

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OTF 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."
Darius P. West
 CITY ENGINEER
 1/22/2020
 DATE
Sherie Windham
 SECRETARY OF THE WARNER ROBINS PLANNING & ZONING COMMISSION
 1/22/2020
 DATE
 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
 P.B. 80, PG. 252

TOTAL AREA: 538,967 S.F.
 TOTAL AREA: 12.37 ACRES
 100 50 0 100 200
 GRAPHIC SCALE IN FEET
 1" = 100'

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): *Marty A. McLeod*
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

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

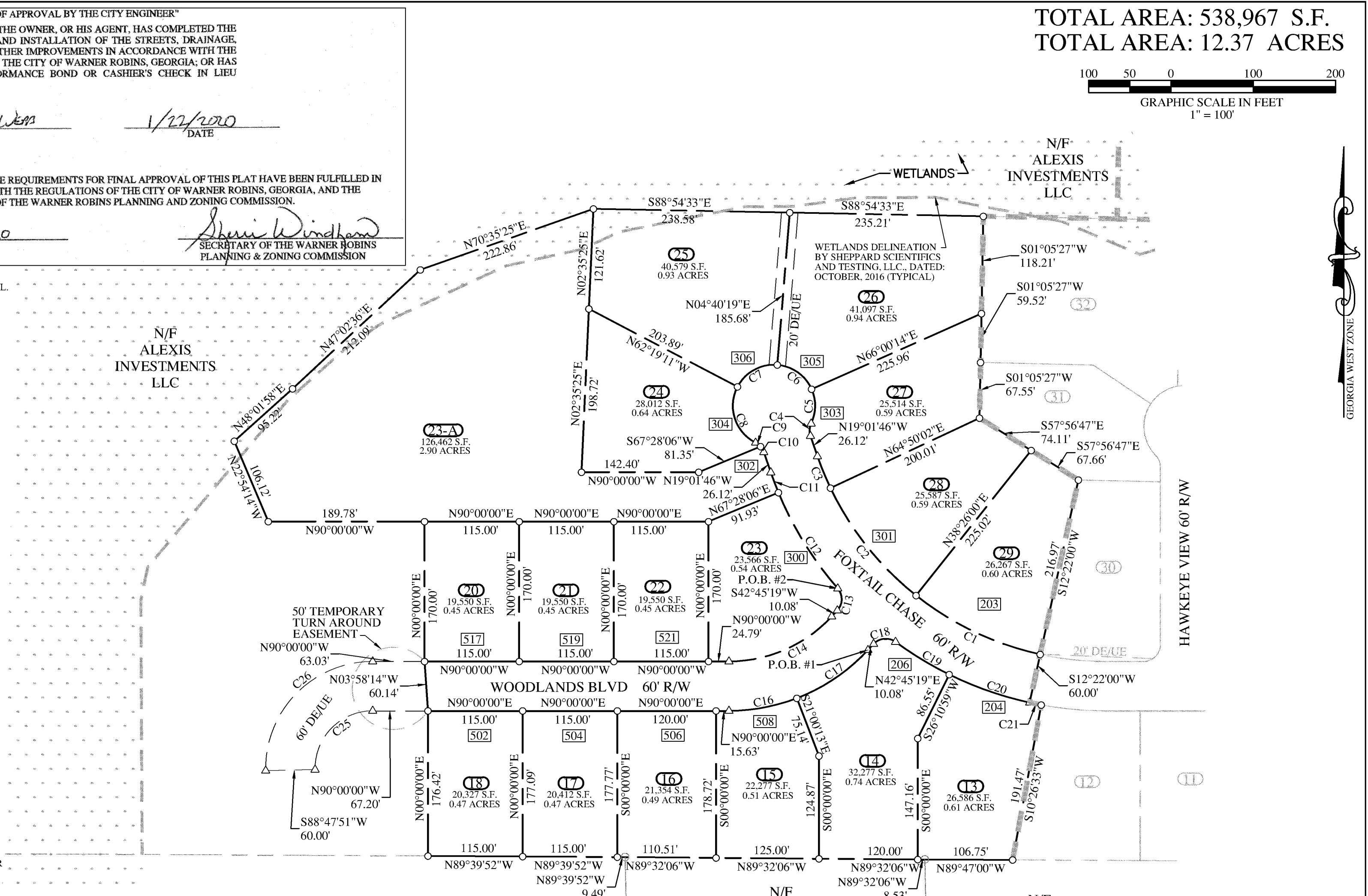
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

Marty A. McLeod
 AGENT SIGNATURE
 1/16/20
 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 158,853 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.

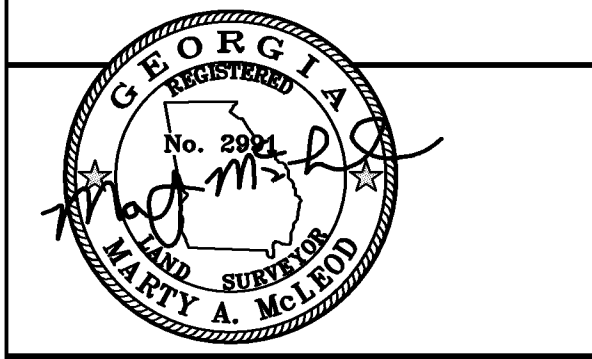


PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	168.33'	370.00'	N64° 36' 00"W	166.88'
C2	168.33'	370.00'	N38° 32' 00"W	166.88'
C3	41.78'	370.00'	N22° 15' 53"W	41.76'
C4	15.50'	20.00'	N03° 10' 42"E	15.12'
C5	43.09'	50.00'	N00° 41' 42"E	41.77'
C6	53.52'	50.00'	N54° 39' 44"W	51.00'
C7	58.46'	50.00'	S61° 10' 34"W	55.19'
C8	79.52'	50.00'	S17° 52' 56"E	71.40'
C9	7.72'	20.00'	S52° 23' 13"E	7.67'
C10	7.78'	20.00'	N30° 10' 45"W	7.73'
C11	26.28'	430.00'	N20° 46' 50"W	26.28'
C12	137.59'	430.00'	S31° 41' 55"E	137.01'
C13	29.19'	20.00'	S00° 56' 42"W	26.67'

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C14	140.18'	170.00'	S66° 22' 39"W	136.24'
C16	84.31'	230.00'	N79° 29' 54"E	83.84'
C17	105.34'	230.00'	N55° 52' 33"E	104.42'
C18	29.19'	20.00'	N84° 33' 56"E	26.67'
C19	76.50'	430.00'	S58° 43' 14"E	76.40'
C20	103.69'	430.00'	S70° 43' 31"E	103.44'
C21	14.44'	430.00'	S78° 35' 44"E	14.44'
C25	111.42'	70.00'	S44° 23' 56"W	100.03'
C26	206.93'	130.00'	N44° 23' 56"E	185.77'

Type: GEORGIA STANDARD PLATS
 Recorded: 1/24/2020 9:21:00 AM
 Fee Amt: \$10.00 Page 1 of 1
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FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION

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

SURVEY FOR:
THE WOODLANDS OF HOUSTON
PHASE 5 SECTION 3A
IN THE CITY OF WARNER ROBINS



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