268.00	28.87	N02°31'53"E



AREA

TRACT I - 247,783 sq. ft./5.688 acres
 TRACT II - 20,272 sq. ft./0.465 acres
 TRACT III - 323,332 sq. ft./7.423 acres
 TOTAL - 591,387 sq. ft./13.576 acres



PAULDING COUNTY
DEVELOPMENT DIVISION
(ENGINEERING)



David Wainwright, P.E. DATE

PLAT OF SURVEY FOR
WEST PAULDING INDUSTRIAL PARK
PHASE I

LOCATED IN LAND LOT(S) - 280
2nd DISTRICT, 3rd SECTION
CITY OF DALLAS PAULDING COUNTY, GEORGIA

PROJECT NO. 06-045
PLOT FILE # 06-045_P.DWG
DATE: 02-19-08
DRAWN BY: D.L.G.
APPROVED BY: M.G.B.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2208 HANNAH HWY. DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2200

