

PROJECT DATA	
OWNER & DEVELOPER	WATKINS NORTH AVENUE VENTURE
ADDRESS	125 9th STREET, ALBUQUERQUE, PHOENIX 404-782-8334
PRESENT ZONING	3 SINGLE FAMILY (R3)
PROJECT AREA	40.20 ACRES
NUMBER OF LOTS	82

CUMULATIVE DATA		
LOT	AREA	PERCENT
1	2,800.00	6.97%
2	4,833.81	12.02%
3	2,418.00	6.01%
4	2,373.38	5.89%
5	1,573.34	3.91%
6	1,883.81	4.68%
7	2,834.44	7.05%
8	1,000.00	2.49%
9	1,000.00	2.49%
10	1,000.00	2.49%
11	1,000.00	2.49%
12	1,000.00	2.49%
13	1,000.00	2.49%
14	1,000.00	2.49%
15	1,000.00	2.49%
16	1,000.00	2.49%
17	1,000.00	2.49%
18	1,000.00	2.49%
19	1,000.00	2.49%
20	1,000.00	2.49%
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61	1,000.00	2.49%
62	1,000.00	2.49%

LINE	BEARING	DISTANCE
1	N 89° 12' 30" E	100.00
2	S 89° 12' 30" W	100.00
3	N 89° 12' 30" E	100.00
4	S 89° 12' 30" W	100.00
5	N 89° 12' 30" E	100.00
6	S 89° 12' 30" W	100.00
7	N 89° 12' 30" E	100.00
8	S 89° 12' 30" W	100.00
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12	S 89° 12' 30" W	100.00
13	N 89° 12' 30" E	100.00
14	S 89° 12' 30" W	100.00
15	N 89° 12' 30" E	100.00
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Plat for Section II



THE JOINT VENTURE
STREET, INC.

IN THE 125-A G.M.D.
ALBUQUERQUE, GEORGIA
 July 30, 1986

ASSOCIATES

- NOTES**
- 1) A 30' MINIMUM SETBACK LINE IS RESERVED ALONG FRONTS.
 - 2) ALL SETBACKS ARE RESERVED ON ALL SIDE LOT LINES AND DRAINAGE AND UTILITIES UNLESS SHOWN OTHERWISE.
 - 3) A 3' EASEMENT IS RESERVED OVER ALL LINES PIPES, AND SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE NOTED.
 - 4) ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
 - 5) THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN.
 - 6) NO 5' REBAR SET AT ALL PROPERTY CORNERS.

COLUMBIA COUNTY GEORGIA
 PLAT COPY FILED
 3/5/87