

DRAWN EWW
 CHECKED
 DWG 14135MSP.DWG
 SUR. DATE 08/01/07
 1 OF 1
 SURVEYED TOH 1" = 200'
 SCALE 14135
 DATE 09/04/14
 SHEET NUMBER 1 OF 1
 1504 W. THIRD AVENUE
 ALBANY, GEORGIA 31707
 (229) 438-0522
 FAX (229) 438-0921
LANIER ENGINEERING INC.

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

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'

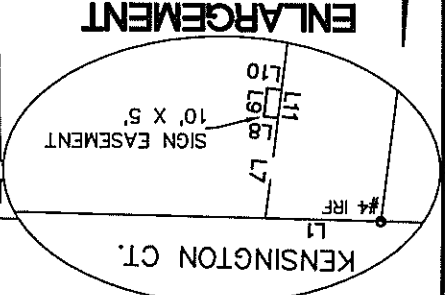
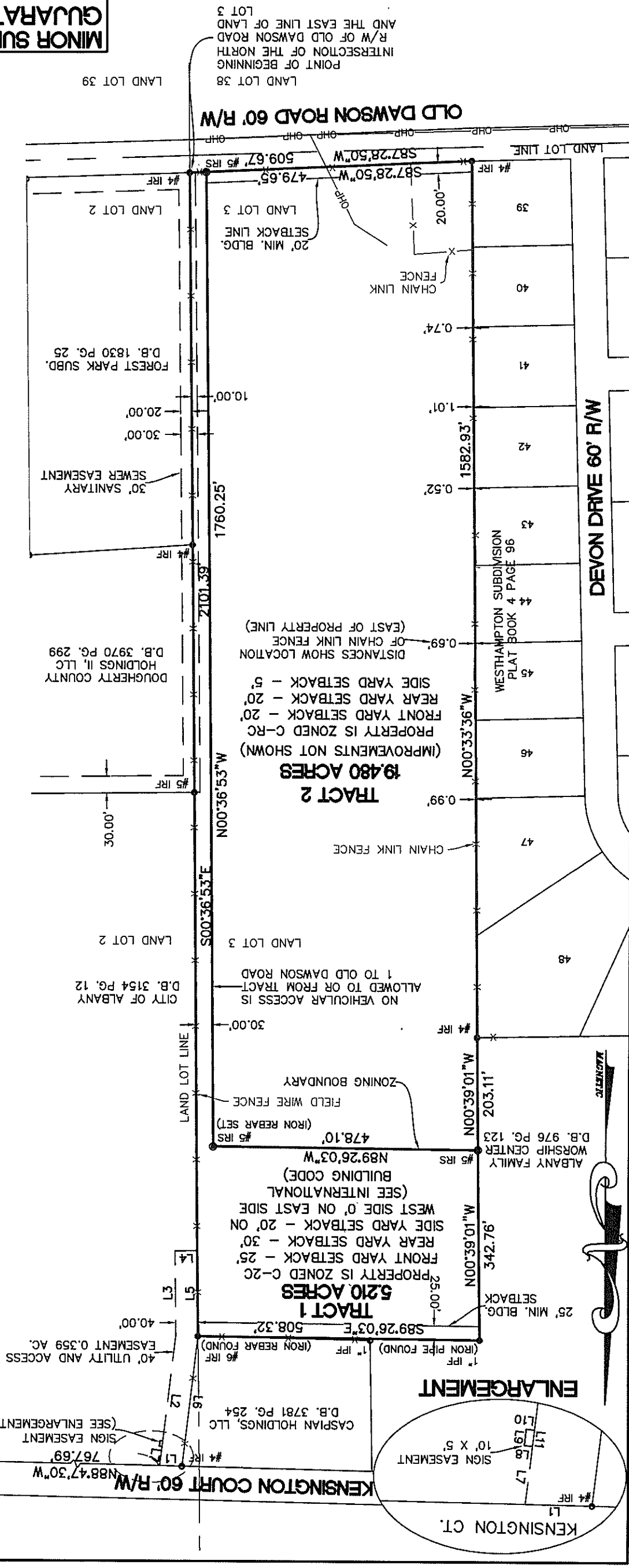
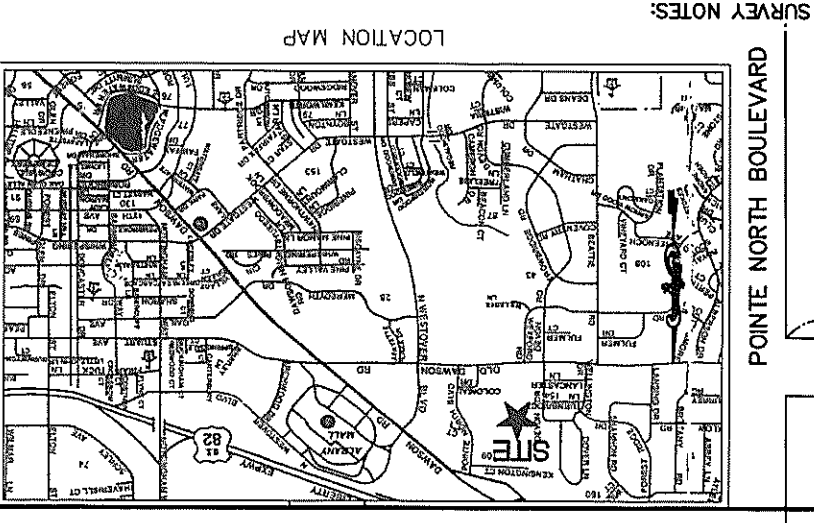
ESTATE OF BEELA ELLIS
 ATTN: WAYNE CORDELL
 1407 MALLARD COURT
 KENNEDALE, TX 76060-6016
 (817) 478-5628

