

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

12/29/2022
DATE

LOT INFORMATION

TOTAL = 80 LOTS

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 A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 0.03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT. IN 25,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 00125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.L.A. FLOOD HAZARD ZONE.

SETBACKS: R-3
FRONT = 20'
SIDE = 8'
REAR = 25'

- LEGEND**
- 1/2" REBAR SET
 - OTF
 - RW
 - B.A.
 - CONCRETE MONUMENT FOUND
 - RIGHT OF WAY
 - BUILDING LINE
 - PROPERTY LINE
 - DRAINAGE EASEMENT
 - UTILITIES EASEMENT
 - S.S.E.
 - M.H.
 - C.B.
 - J.B.
 - D.I.
 - H.W.
 - A.C.R.E.
 - P.V.M.T.
 - C.R.K.
 - L.L.
 - F.H.
 - F.L.
 - F.F.
 - P.P.
 - C.L.
 - T.H.
 - S.P.E.D.
 - S.P.I.D.
 - R.A.D.I.U.S.
 - E.L.
 - R.D.P.
 - R.C.P.
 - C.M.P.
 - L.P.
 - W.V.
 - W.M.
 - P.O.B.
 - N.F.
 - ADDRESS

"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.

Douglas P. Webb
CITY ENGINEER

1/25/2023, 2:38:42 PM
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.

DATE _____
SECR _____
PLANNING & ZONING COMMISSION
1/25/2023, 2:15:45 PM

Darin Curtis
RNER ROBINS

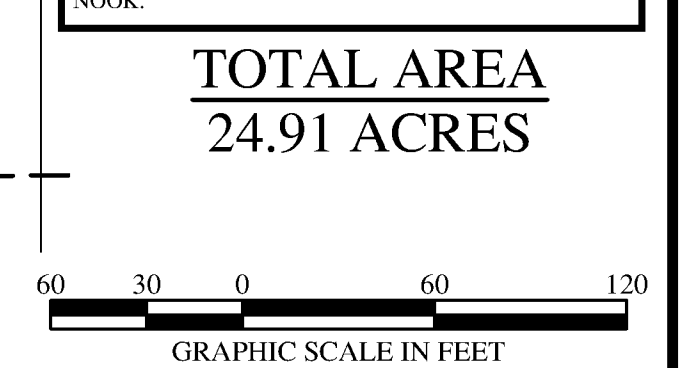
Type: GEORGIA STANDARD PLATS
Recorded: 1/25/2023 10:55:00 AM
Fee Amt: \$10.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Participant ID: 8648120189
BK 84 PG 1

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

LIST OF P.O.B.S:
P.O.B. 6 - 1,508.20 L.F. ALONG EAST R/W OF BRISTLELEAF PATH TO THE SOUTH R/W OF WOODLANDS BLVD.
P.O.B. 7 - 1,219.66 L.F. ALONG EAST R/W OF DEWBERRY TRAIL TO THE SOUTH R/W OF FOXBERRY NOOK.
P.O.B. 8 - 240.80 L.F. ALONG EAST R/W OF COYOTE RUN TO THE SOUTH R/W OF FOXBERRY NOOK.
P.O.B. 9 - 1,139.34 L.F. ALONG EAST R/W OF BLUEMIST LANE TO THE SOUTH R/W OF FOXBERRY NOOK.
P.O.B. 10 - 268.98 L.F. ALONG EAST R/W OF WOODWINDS CT. TO THE SOUTH R/W OF FOXBERRY NOOK.

TOTAL AREA
24.91 ACRES

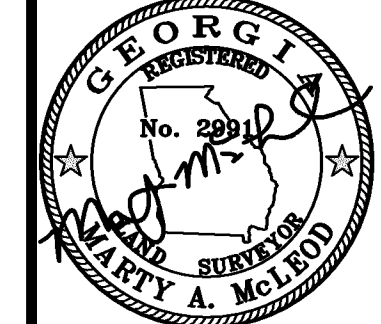


SURVEYOR'S CERTIFICATION

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 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

Marty A. McLeod



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



COUNTY:	HOUSTON
PROJECT:	24-07-001
DWG:	0652-003-6-6-AS-BUILT
DATE:	12/29/2022
SCALE:	1"=60'
DRAWN BY:	0652-003

THIS DRAWING IS THE PROPERTY OF MCLEOD SURVEYING AND IS RELEASED AS PRELIMINARY. REVIEW AND APPROVAL IS REQUIRED. THIS DRAWING MAY BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.

FINAL PLAT FOR: THE WOODLANDS OF HOUSTON
LOTS 846-853 PHASE 6, SECTION 4A
LOTS 820-825 PHASE 6, SECTION 2B
LOTS 760-767 & 781-806 PHASE 6, SECTION 1C
LOTS 714-745 PHASE 6, SECTION 1D
THE WOODLANDS OF HOUSTON IN THE CITY OF WARNER ROBINS, GEORGIA

REVISIONS	NO.	DATE	DESCRIPTION