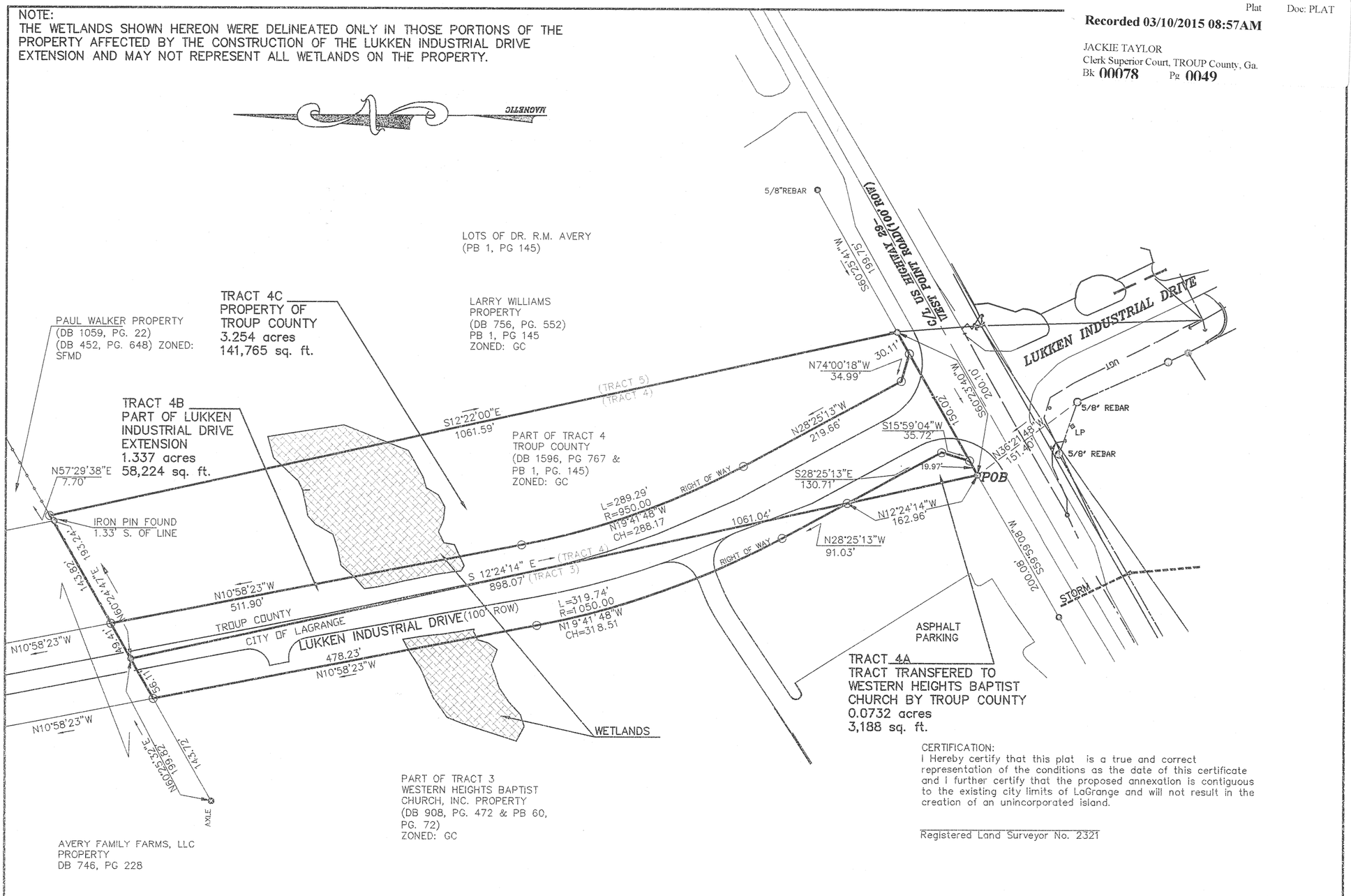
Plat Doc: PLAT
Recorded 03/10/2015 08:57AM
JACKIE TAYLOR
Clerk Superior Court, TROUP County, Ga.
Bk 00078 Pg 0049

NOTE:
THE WETLANDS SHOWN HEREON WERE DELINEATED ONLY IN THOSE PORTIONS OF THE PROPERTY AFFECTED BY THE CONSTRUCTION OF THE LUKKEN INDUSTRIAL DRIVE EXTENSION AND MAY NOT REPRESENT ALL WETLANDS ON THE PROPERTY.



CERTIFICATION:
I Hereby certify that this plat is a true and correct representation of the conditions as the date of this certificate and I further certify that the proposed annexation is contiguous to the existing city limits of LaGrange and will not result in the creation of an unincorporated island.