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.

APPROVED: APPROVED BY PLANNING AND
 DEVELOPMENT SERVICES ON THE _____ DAY OF _____
 2014.
 DIRECTOR
 PLANNING AND DEVELOPMENT SERVICES

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

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.
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KENSINGTON COURT 60' R/W
 N88°47'30"W
 40.00'
 40' UTILITY AND ACCESS
 EASEMENT 0.359 AC.
 (SEE ENLARGEMENT)
 SIGN EASEMENT
 D.B. 3781 PG. 254
 CASPIAN HOLDINGS, LLC
 (IRON REBAR FOUND)
 1" I.P.F.
 S89°26'03"E
 508.32'
 25' MIN. BLDG. SETBACK
 N00°39'01"W
 342.76'
 25.00'
 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)
 FIELD WIRE FENCE
 ZONING BOUNDARY
 30.00'
 NO VEHICULAR ACCESS IS
 ALLOWED TO OR FROM TRACT
 1 TO OLD DAWSON ROAD
 LAND LOT 3
 S00°36'53"E
 1760.25'
 2101.39'
 5# I.R.F.
 DOUGHERTY COUNTY
 HOLDINGS II, LLC
 D.B. 3970 PG. 299
 0.69'
 (EAST OF PROPERTY LINE)
 DISTANCES SHOW LOCATION
 OF CHAIN LINK FENCE
 WESTHAMPTON SUBDIVISION
 PLAT BOOK 4 PAGE 96
 0.99'
 46
 PROPERTY IS ZONED C-RC
 FRONT YARD SETBACK - 20'
 REAR YARD SETBACK - 5'
 SIDE YARD SETBACK - 5'
 (IMPROVEMENTS NOT SHOWN)
 0.52'
 42
 1.01'
 41
 0.74'
 40
 CHAIN LINK
 FENCE
 20' MIN. BLDG.
 SETBACK LINE
 479.65'
 509.67' #5 IRS
 S87°28'50"W
 479.65'
 5# I.R.F.
 LAND LOT 38
 POINT OF BEGINNING
 INTERSECTION OF THE NORTH
 R/W OF OLD DAWSON ROAD
 AND THE EAST LINE OF LAND
 LOT 3
 OLD DAWSON ROAD 60' R/W
 LAND LOT LINE
 #4 I.R.F.
 200.00'
 20.00'
 S87°28'50"W
 19.480 ACRES
 TRACT 2
 (IMPROVEMENTS NOT SHOWN)
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 WESTHAMPTON SUBDIVISION
 PLAT BOOK 4 PAGE 96
 1582.93'
 44
 43
 0.52'
 42
 1.01'
 41
 0.74'
 40
 CHAIN LINK
 FENCE
 20' MIN. BLDG.
 SETBACK LINE
 479.65'
 509.67' #5 IRS
 S87°28'50"W
 479.65'
 5# I.R.F.
 LAND LOT 38
 POINT OF BEGINNING
 INTERSECTION OF THE NORTH
 R/W OF OLD DAWSON ROAD
 AND THE EAST LINE OF LAND
 LOT 3
 OLD DAWSON ROAD 60' R/W
 LAND LOT LINE
 #4 I.R.F.
 200.00'
 20.00'
 S87°28'50"W
 19.480 ACRES
 TRACT 2
 (IMPROVEMENTS NOT SHOWN)
 FRONT YARD SETBACK - 20'
 REAR YARD SETBACK - 20'
 SIDE YARD SETBACK - 5'
 DISTANCES SHOW LOCATION
 OF CHAIN LINK FENCE
 (EAST OF PROPERTY LINE)
 0.59'
 45
 WESTHAMPTON SUBDIVISION
 PLAT BOOK 4 PAGE 96
 1582.93'
 44
 43
 0.52'
 42
 1.01'
 41
 0.74'
 40
 CHAIN LINK
 FENCE
 20' MIN. BLDG.
 SETBACK LINE
 479.65'
 509.67' #5 IRS
 S87°28'50"W
 479.65'
 5# I.R.F.
 LAND LOT 38
 POINT OF BEGINNING
 INTERSECTION OF THE NORTH
 R/W OF OLD DAWSON ROAD
 AND THE EAST LINE OF LAND
 LOT 3
 OLD DAWSON ROAD 60'