

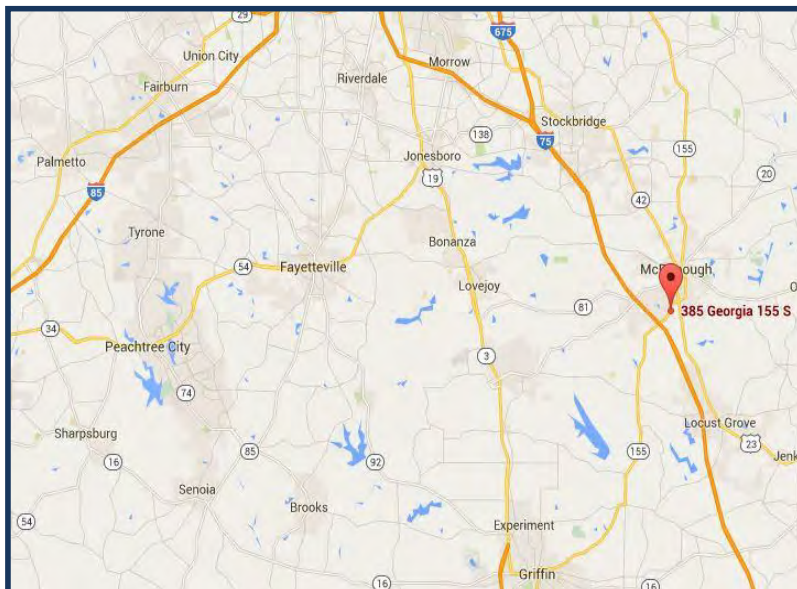


Highway 155 South
McDonough, GA 30253

8.65 Acres
For Sale

PROPERTY INFORMATION:

- 3 Parcels Totaling 8.65 Acres
- Can be Sold Together or Separately
- Zoned Light Industrial
- Frontage on Highway 155 South
- Excellent Proximity to I-75 (0.50 +/- miles)