Registered Land Surveyor No. 2321

TRACT 4A
TRACT TRANSFERED TO WESTERN HEIGHTS BAPTIST CHURCH BY TROUP COUNTY

A parcel of land located in Land Lot 25, 5th Land District, Troup County, Georgia, said parcel being part of Lot 4 of the Lots of Dr. R. M. Avery as shown on a plat recored in Plat Book 1, Page 145 of the records of Troup County, Georgia and being more particularly described as follows:
Commencing at an Iron Pin located at the intersection of the southerly right of way of US Highway 29, aka West Point Road, and the westerly right of way of Lukken Industrial Drive;
THENCE North 36 degrees 21 minutes 48 seconds West for a distance of 151.40 feet to an Iron Pin found on the northerly right of way of US Highway 29 and the POINT OF BEGINNING of the parcel herein described;
THENCE North 12 degrees 24 minutes 14 seconds West for a distance of 162.96 feet to an Iron Pin Set on the westerly right of way of the Lukken Industrial Drive;
THENCE South 28 degree 25 minutes 13 seconds East, along said right of way for a distance of 130.71 feet to an Iron Pin Set;
THENCE South 15 degrees 59 minutes 04 seconds West, along said right of way, for a distance of 35.72 feet to an Iron Pin Set on the northerly right of way of US Highway 29;
THENCE South 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance of 19.97 feet to the POINT OF BEGINNING;

Said parcel contain 0.0732 acres more or less and is subject to existing easement, covenants and restrictions of record.

TRACT 4B
PART OF LUKKEN INDUSTRIAL DRIVE EXTENSION

A parcel of land located in Land Lot 25, 5th Land District, Troup County, Georgia, said parcel being part of Lot 4 of the Lots of Dr. R. M. Avery as shown on a plat recored in Plat Book 1, Page 145 of the records of Troup County, Georgia and being more particularly described as follows:
Commencing at an Iron Pin located at the intersection of the southerly right of way of US Highway 29, aka West Point Road, and the westerly right of way of Lukken Industrial Drive;
THENCE North 36 degrees 21 minutes 48 seconds West for a distance of 151.40 feet to an Iron Pin found on the northerly right of way of US Highway 29;
THENCE North 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance 19.97 feet to an Iron Pin Set and the POINT OF BEGINNING of the parcel herein described;
THENCE North 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance 150.02 feet to an Iron Pin Set at the intersection of said right of way and the easterly right of way of Lukken Industrial Drive;
THENCE North 74 degrees 00 minutes 18 seconds West, along the easterly right of way of Lukken Industrial Drive, for a distance of 34.99 feet to an Iron Pin Set;
THENCE North 28 degrees 25 minutes 13 seconds West, along said right of way, for a distance of 219.66 feet to an Iron Pin Set;
THENCE northerly along said right of way on a curve to the right having a radius of 950.00 feet for a arc distance of 289.29 feet, said curve being subtended by a chord of bearing North 19 degrees 41 minutes 48 seconds West for a distance of 288.17 feet to an Iron Pin Set;
THENCE North 10 degrees 58 minutes 23 seconds West, along said right of way, for a distance of 511.90 feet to an Iron Pin Set:
THENCE South 60 degrees 24 minutes 47 seconds West for a distance of 49.41 feet to a point;
THENCE South 12 degrees 24 minutes 14 seconds East for a distance of 1061.04 feet to an Iron Pin Set on the westerly right of way of Lukken Industrial Drive;
THENCE South 28 degrees 15 minutes 13 seconds East, along said right of way, for a distance of 130.71 feet to an Iron Pin Set;
THENCE South 15 degrees 59 minutes 04 seconds West, along said right of way, for a distance of 35.72 feet to an Iron Pin Set and the POINT OF BEGINNING.

Said parcel contain 1.337 acres more or less and is subject to existing easement, covenants and restrictions of record.

