

LEGEND

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OTP 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
- ???

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.

3/20/2020
DATE

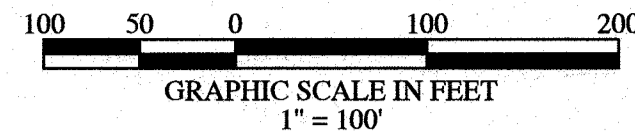
Cheri Wickham
SECRETARY OF THE WARNER ROBINS
PLANNING & ZONING COMMISSION

"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."

Deborah P. News
CITY ENGINEER

3/20/2020
DATE



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

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 326,617 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.

"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.

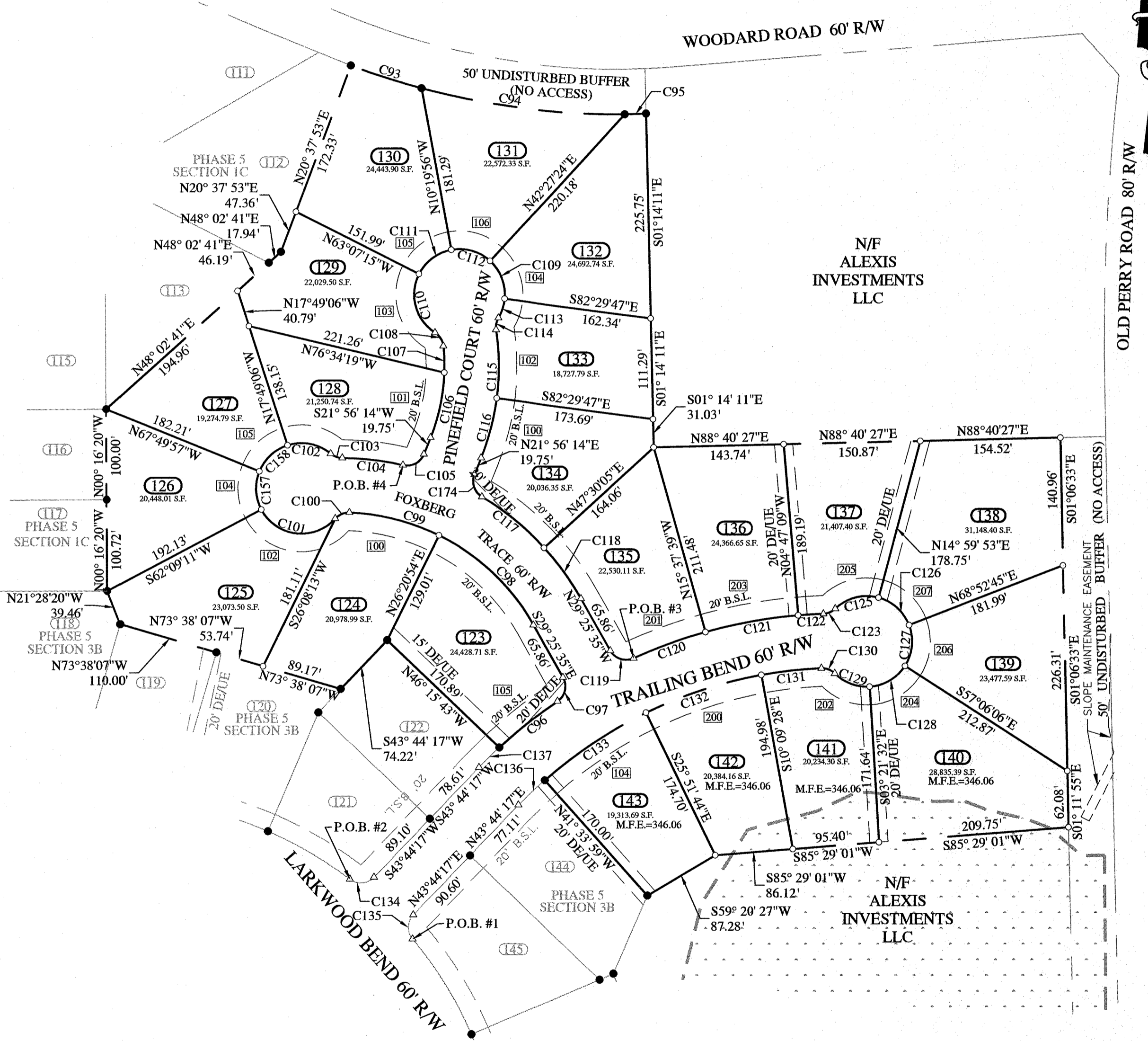
Marty A. McLeod
AGENT SIGNATURE

3/20/2020
DATE

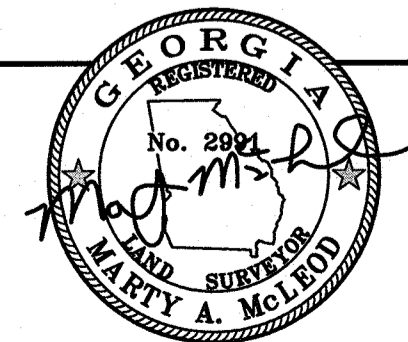
Type: GEORGIA
STANDARD PLATS
Recorded: 3/20/2020 4:03:00
PM
Fee Amt: \$10.00 Page 1 of
1
BK 81 PG 214

