

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
- TH TEST HOLE
- SPED SITE PLAN ENG. DEPT.
- SPHD SITE PLAN HEALTH DEPT.
- R= RADIUS
- EL ELEVATION
- RDP RESIDENTIAL DRAINAGE PLAN
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- N/F NOW OR FORMERLY

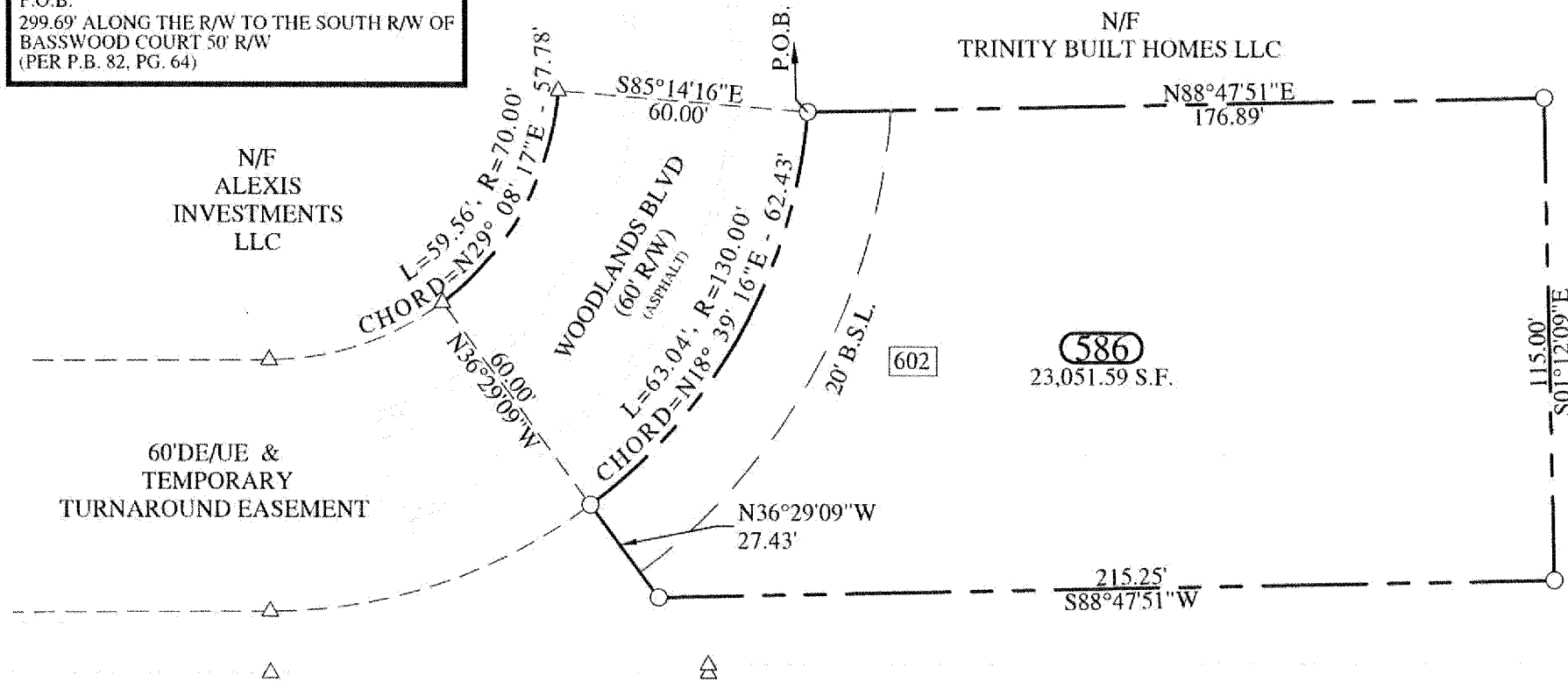
I CERTIFY ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND THE REQUIREMENTS OF THE WARNER ROBINS PLANNING AND ZONING COMMISSION.

1/21/2021
DATE

Shirley Wundham
SECRETARY OF THE WARNER ROBINS
PLANNING & ZONING COMMISSION

TOTAL AREA: 23,051.59 S.F.
TOTAL AREA: 0.53 ACRES

P.O.B.
299.69' ALONG THE R/W TO THE SOUTH R/W OF
BASSWOOD COURT 50' R/W
(PER P.B. 82, PG. 64)



RECEIVED
JAN 19 2021
ENGINEERING
CITY OF WARNER ROBINS

GEORGIA WEST ZONE

Type: GEORGIA
STANDARD PLATS
Recorded: 1/21/2021
10:53:00 AM
Fee Amt: \$10.00 Page 1 of 1
BK 82 PG 127

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

1/15/21
DATE

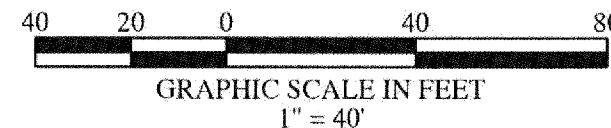
REFERENCE:
P.B. 82, PG. 64

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

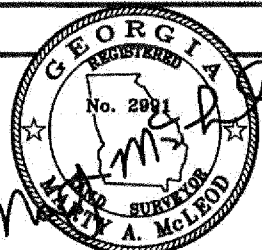
NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

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.

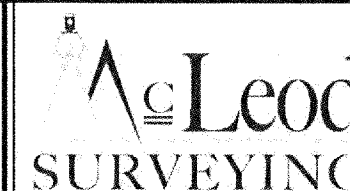


FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION	COUNTY:	HOUSTON
			DISTRICT:	10TH
			LAND LOT:	248
			DATE:	1/15/21
			SCALE:	1"=40'
			JOB NO.	16-0652B

SURVEY FOR:
LOT 586 OF
THE WOODLANDS OF HOUSTON
PHASE 6 SECTION 1A
IN THE CITY OF WARNER ROBINS



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