

FD. PIV & CAP #2289
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IAN LLC
 D.B. 8753, PG. 36
 N 27°12'09" E 238.00'

FD. PIV & CAP #2289

NICKLIES INDUSTRIAL LLC
 D.B. 9298, PG. 335

**.86
 Acre
 Outlot
 Available**



NORTH AND ALL BEARINGS ARE BASED ON D.B. 7592, PG. 783. REFERENCE BEARING (N 27°12'09" E)

THE MELVIN MCKINNEY REVOCABLE TRUST
 D.B. 8675, PG. 537

LEGEND

- DENOTES SET 1/2" REBAR W/CAP #3522, UNLESS NOTED.
- DENOTES FOUND PIPE

CHAMBERLAIN LANE 120' R/W
 56.57'
 PVM'T. 49.03'
TRACT 3
 240.85 SQ. FT.
 (TO BE DEDICATED TO RIGHT-OF-WAY)



CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	60.00	85.75	N 77°41'02" E
C2	18.50	10.72	S 83°12'44" W
C3	30.00	38.75	N 83°03'33" E
C4	35.00	49.65	S 80°34'03" W

PVM'T. 30.00'
 29.2'
 PVM'T. 30.24'
 5' SIDEWALK ESM'T 'GRANTED'
 PVM'T. 19.18'
 OLD LA GRANGE ROAD R/W VARIES

LINE	BEARING	DISTANCE
L1	N 56°42'34" W	42.16'
L2	N 35°17'25" E	36.90'
L3	S 56°42'34" E	50.37'
L4	N 35°23'20" E	32.01'
L5	N 35°23'23" E	1.74'
L6	S 56°39'01" E	35.24'