TRACT 4C
PROPERTY OF TROUP COUNTY

A parcel of land located in Land Lot 25, 5th Land District, Troup County, Georgia, said parcel being said parcel being part of Lot 4 of the Lots of Dr. R. M. Avery as shown on a plat recored in Plat Book 1, Page 145 of the records of Troup County, Georgia and being more particularly described as follows:
Commencing at an Iron Pin located at the intersection of the southerly right of way of US Highway 29, aka West Point Road, and the westerly right of way of Lukken Industrial Drive;
THENCE North 36 degrees 21 minutes 48 seconds West for a distance of 151.40 feet to an Iron Pin found on the northerly right of way of US Highway 29;
THENCE North 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance 19.97 feet to an Iron Pin Set;
THENCE North 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance 150.02 feet to an Iron Pin Set at the intersection of said right of way and the easterly right of way of Lukken Industrial Drive and the POINT OF BEGINNING of the parcel herein described;
THENCE North 74 degrees 00 minutes 18 seconds West, along the easterly right of way of Lukken Industrial Drive, for a distance of 34.99 feet to an Iron Pin Set;
THENCE North 28 degrees 25 minutes 13 seconds West, along said right of way, for a distance of 219.66 feet to an Iron Pin Set;
THENCE northerly along said right of way on a curve to the right having a radius of 950.00 feet for a arc distance of 289.29 feet, said curve being subtended by a chord of bearing North 19 degrees 41 minutes 48 seconds West for a distance of 288.17 feet to an Iron Pin Set;
THENCE North 10 degrees 58 minutes 23 seconds West, along said right of way, for a distance of 511.90 feet to an Iron Pin Set:
THENCE North 60 degrees 24 minutes 47 seconds East for a distance of 143.82 feet to a point;
THENCE North 57 degrees 29 minutes 38 seconds East for a distance of 7.70 feet;
THENCE South 12 degrees 22 minutes 00 seconds East to an Iron Pin Found on the Northerly right of way of US Highway 29, aka West Point Road;
THENCE South 60 degrees 23 minutes 40 seconds West, along said right of way, for a distance of 30.11 feet to the an Iron Pin Set and the POINT OF BEGINNING.

Said parcel contain 3.254 acres more or less and is subject to existing easement, covenants and restrictions of record.

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO REQUEST ANNEXATION IN THE CITY OF LAGRANGE AND FOR ZONING CHANGES.
2. ALL IRON PINS FOUND OR SET ARE 1/2" REBARS, UNLESS OTHERWISE NOTED.

IRON PIN FOUND	CTV CABLE TELEVISION	—W— WATER PIPELINE	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN > 5,000 FEET AND AN ANGULAR ERROR OF < 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN > 10,000 FEET. ANGLES AND DISTANCES WERE MEASURED WITH NIKON DM2A20 TOTAL STATION. MIN. DIRECT ANGLE READING 5.0"
CONCRETE MONUMENT FOUND	NOT TO SCALE	—G— NATURAL GAS PIPELINE	
1/2" REBAR W/CAP SET	C/L CENTERLINE	—S— SANITARY SEWER LINE	
RB 1/2" REBAR FOUND	POB POINT OF BEGINNING	MANHOLE	
PP POWER POLE	DB DEED BOOK	VALVE	
LP LAMP POST	PB PLAT BOOK	WM WATER METER	
TP TELEPHONE POLE	PG PAGE	(R) RECORD	
TB TELEPHONE BOX	B/L MINIMUM BUILDING LINE	LL LAND LOT	
OHP OVERHEAD POWER	ROW RIGHT OF WAY	LD LAND DISTRICT	
OHT OVERHEAD TELEPHONE	D&U DRAINAGE & UTILITY	CALCULATED POINT	
UGP UNDERGROUND POWER	—X— FENCE LINE		
UGT UNDERGROUND TELEPHONE			

STATE OF GEORGIA, TROUP COUNTY
I, James Stothard, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on Troup Co. FIRM: 13285C 0139E dated July 3, 2012 (EXCEPT AS SHOWN HEREON).

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

REFERENCES:
DB 908, PG 472; PB 60, PG 72
DB 452, PG 648; PB 1, PG 145
DB 1596, PG 767; DB 746, PG 228

BEARING BASIS: NORTH BASED ON A PLAT RECORDED IN PLAT BOOK 54, PAGE 180 TROUP COUNTY RECORDS.

CALC. JS | DWG: JWS | CHECK: CS

Stothard Engineering, Inc.
1008 Colquitt St. LaGrange, Georgia 30241
Ph: (706) 884-5279
www.stothard-engineering.net email: stothard@charter.net

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

REVISION:

NO:	BY:	DATE:	DESCRIPTION:
1	JS	03/09/15	ADD WETLANDS NOTE

I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15-6-67 OF THE CODE OF GEORGIA (GEORGIA PLAT ACT)

GEORGIA REGISTERED No. 2321 LAND SURVEYOR JAMES STOTHARD
03-09-15

PLAT FOR:

PROPOSED ANNEXATION TO THE CITY OF LAGRANGE

PART OF TRACT 4, LOTS OF DR. R. A. AVERY
PLAT BOOK 1, PAGE 145

COUNTY	LAND LOT	LAND DISTRICT
LAGRANGE TROUP	25	5th
DATE: 06/04/13	DWG. NO. TRG 13-20 C	SCALE (ORIGINAL): 1"=100'
	CAD FILE: G:/PROJECTS/AVERY-ESTATE/AVERETT PLAT	