

**LEGEND**

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- TOP 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
- L.L.L. LAND LOT LINE
- FH FIRE HYDRANT
- X- FENCE LINE
- FFE- FINISH FLOOR ELEVATION
- P- POWER LINE
- PP POWER POLE
- CL CENTER LINE
- N/F NOW OR FORMERLY

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	141.25'	170.00'	S23° 31' 50"W	137.22'
C2	25.04'	530.00'	S01° 04' 53"W	25.04'
C3	95.50'	530.00'	S07° 35' 49"W	95.37'
C4	100.04'	530.00'	S18° 09' 59"W	99.89'
C5	1.62'	530.00'	S23° 39' 42"W	1.62'
C6	1.66'	470.00'	S23° 38' 54"W	1.66'
C7	140.59'	470.00'	S14° 58' 40"W	140.07'
C8	54.80'	470.00'	S03° 04' 05"W	54.77'
C9	15.50'	20.00'	N67° 31' 12"E	15.12'
C10	41.28'	50.00'	S68° 57' 54"W	40.12'
C17	50.00'	50.00'	N58° 44' 05"W	47.94'
C18	50.00'	50.00'	N01° 26' 20"W	47.94'
C19	52.04'	50.00'	N57° 01' 25"E	49.72'
C20	41.28'	50.00'	S69° 30' 34"E	40.12'
C21	15.50'	20.00'	N68° 03' 53"W	15.12'
C22	31.42'	20.00'	S45° 16' 20"E	28.28'
C23	31.42'	20.00'	S44° 43' 40"W	28.28'
C24	20.47'	230.00'	S02° 16' 40"W	20.47'
C41	27.39'	20.00'	S34° 24' 14"E	25.30'
C42	27.39'	20.00'	S67° 07' 59"W	25.30'
C43	78.00'	230.00'	S37° 37' 03"W	77.63'
C46	37.31'	320.00'	S03° 04' 05"W	37.29'
C47	95.11'	320.00'	S14° 55' 22"W	94.76'
C48	38.59'	830.00'	S68° 01' 13"E	38.59'
C49	331.75'	830.00'	S80° 48' 10"E	329.55'
C50	355.32'	780.00'	S79° 16' 06"E	352.26'
C59	6.81'	830.00'	S66° 27' 12"E	6.81'

**TOTAL AREA: 8.83 ACRES**

1476: GEORGIA STANDARD PLATS  
 Recorded: 9/21/2018 3:03:00 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk

