

L8
L9
L10
10' X 5'

CASPIAN HOLDINGS, LLC
D.B. 3781 PG. 254

SIGN EASEMENT
(SEE ENLARGEMENT)



LOCATION MAP

ENLARGEMENT

1" IPF (IRON PIPE FOUND) 1" IPF (IRON REBAR FOUND) #6 IRF

40' UTILITY AND ACCESS EASEMENT 0.359 AC.
40.00'

S89°26'03"E 508.32'

**TRACT 1
5.210 ACRES**

PROPERTY IS ZONED C-2C
FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 30'
SIDE YARD SETBACK - 20' ON WEST SIDE 0' ON EAST SIDE
(SEE INTERNATIONAL BUILDING CODE)

N89°26'03"W

478.10' #5 IRS (IRON REBAR SET)

ZONING BOUNDARY

ALBANY FAMILY WORSHIP CENTER
D.B. 976 PG. 123

342.76'
203.11'

NO VEHICULAR ACCESS IS ALLOWED TO OR FROM TRACT 1 TO OLD DAWSON ROAD

CITY OF ALBANY
D.B. 3154 PG. 12

LAND LOT 3

LAND LOT 2

CHAIN LINK FENCE

**TRACT 2
19.480 ACRES
(IMPROVEMENTS NOT SHOWN)**

PROPERTY IS ZONED C-RC
FRONT YARD SETBACK - 20' MAX
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

DISTANCES SHOW LOCATION OF CHAIN LINK FENCE (EAST OF PROPERTY LINE)

DOUGHERTY COUNTY HOLDINGS II, LLC
D.B. 3970 PG. 299

WESTHARTON SUBDIVISION
PLAT BOOK 4 PAGE 59

0.99'

0.69'

0.52'

1.01'

0.74'

1.582.93'

0.52'

30' SANITARY SEWER EASEMENT

30.00'

20.00'

FOREST PARK SUBD.
D.B. 1830 PG. 25

10.00'

1760.25'

2101.39'

500.36.53'E

509.67'

OLD DAWSON ROAD 60' R/W

POINT OF BEGINNING INTERSECTION OF THE NORTH R/W OF OLD DAWSON ROAD AND THE EAST LINE OF LAND LOT 3

SURVEY NOTES:

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,837 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,121,222 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY, PLATTED, OR ANY POINT OF REFERENCE THEREON.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13095C0105E, EFFECTIVE OF DATE OF SEPTEMBER 25, 2009.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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.

Gene W. Webb

FILED

10/09/2014

GENE W. WEBB
GA. REG. LAND SURVEYOR NO. 2923
LANIER ENGINEERING, INC.
GA. LAND SURVEYING FIRM NO. 991

DOUGHERTY

CLERK EVONNE S.

**MULL
BK 1D PG 79G**

APPROVED: APPROVED BY PLANNING AND DEVELOPMENT SERVICES ON THE 6th DAY OF OCT, 2014.

Paul J. Jorgensen
DIRECTOR
PLANNING AND DEVELOPMENT SERVICES

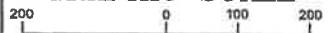
RECORDED: PLAT RECORDED IN THE OFFICE OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT CABINET _____ SLIDE _____

OWNER CERTIFICATION
THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY PLATTED HEREON.

Wayne Cordell
ESTATE OF BEELA ELLIS
ATTN: WAYNE CORDELL
1407 MALLARD COURT
KENNEDALE, TX 76060-6016
(817) 478-5628

LINE	BEARING	DISTANCE
L1	S88°47'29"E	40.20'
L2	S06°55'34"W	239.28'
L3	S00°36'53"E	151.06'
L4	S89°23'07"W	40.00'
L5	N00°36'53"W	153.70'
L6	N06°55'34"E	237.92'
L7	S06°55'34"W	35.00'
L8	S83°04'26"E	5.00'
L9	S06°55'34"W	10.00'
L10	N83°04'26"W	5.00'
L11	N06°55'34"E	10.00'

GRAPHIC SCALE



**MINOR SUBDIVISION PLAT
GUJARAT HOTEL GROUP, LLC SUBDIVISION**
PART OF LAND LOT 3, SECOND LAND DISTRICT
CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA

