OTP

△ ⊠ R/W

B/L

PL DUE

SSE

N/F

000

REFERENCES:

P.B. 78, PG. 136

FRONT = 25'

BACK = 25'

P.B. 75, PGS. 188-192

P.B. 76, PGS. 190-191

Type: GEORGIA

STANDARD PLATS

BK 80 PG 243

Recorded: 2/6/2019 4:38:00

Fee Amt: \$8.00 Page 1 of 1

Houston, Ga. Clerk Superior

LLULIND

1/2" REBAR SET

RIGHT OF WAY

BUILDING LINE

PROPERTY LINE

ADDRESS

OPEN TOP PIPE FOUND

CALCULATED CORNER

UTILITIES EASEMENT

NOW OR FORMERLY

CONCRETE MONUMENT FOUND

DRAINAGE & UTILITY EASEMENT

SANITARY SEWER EASEMENT

TOTAL AREA: 12.91 ACRES

LINE TABLE

BEARING

S82° 42' 38"W

S20° 24' 09"W

S20° 24' 09"W

S42° 02' 43"E

S00° 21' 52"E

S21° 32' 40"W

N46° 02' 51"W

N60° 00' 49"W

LENGTH

30.89

90.02'

43.81

92.36'

77.61'

59.01'

24.86

72.17'

L18

1

N00° 55' 25"W

164.821

15)

195.05

1

19,731.55 S.F.

172.37

S00° 55' 25"E

231

CITY OF PERRY

<u>9</u>۱

INVESTMENT

HOUSTON COUNTY

CURVE TABLE CURVE TABLE LINE TABLE CURVE# **LENGTH RADIUS** CHORD BEARING **CHORD LENGTH** CURVE# LENGTH **RADIUS CHORD BEARING CHORD LENGTH** LINE# LENGTH **BEARING** LINE# C1 136.84' 800.00' S25° 16' 47"W 136.68 34.05' 25.00' N82° 00' 10"W 31.48' L1 120.75 N88° 10' 10"W L11 C2 123.00' 800.00' S15° 58' 29"W 122.88' C12 27.06' 247.00 S62° 07' 20"W 27.04 L2 31.00' N73° 26' 51"W L12 C3 146.94' 800.00 S6° 18' 30"W 146.73' C13 106.81' 247.00 S77° 38' 55"W 105.98 L3 14.91 N89° 10' 41"E L13 C4 19.70' 800.00 S0° 20' 27"W 19.70' C14 284.94' 187.00' N46° 23' 04"E 258.16' L4 15.47 N00° 50' 06"W L14 C5 92.86 247.00 S10° 24' 22"W 92.32' C15 10.11' 187.00 10.11 N1° 11′ 02″E L5 6.12' S89° 57' 48"E L15 C6 27.54 247.00' S24° 22' 16"W 27.53 C16 19.46' 860.00' N0° 17' 01"E 19,45' L6 30.16' N42° 59' 22"W L16

145.29'

141.99'

C17

C18

C19

2/6/2019 DIRECTOR OF COMMUNITY DEVELOPMENT

OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF

"WE 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 LAWS AND

SPECIFICATIONS OF THE CITY OF PERRY, GEORGIA:

1/2 " REBAR FOUND UNLESS OTHERWISE NOTED

C9

860.00' 165.50' C10 39.49 52.00 N64° 44' 35"W 38.54 C20 34.21 128.92' "OWNER'S CERTIFICATION" PURPOSE OF PLAT: STATE OF GEORGIA, COUNTY OF HOUSTON LOT 1, BLOCK "G", PHASE 1, SECTION 1, THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER THE WOODLANDS OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES OF HOUSTON THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED N05° 35' 06"E P.B. 78, PG. 136 AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS. 142.52' N83° 45' 27"W N24° 48' 12"E 20.16 EASEMENT FOR MAINTENANCE OF SIGN OWNER'S SIGNATURE DATE AND LANDSCAPING (SHADED AREA) N00° 21' 52"W (NO ACCESS) \oplus 110.01 115.761 110.01 110.01 110.01 110.01 N80° 39' 46"W 110.01 24,540.14 S.F. 177.21' 0 N46° 52' 16"W 21,108.33 S.F. & 3 61.451 21,558.40 S.F. (5) 18,700.12 S.F. **6** \bigcirc (TIE LINE) 18,701.71 S.F. 18,701.71 S.F. 18,701.71 S.F. 18,701.71 S.F. 18,701.71 S.F.