Participant ID: 8648120189

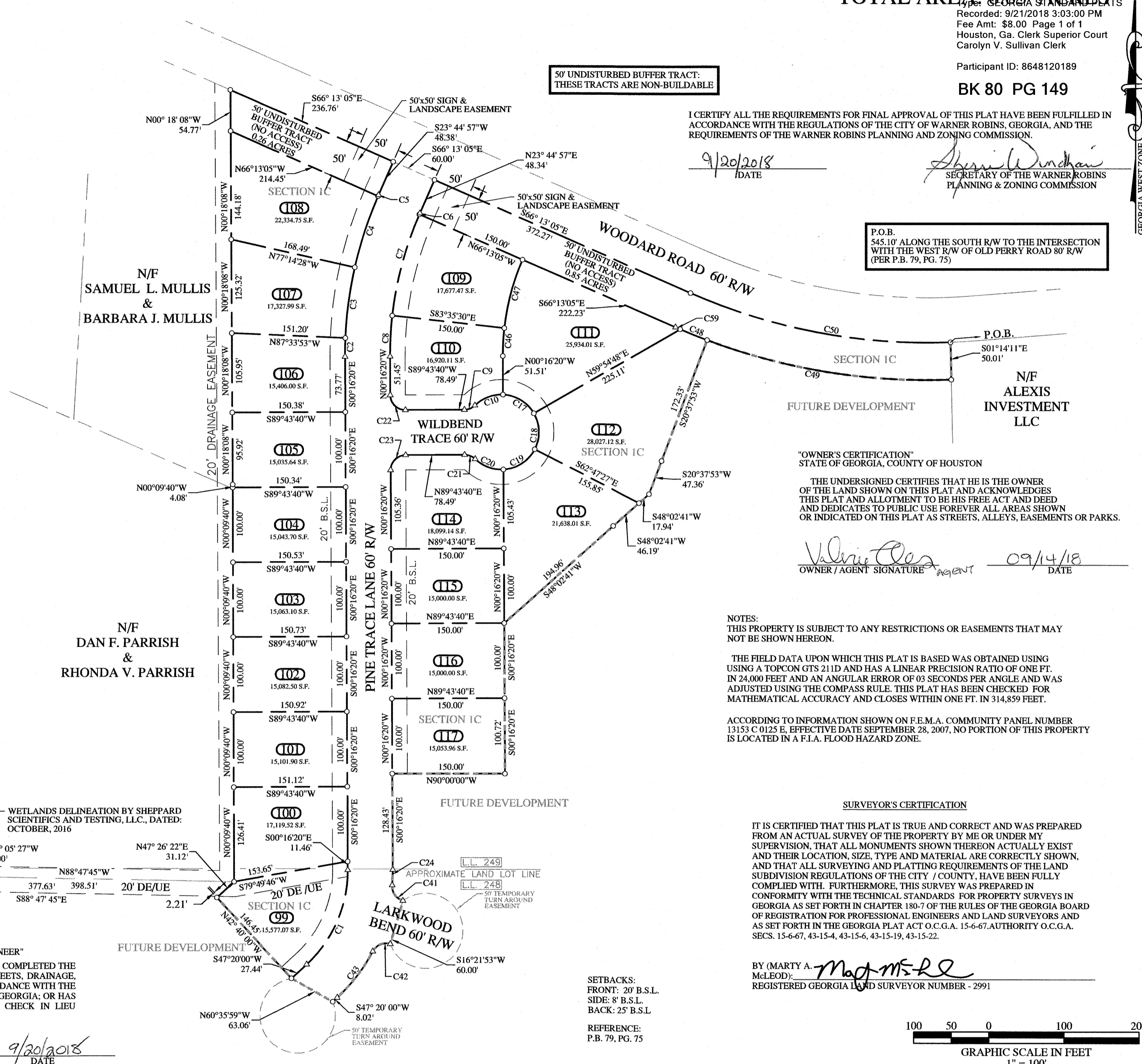
**BK 80 PG 149**

I CERTIFY ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND THE REQUIREMENTS OF THE WARNER ROBINS PLANNING AND ZONING COMMISSION.

9/20/2018  
 DATE

*Shirley W. Dunham*  
 SECRETARY OF THE WARNER ROBINS  
 PLANNING & ZONING COMMISSION

P.O.B.  
 545.10' ALONG THE SOUTH R/W TO THE INTERSECTION  
 WITH THE WEST R/W OF OLD PERRY ROAD 80' R/W  
 (PER P.B. 79, PG. 75)



"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.

*Valerie Oler*  
 OWNER / AGENT SIGNATURE  
 09/14/18  
 DATE

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 314,859 FEET.

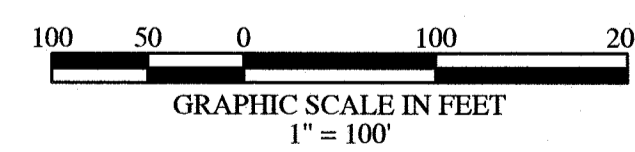
ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

**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.

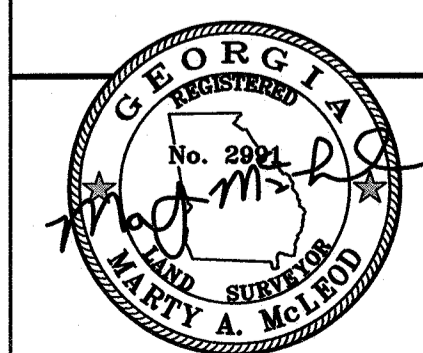
BY (MARTY A. McLEOD)  
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

SETBACKS:  
 FRONT: 20' B.S.L.  
 SIDE: 8' B.S.L.  
 BACK: 25' B.S.L.  
 REFERENCE:  
 P.B. 79, PG. 75



"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  
 9/20/2018  
 DATE

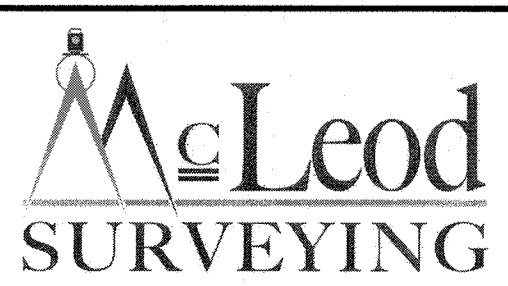
FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION

COUNTY: HOUSTON  
 DISTRICT: 10TH  
 LAND LOT: 248, 249  
 DATE: 8/20/18  
 SCALE: 1"=100'  
 JOB NO. 16-0652B

SURVEY FOR:  
**THE WOODLANDS OF HOUSTON**  
 PHASE 5 SECTION 1C



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 WWW.MCLEODSURVEYING.COM