

LEGEND

- 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

11/17/2020
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.

11/17/2020
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
P.B. 80, PG. 252

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

"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]
AGENT SIGNATURE

10/27/2020
DATE

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

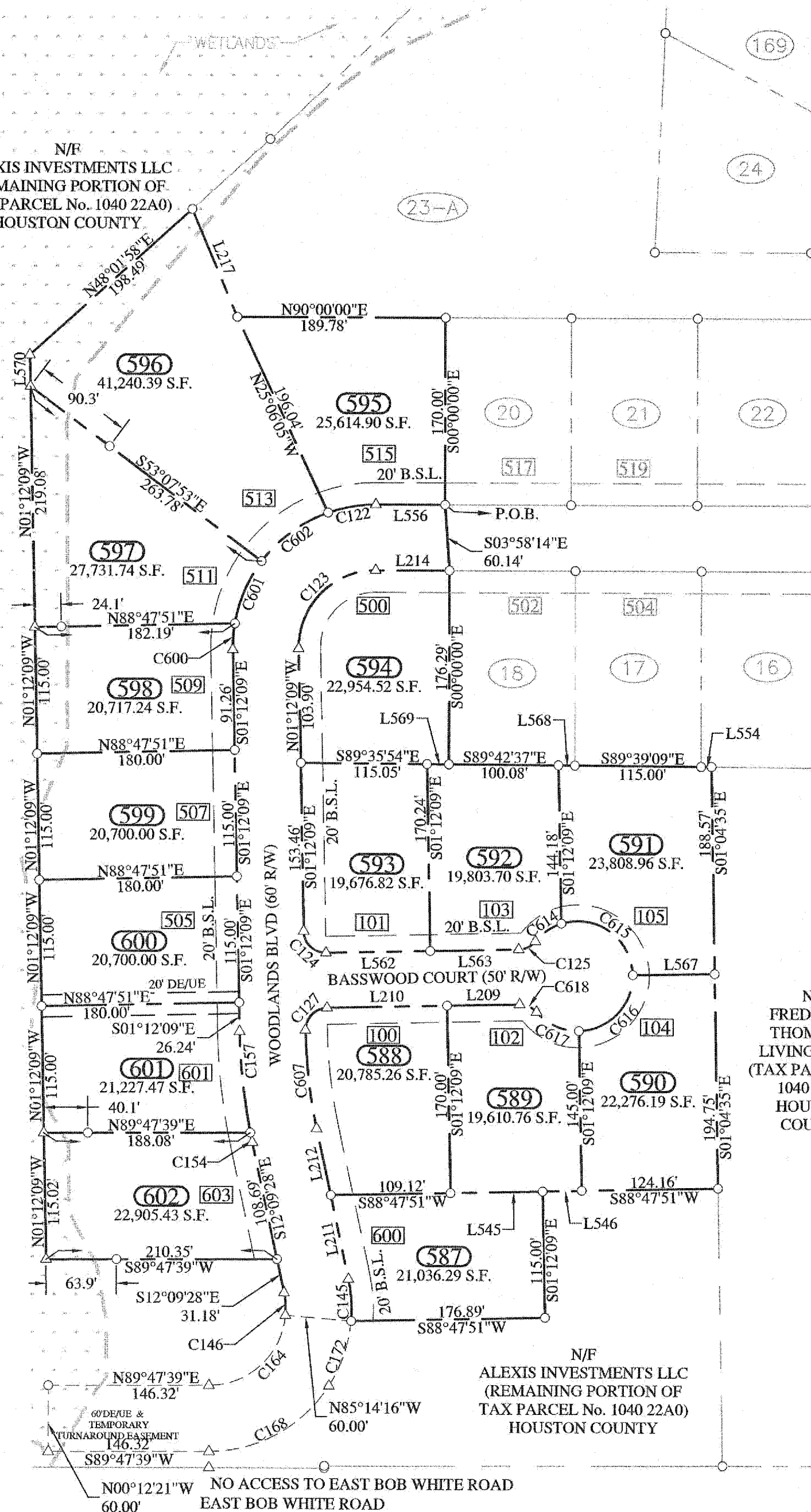
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN 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.

