

- 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
- 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

**"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      2-11-19      DATE

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.

2/11/2019      DATE  
*[Signature]*  
SECRETARY OF THE WARNER ROBINS PLANNING & ZONING COMMISSION

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

REFERENCE:  
P.B. 79, PG. 75  
P.B. 79, PG. 348

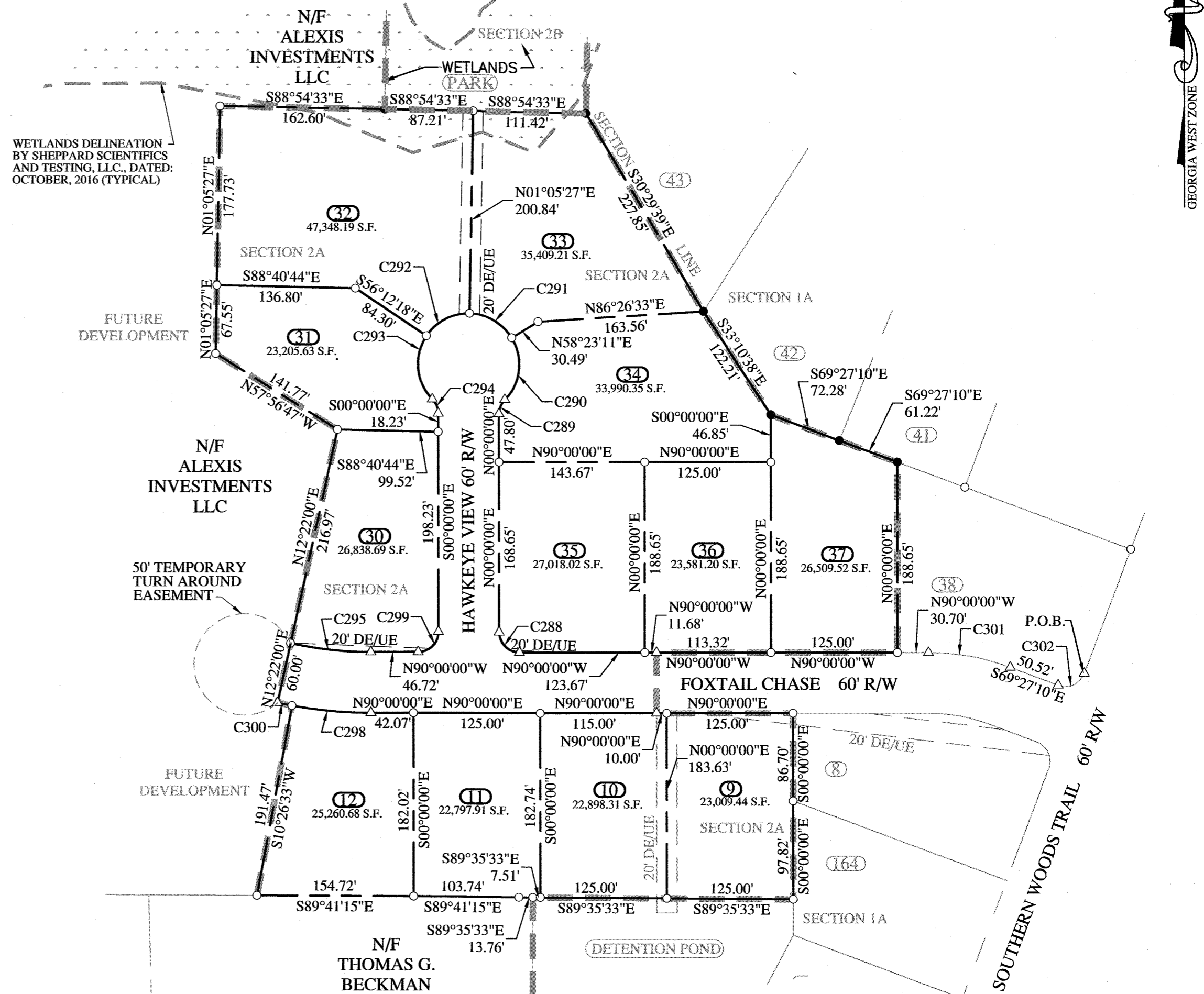
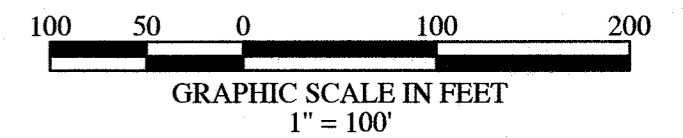
| CURVE # | ARC    | RADIUS  | DIRECTION     | LENGTH |
|---------|--------|---------|---------------|--------|
| C288    | 31.42' | 20.00'  | S45° 00' 00"E | 28.28' |
| C289    | 15.50' | 20.00'  | S22° 12' 28"W | 15.12' |
| C290    | 66.35' | 50.00'  | N06° 24' 03"E | 61.59' |
| C291    | 50.00' | 50.00'  | N60° 15' 41"W | 47.94' |
| C292    | 50.00' | 50.00'  | S62° 26' 34"W | 47.94' |
| C293    | 68.25' | 50.00'  | S05° 18' 37"E | 63.07' |
| C294    | 15.50' | 20.00'  | N22° 12' 28"W | 15.12' |
| C295    | 79.86' | 370.00' | S83° 49' 00"E | 79.71' |
| C298    | 78.37' | 430.00' | S84° 46' 44"E | 78.26' |
| C299    | 31.42' | 20.00'  | N45° 00' 00"E | 28.28' |
| C300    | 14.44' | 430.00' | S78° 35' 44"E | 14.44' |
| C301    | 82.48' | 230.00' | S79° 43' 35"E | 82.04' |
| C302    | 31.42' | 20.00'  | S65° 32' 50"W | 28.28' |

**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

TOTAL AREA: 542,914.84 S.F.  
TOTAL AREA: 12.46 ACRES



PARK NOTE:  
THIS LOT IS TO BE USED AS A PARK AND IS UNINHABITABLE.

Type: GEORGIA STANDARD PLATS  
Recorded: 2/12/2019 2:59:00 PM  
Fee Amt: \$8.00 Page 1 of 1  
Houston, Ga. Clerk Superior  
BK 80 PG 252

**"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]*      02/07/19      DATE  
OWNER / AGENT SIGNATURE      DATE  
of Keith Newton

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 366,424 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.

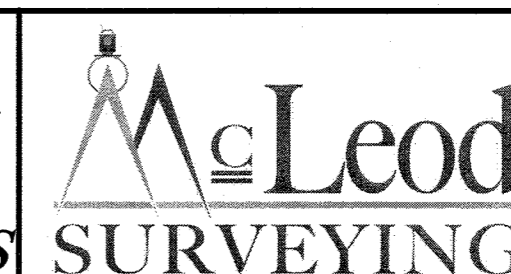
FOR THE CLERK OF SUPERIOR COURTS USE ONLY



| NO. | DATE | REVISION |
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COUNTY: HOUSTON  
DISTRICT: 10TH  
LAND LOT: 248  
DATE: 1/29/19  
SCALE: 1"=100'  
JOB NO. 16-0652B

SURVEY FOR:  
**THE WOODLANDS OF HOUSTON  
PHASE 5 SECTION 2A  
IN THE CITY OF WARNER ROBINS**



906 Ball Street  
Perry, Georgia 31069  
office (478) 224-7070  
fax (478) 224-7072  
WWW.MCLEODSURVEYING.COM