

LEGEND

- 1/2" REBAR SET
- △ 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEADWALL
- AC ACRE
- PVMT PAVEMENT
- CRK CREEK
- LL.L. LAND LOT LINE
- HH FIRE HYDRANT
- X- FENCE LINE
- FFE FINISH FLOOR ELEVATION
- P- POWER LINE
- PP POWER POLE
- CL CENTER LINE
- N/F NOW OR FORMERLY

"CERTIFICATION OF APPROVAL BY THE CITY ENGINEER"

"I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF."

[Signature]
CITY ENGINEER

4/9/2019
DATE

"OWNER'S CERTIFICATION"
STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

[Signature]
OWNER / AGENT SIGNATURE
agent for Keith Newton

4-5-19
DATE

APPROVED FOR RECORDING
WARNER ROBINS PLANNING COMMISSION

4/9/2019 *[Signature]*
DATE SECRETARY

SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS 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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARTY A. McLEOD) *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

SETBACKS:
FRONT: 20' B.S.L.
SIDE: 8' B.S.L.
BACK: 25' B.S.L.

REFERENCE:
P.B. 80, PG. 173

TOTAL AREA: 263,355.80 S.F.
TOTAL AREA: 6.05 ACRES

100 50 0 100 200

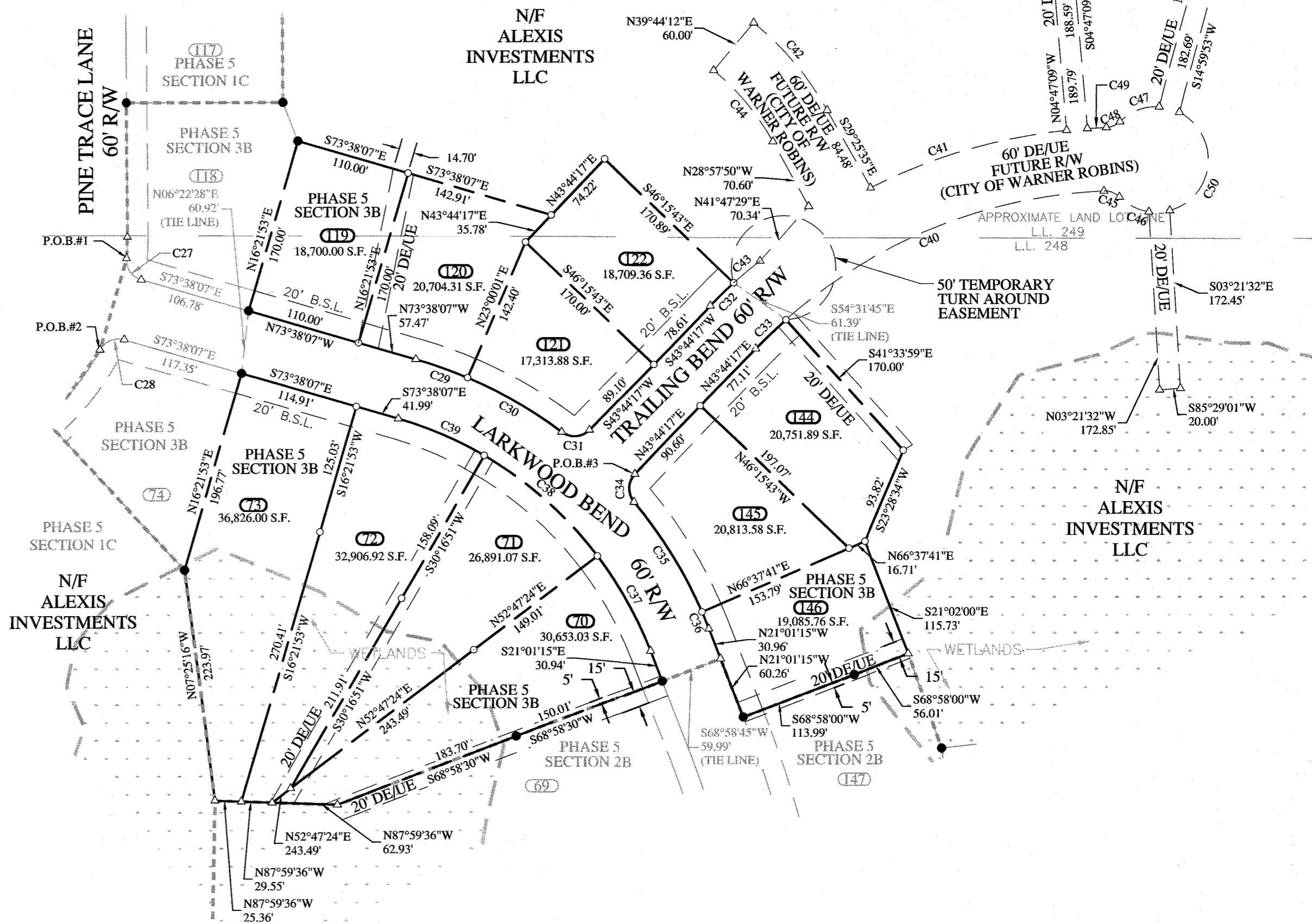
GRAPHIC SCALE IN FEET
1" = 100'

NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREBON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 2111D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 95,591 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

| Curve Table | | | | |
|-------------|---------|---------|-----------------|--------------|
| Curve # | Length | Radius | Chord Direction | Chord Length |
| C27 | 27.39' | 20.00' | S34°24'14"E | 25.30' |
| C28 | 27.39' | 20.00' | S67°07'59"W | 25.30' |
| C29 | 52.66' | 430.00' | N70°07'36"W | 52.63' |
| C30 | 104.89' | 430.00' | N59°37'47"W | 104.63' |
| C31 | 29.19' | 20.00' | S85°32'55"W | 26.67' |
| C32 | 31.41' | 551.33' | S45°22'13"W | 31.40' |
| C33 | 40.26' | 491.33' | N46°05'09"E | 40.25' |
| C34 | 29.19' | 20.00' | N01°55'40"E | 26.67' |
| C35 | 123.91' | 430.00' | N31°37'38"W | 123.48' |
| C36 | 17.55' | 430.00' | N22°12'10"W | 17.55' |
| C37 | 104.47' | 370.00' | S29°07'18"E | 104.12' |
| C38 | 145.36' | 370.00' | S48°27'53"E | 144.42' |
| C39 | 89.87' | 370.00' | S66°40'38"E | 89.65' |
| C40 | 336.02' | 491.33' | S68°01'33"W | 329.51' |
| C41 | 197.09' | 551.33' | N73°56'02"E | 196.04' |
| C42 | 110.45' | 303.70' | S39°50'41"E | 109.84' |
| C43 | 32.73' | 491.33' | N50°20'31"E | 32.72' |
| C44 | 88.63' | 243.70' | N39°50'41"W | 88.14' |
| C45 | 16.52' | 20.00' | N68°43'21"W | 16.05' |
| C46 | 32.08' | 50.00' | N63°26'32"W | 31.53' |
| C47 | 41.21' | 50.00' | N69°50'55"E | 40.05' |
| C48 | 14.63' | 20.00' | N67°11'14"E | 14.30' |
| C49 | 18.13' | 551.33' | N87°11'45"E | 18.13' |
| C50 | 120.92' | 50.00' | S05°49'11"W | 93.53' |



Type: GEORGIA STANDARD PLATS
Recorded: 4/10/2019 2:14:00 PM
Fee Amt: \$8.00 Page 1 of 1
Houston, Ga. Clerk Superior
BK 80 PG 297

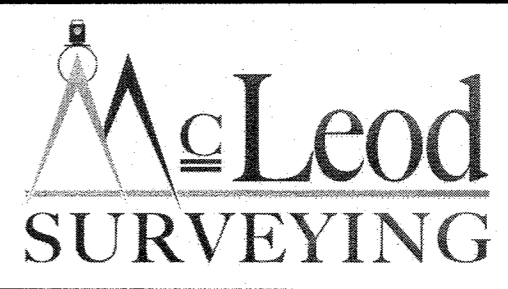
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| NO. | DATE | REVISION |
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| COUNTY: | HOUSTON |
| DISTRICT: | 10TH |
| LAND LOT: | 248 & 249 |
| DATE: | 4/2/19 |
| SCALE: | 1"=100' |
| JOB NO. | 16-0652B |

FINAL PLAT FOR:
THE WOODLANDS OF HOUSTON
LOTS 70 THRU 73, LOTS 119 THRU 122
& LOTS 144 THRU 146
PHASE 5 SECTION 3B
IN THE CITY OF WARNER ROBINS



906 Ball Street
Perry, Georgia 31069
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