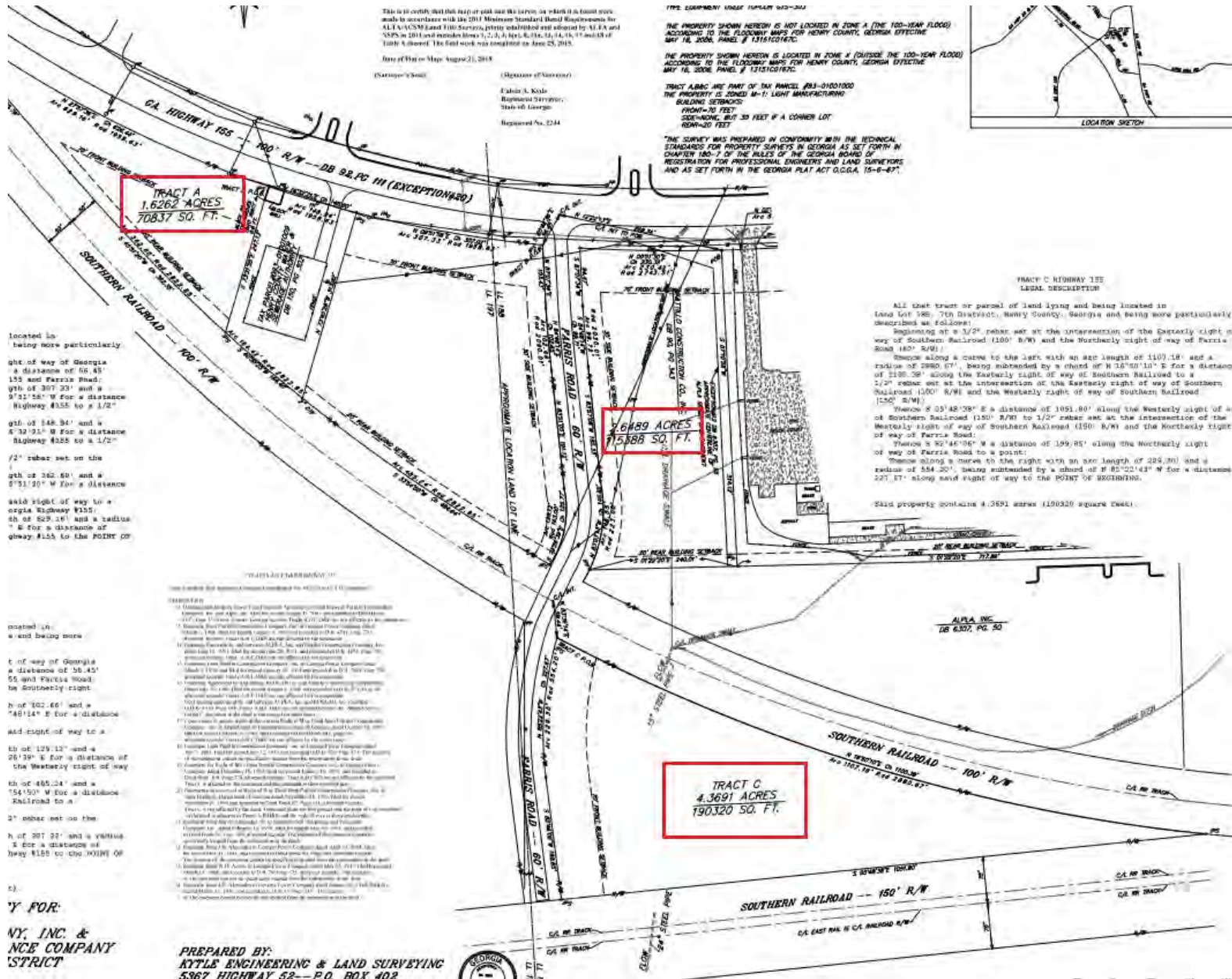


HAILEY
REALTY COMPANY
SINCE 1969

*Every effort has been made to provide accurate information,
but no liability is assumed for errors or omissions.*

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Atlanta, GA 30339
Main 404-355-9300 | FAX 404-351-6329
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For more information please contact:
MICHAEL BECK, SIOR
Direct: 678-904-6804
mbeck@haileyrealty.com



This is to certify that this plat or map was prepared by a duly licensed and qualified Surveyor in accordance with the 2011 Minimum Standard (MSD) Requirements for ALL ACSM Land Title Services, properly established and adopted by ALTA and ALTA/NSPS in 2011 and amended through 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021 and 2022. The final work was completed on June 23, 2023.

Date of Plat or Map August 21, 2023
 (Surveyor's Name)
 (Signature of Surveyor)
 Edwin A. Kuhl
 Registered Surveyor
 State of Georgia
 Registered No. 224

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN ZONE A (THE 100-YEAR FLOOD) ACCORDING TO THE FLOODING MAPS FOR HENRY COUNTY, GEORGIA EFFECTIVE MAY 16, 2006, PANEL # 13161C0167C.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (OUTSIDE THE 100-YEAR FLOOD) ACCORDING TO THE FLOODING MAPS FOR HENRY COUNTY, GEORGIA EFFECTIVE MAY 16, 2006, PANEL # 13161C0167C.

TRACT A,B,C ARE PART OF TRAIL PARCEL #93-0101000 THE PROPERTY IS ZONED M-1 LIGHT MANUFACTURING BUILDING SETBACKS:
 FRONT-70 FEET
 SIDE-NOING, BUT 30 FEET IF A CORNER LOT
 REAR-20 FEET

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



located in being more particularly
 ght of way of Georgia
 a distance of 10' 4 1/2'
 155 and Farris Road
 9' 1/2' 23" W for a distance
 Highway #155 to a 1/2"
 ght of 148.94' and a
 5' 32' 21" W for a distance
 Highway #155 to a 1/2"
 7/2" rebar set on the
 ght of 382.60' and a
 5' 31' 20" W for a distance
 said right of way to a
 angle Highway #155;
 gh of 529.01' and a bearing
 W E for a distance of
 gway #155 to the POINT OF

TRACT C HIGHWAY 155
 LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in land lot 190, 7th District, Henry County, Georgia and being more particularly described as follows:
 Beginning at a 1/2" rebar set at the intersection of the Easterly right of way of Southern Railroad (100' R/W) and the Northern right of way of Farris Road (80' R/W);
 Thence along a curve to the left with an arc length of 1107.18' and a radius of 2980.67', being subtended by a chord of N 32° 50' 11" E for a distance of 1190.38' along the Easterly right of way of Southern Railroad to a 1/2" rebar set at the intersection of the Easterly right of way of Southern Railroad (100' R/W) and the Westerly right of way of Southern Railroad (150' R/W);
 Thence S 05° 42' 28" E a distance of 1951.80' along the Westerly right of way of Southern Railroad (150' R/W) to 1/2" rebar set at the intersection of the Westerly right of way of Southern Railroad (150' R/W) and the Northwesterly right of way of Farris Road;
 Thence S 02° 14' 06" W a distance of 199.85' along the Northwesterly right of way of Farris Road to a point;
 Thence along a curve to the right with an arc length of 295.80' and a radius of 184.20', being subtended by a chord of S 82° 02' 43" W for a distance of 227.87' along said right of way to the POINT OF BEGINNING.

Said property contains 4.3691 acres (190320 square feet).

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 5' 31' 20" W for a distance
 said right of way to a
 angle Highway #155;
 gh of 529.01' and a bearing
 W E for a distance of
 gway #155 to the POINT OF

FOR:
 NY, INC. &
 NCE COMPANY
 TRACT

PREPARED BY:
 RYGLE ENGINEERING & LAND SURVEYING
 5367 HIGHWAY 52--P.O. BOX 402