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

CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C93	331.75'	830.00'	S80° 48' 10"E	329.55'
C94	331.75'	830.00'	S80° 48' 10"E	329.55'
C95	331.75'	830.00'	S80° 48' 10"E	329.55'
C96	82.28'	551.33'	N51° 16' 39"E	82.20'
C97	29.66'	20.00'	N13° 03' 48"E	27.02'
C98	145.57'	243.70'	N46° 32' 21"W	143.42'
C99	102.57'	243.70'	N75° 42' 33"W	101.81'
C100	17.59'	20.00'	S67° 02' 31"W	17.03'
C101	96.26'	50.00'	S82° 59' 53"E	82.07'
C102	50.63'	50.00'	N78° 48' 24"W	48.50'
C103	13.93'	20.00'	N69° 44' 30"W	13.65'
C104	67.53'	303.70'	N83° 19' 06"W	67.39'
C105	28.31'	20.00'	S62° 29' 39"W	26.01'
C106	73.76'	211.39'	S11° 56' 29"W	73.38'
C107	29.30'	211.39'	N02° 01' 28"W	29.27'
C108	17.92'	20.00'	N31° 39' 51"W	17.33'
C109	46.07'	50.00'	N21° 08' 57"W	44.45'
C110	73.49'	50.00'	S15° 13' 38"E	67.05'
C111	46.07'	50.00'	S53° 16' 25"W	44.45'
C112	46.07'	50.00'	N73° 56' 16"W	44.45'
C113	22.37'	50.00'	N18° 03' 49"E	22.19'
C114	13.74'	20.00'	N11° 11' 57"E	13.47'
C115	75.72'	271.39'	N00° 29' 24"W	75.48'
C116	68.37'	271.39'	N14° 43' 13"E	68.18'
C117	88.41'	303.70'	N50° 50' 16"W	88.09'
C118	69.29'	303.70'	N35° 57' 45"W	69.14'
C119	29.66'	20.00'	S71° 54' 58"E	27.02'
C120	84.47'	551.33'	S69° 59' 00"W	84.39'
C121	104.32'	551.33'	S79° 47' 36"W	104.17'
C122	28.13'	551.33'	S86° 40' 34"W	28.13'
C123	14.63'	20.00'	N67° 11' 14"E	14.30'
C125	51.28'	50.00'	S75° 37' 02"W	49.06'
C126	47.02'	50.00'	N48° 03' 41"W	45.31'
C127	47.02'	50.00'	N05° 49' 11"E	45.31'
C128	47.02'	50.00'	N59° 42' 02"E	45.31'
C129	42.15'	50.00'	S69° 12' 39"E	40.91'
C130	16.52'	20.00'	N68° 43' 21"W	16.05'
C131	66.68'	491.33'	S83° 43' 48"W	66.63'
C132	134.67'	491.33'	S71° 59' 24"W	134.25'
C133	134.67'	491.33'	S56° 32' 55"E	134.25'
C134	29.19'	20.00'	N85° 32' 55"E	26.67'
C135	29.19'	20.00'	S01° 55' 40"W	26.67'
C136	40.26'	491.33'	S46° 05' 09"W	40.25'
C137	31.41'	551.33'	S45° 22' 13"W	31.40'
C157	43.65'	50.00'	S02° 50' 23"E	42.27'
C158	43.65'	50.00'	S47° 10' 28"W	42.27'
C174	28.31'	20.00'	N18° 37' 12"W	26.01'



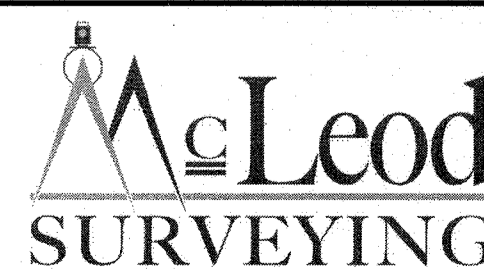
FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION

COUNTY: HOUSTON
DISTRICT: 10TH
LAND LOT: 248
DATE: 3/20/2020
SCALE: 1"=100'
JOB NO. 16-0652B

SURVEY FOR:
THE WOODLANDS OF HOUSTON
PHASE 5 SECTION 4B



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fax (478) 224-7072
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