




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.

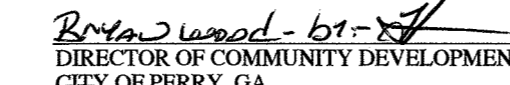
BY (MARTY A. McLEOD): 
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

"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.

 10/13/17
OWNER'S SIGNATURE DATE
 10/13/17
OWNER'S SIGNATURE DATE
 10-13-17
OWNER'S SIGNATURE DATE

"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; OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

10/24/17
DATE

DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF PERRY, GA.
CITY MANAGER, CITY OF PERRY, GA.

"I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF PERRY, GEORGIA, AND THE REQUIREMENTS OF THE PERRY PLANNING COMMISSION"

10-23-17
DATE

CHAIRMAN, PERRY PLANNING COMMISSION

CERTIFICATE OF FINAL APPROVAL BY THE COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 23 DAY OF Oct. 20 17.

THE HOUSTON COUNTY PLANNING COMMISSION


(SECRETARY)

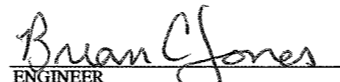
NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

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 532,989 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C-0000-E, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE "A".

COUNTY ENGINEER CERTIFICATION:

"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 HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHIERS CHECK TO INSURE COMPLETION AS REQUIRED BY THE COUNTY ENGINEER."

 10-18-17
ENGINEER DATE

REFERENCES:
P.B. 76, PGS. 190-191
P.B. 78, PGS. 122
P.B. 78, PG. 181

SETBACKS:
FRONT = 25'
BACK = 25'
SIDE = 5'

LEGEND

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- △ OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BUILDING LINE
- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT
- UTILITIES EASEMENT
- SANITARY SEWER EASEMENT
- NOW OR FORMERLY
- CHORD
- CHORD LENGTH
- ADDRESS

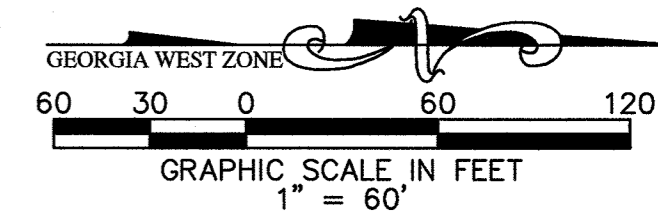
Type: GEORGIA STANDARD PLATS
Recorded: 10/25/2017 9:38:00 AM
Fee Amt: \$8.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

Participant ID:

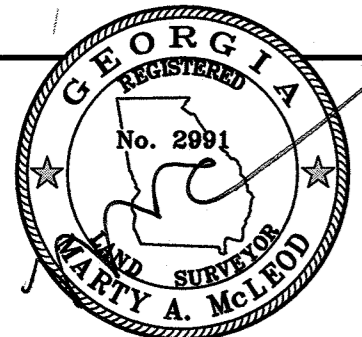
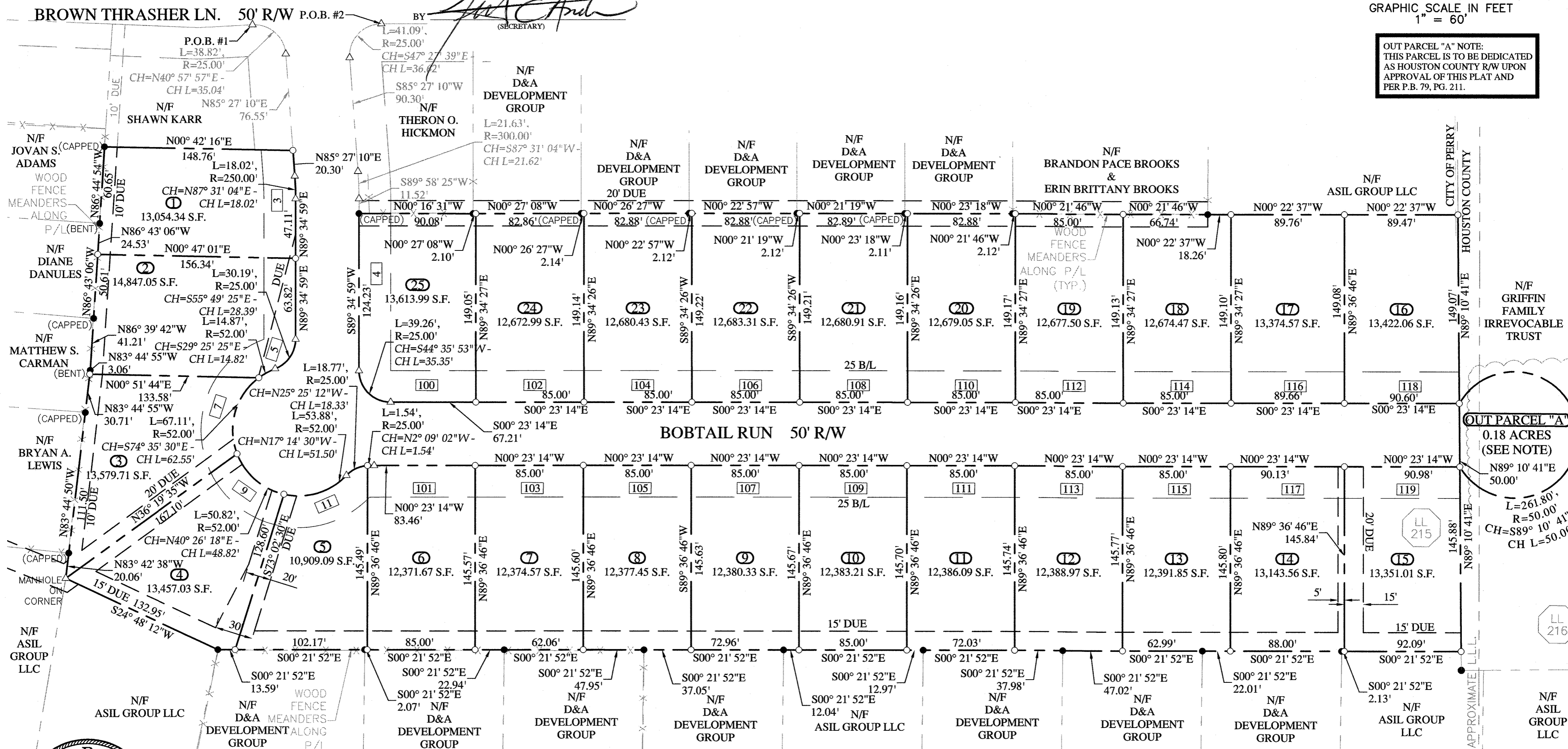
BK 79 PG 257

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

TOTAL AREA: 7.54 ACRES



OUT PARCEL "A" NOTE:
THIS PARCEL IS TO BE DEDICATED AS HOUSTON COUNTY R/W UPON APPROVAL OF THIS PLAT AND PER P.B. 79, PG. 211.



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	215 / 216
DATE:	10/11/17
SCALE:	1" = 60'
JOB NO.	16-0652C

FINAL PLAT FOR:
PHASE 3, SECTION 2A
THE WOODLANDS OF HOUSTON

Ocmulgee, Inc.
SURVEYORS ♦ ENGINEERS ♦ CONSULTANTS ♦ PLANNERS
906 Ball Street Perry, Georgia 31069
office (478) 224-7070
fax (478) 224-7072