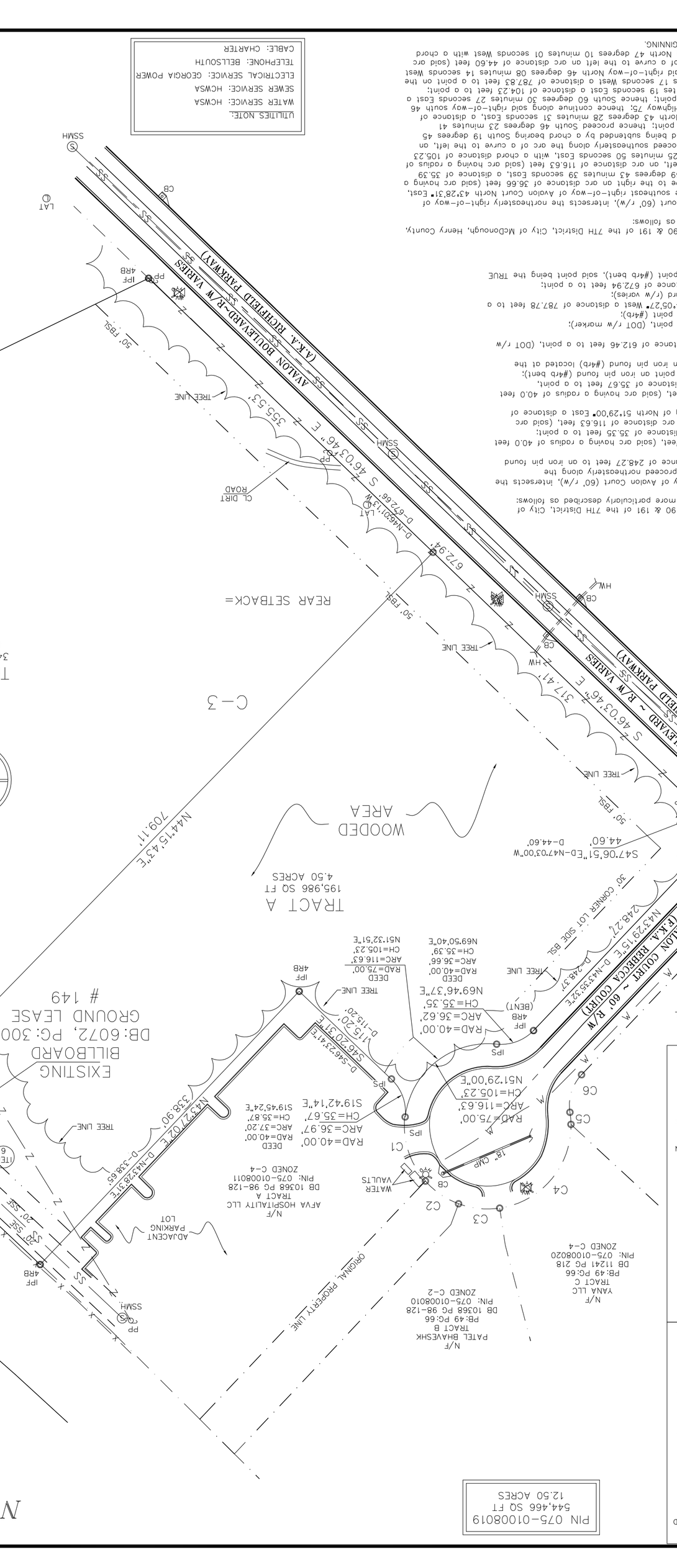
# NORTH BAY AVALON, LLLP

ALTA/ACSM SURVEY FOR:

LAND LOT 190 & 191
7th DISTRICT
HENRY COUNTY, GEORGIA
CURRENT ZONING: C-3
(HIGHWAY COMMERCIAL DISTRICT)

PIN 075-01008019
544,466 SQ FT
12.50 ACRES


INTERSTATE 75
HWY 81
AVALON PARKWAY
NEWTON RD
HAMPTON RD
SITE
VICINITY MAP (N.T.S.)
LL 190
LL 191
TRACT A
195,988 SQ FT
4.50 ACRES
TRACT B
348,480 SQ FT
8.00 ACRES
C-3
WOODED AREA
EXISTING BILLBOARD
DB: 6072, PG: 300
GROUND LEASE
# 149
EXISTING BILLBOARD
DB: 6072, PG: 302
GROUND LEASE
# 150
AVALON COURT - 60' R/W
(A.K.A. REBECCA COURT)
AVALON BOULEVARD - R/W VARIES
(A.K.A. BOTHFIELD PARKWAY)
APPROXIMATE LAND LOT LINE
REAR SETBACK=
S46°03'46"E 317.41'
S47°06'51"E-N47°03'00"W 44.60'
N44°15'43"E 709.11'
N43°29'15"E 248.27'
N43°37'32"E 338.90'
S46°37'40"E 28.8'
S46°37'40"E 784.47'
S46°37'40"E 40.00'
S46°37'40"E 40.00'
S46°37'40"E 40.00