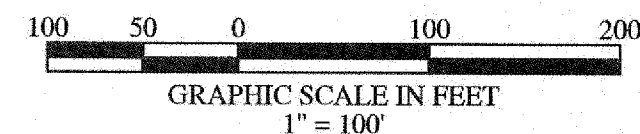
Type: GEORGIA
STANDARD PLATS
Recorded: 11/17/2020
2:21:00 PM
Fee Amt: \$10.00 Page 1 of 1
1
BK 82 PG 64

Line #	Length	Direction
L209	66.34'	N88° 47' 51"E
L210	109.40'	N88° 47' 51"E
L211	78.21'	N12° 09' 28"W
L212	61.66'	N12° 09' 28"W
L214	67.20'	N90° 00' 00"E
L217	106.12'	S22° 54' 14"E
L545	84.30'	S88° 47' 51"W
L546	35.66'	S88° 47' 51"W
L554	9.49'	S89° 39' 09"E
L556	63.03'	N90° 00' 00"W
L560	27.43'	N36° 29' 09"W
L562	95.00'	S88° 47' 51"W
L563	80.74'	S88° 47' 51"W
L567	74.59'	N88° 55' 25"E
L568	14.92'	S89° 42' 37"E
L569	19.96'	S89° 35' 54"E
L570	28.78'	N01° 12' 09"W

N/F
ALEXIS INVESTMENTS LLC
(REMAINING PORTION OF
TAX PARCEL No. 1040 22A0)
HOUSTON COUNTY



TOTAL AREA: 370,790 S.F.
TOTAL AREA: 8.51 ACRES



P.O.B.
549.2' ALONG THE R/W TO THE WEST R/W OF
FOXTAIL CHASE 60' R/W
(PER P.B. 81, PG. 152)

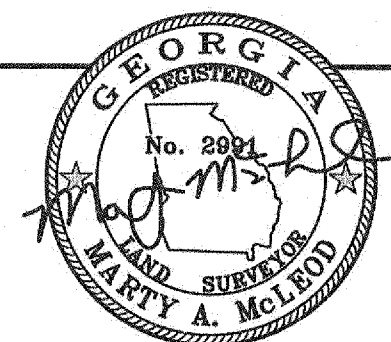
PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C122	44.45'	130.00'	S80° 12' 19"W	44.23'
C123	111.42'	70.00'	N44° 23' 55"E	100.03'
C124	31.42'	20.00'	N46° 12' 09"W	28.28'
C125	17.45'	20.00'	N63° 48' 01"E	16.90'
C127	31.41'	20.00'	N43° 48' 24"E	28.28'
C128	38.39'	130.00'	N03° 41' 52"W	38.25'
C146	20.67'	70.00'	S03° 41' 52"E	20.60'
C154	8.84'	530.00'	S11° 40' 48"E	8.84'
C157	92.50'	530.00'	S06° 12' 08"E	92.38'
C164	103.89'	70.00'	N47° 16' 42"E	94.61'
C168	129.89'	130.00'	S61° 10' 14"W	124.55'
C172	63.04'	130.00'	S18° 39' 16"W	62.43'
C600	23.87'	130.00'	S04° 03' 31"W	23.84'
C601	62.51'	130.00'	S23° 05' 39"W	61.91'
C602	76.10'	130.00'	S53° 38' 23"W	75.02'
C607	90.02'	470.00'	N06° 40' 16"W	89.88'
C614	29.06'	50.00'	N55° 27' 16"E	28.66'
C615	93.19'	50.00'	S54° 29' 51"E	80.28'
C616	78.45'	50.00'	S43° 50' 53"W	70.65'
C617	43.63'	50.00'	N66° 12' 18"W	42.26'
C618	17.45'	20.00'	N66° 12' 18"W	16.90'

N/F
FREDERICK THOMPSON
LIVING TRUST
(TAX PARCEL No. 1040 0310)
HOUSTON COUNTY

N/F
ALEXIS INVESTMENTS LLC
(REMAINING PORTION OF
TAX PARCEL No. 1040 22A0)
HOUSTON COUNTY

NO ACCESS TO EAST BOB WHITE ROAD
EAST BOB WHITE ROAD

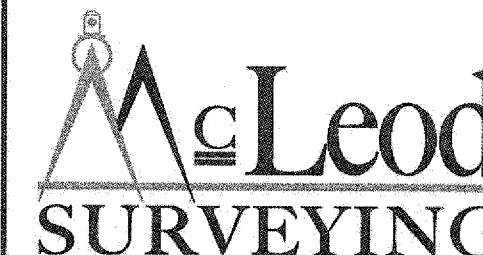
FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION

COUNTY: HOUSTON
DISTRICT: 10TH
LAND LOT: 248
DATE: 10/27/2020
SCALE: 1"=100'
JOB NO. 16-0652B

SURVEY FOR:
**THE WOODLANDS OF HOUSTON
PHASE 6 SECTION 1A
IN THE CITY OF WARNER ROBINS**



906 Ball Street
Perry, Georgia 31069
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fax (478) 224-7072
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