S79° 23' 19"E

121.07

28,059.86 S.F.

36.32'

69.75'

65.63

25.00

52.00'

52.00'

90.31

90.55

18,701.44 S.F.

110.001

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

MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING

FURTHERMORE. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL

MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND

REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE

FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE

AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67,

GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND

110.011

110.001

110.00

S14° 03' 08"E

S17° 14′ 34″E

S57° 20' 39"W

33.21

64.64

61.36

C7

C8

CHANGE WOODLAND BLVD. TO WOODLANDS BLVD. THIS PLAT SUPERCEDES P.B. 78, PG. 181

N/F ASIL GROUP LLC

860.00

860.00

N5° 46′ 18"E

N15° 20' 29"E

N25° 35' 03"E

N56° 13' 31"W

145.12'

141.83'

165.25'

34.11

CITY OF PERRY

110.01

(III)

18,701.71 S.F.

CITY LIMITS

94.22' 2" OTP

18,469.63 S.F.

L7

L8

L9

L10

110.03

(12)

7,641.10 S.F.

25,934.51 S.F.

179,43'

S00° 02' 12"W

33.73'

23,43

19.08

51.27

N/F **GRIFFIN FAMILY**

22,359.35 S.F.

S05° 51' 49"W

(TIE LINE)

N75° 49' 52"W

S55° 40′ 12″E

S00° 21' 52"E

S00° 02' 12"W

IRREVOCABLE TRUST N00° 50' 09"W HOUSTON COUNTY CITY LIMITS-54.42' \(CAPPED) N00° 50' 06"W 134.51 140.031 CITY OF PERRY

35,678.88 S.F. 211 213 25 B/L 215 110.01 110.011 110.01' 110.01 110.011 110.011 S00° 21' 52"E WOODLANDS BLVD. (60' R/W) C15 N00° 21' 52"W 110.001 125.001 125.00189.01 129.91 25 B/L 214 216 218 21,133.81 S.F. S89° 35' 21"E 124.12 \mathbb{Z} (ED) 27,652.99 S.F. 220 22,139.95 S.F. 21,250.02 S.F. | 18,700.02 S.F. 18,700.02 S.F. 21,250.02 S.F. (17)

LOT 27 IS NOT AN APPROVED BUILDING LOT.

WETLÁNDSÆY OTHERS .

(26)

24,501.55 S.F.

\$23°01'33"W

110.00'

16-0652C

S00° 21' 52"E

ASIL GROUP LLC

____25 B/L

125.001

125.00'

WETLANDS BY ØTHERS

THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D 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 1,168,781 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0095 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

WETLANDS INDICATED WITHIN THIS PLAT WERE PROVIDED TO OCMULGEE INC BY OTHERS NO FIELD VERIFICATION OF THE WETLANDS HAS BEEN CONDUCTED BY OCMULGEE INC.



GRAPHIC SCALE IN FEET 1'' = 100'



FOR THE CLERK OF SUPERIOR COURTS USE ONLY

NO. DATE REVISION HOUSTON COUNTY: CHANGED WOODLAND TO WOODLANDS FOR 2/6/19 **DISTRICT:** 10TH STREET NAME. 215 , 216 LAND LOT: 09/22/16 DATE: SCALE: 1" = 100'

BEEN FULLY COMPLIED WITH.

43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARTY A. McLEOD):

REGISTERED GEORGIA LAND SURVI

STANDARDS

FINAL PLAT FOR:

PHASE 3, SECTION 1B THE WOODLANDS OF HOUSTON



SURVEYORS DENGINEERS CONSULTANTS PLANNERS 906 Ball Street office (478) 224-7070 fax (478) 224-7072 Perry, Georgia 31069

JOB NO.