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
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
XXX	ADDRESS

TOTAL AREA: 14.07 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 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.

SETBACKS:
FRONT: 20'
BACK: 25'
SIDE: 8'

AGENT'S SIGNATURE _____ DATE 9/16/2024

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 1,000,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBERS 13153 C 0095 E & 13153 C 0125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

100 50 0 100 200
GRAPHIC SCALE IN FEET
1" = 100'

GEORGIA WEST ZONE

Type: GEORGIA STANDARD PLATS
Recorded: 10/28/2024 12:38:00 PM
Fee Amt: $10.00 Page 1 of 1
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

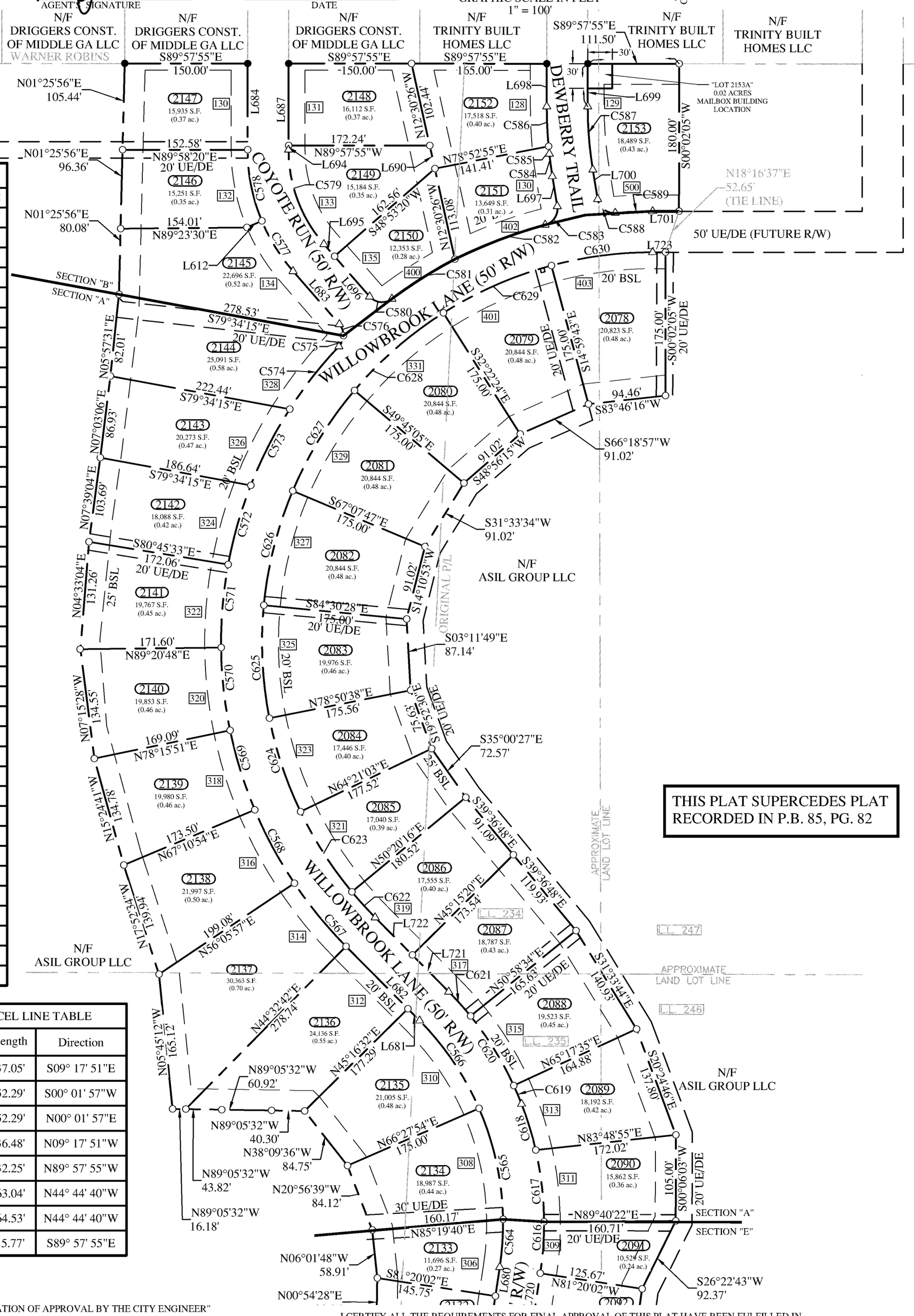
Participant ID: 8648120189

BK 85 PG 86

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

P.O. BOX 1821
Perry, Georgia 31069
office (478) 224-7070
fax (478) 224-7072
WWW.MCLEODSURVEYING.COM

McLeod SURVEYING



PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C565	139.43'	352.21'	S12° 11' 40"E	138.52'
C566	130.06'	352.21'	S34° 06' 51"E	129.33'
C567	99.59'	526.24'	S39° 19' 22"E	99.45'
C568	101.79'	526.24'	S28° 21' 35"E	101.63'
C569	101.79'	526.24'	S17° 16' 38"E	101.63'
C570	101.79'	526.24'	S06° 11' 41"E	101.63'
C571	101.79'	526.24'	S04° 53' 16"W	101.63'
C572	100.61'	526.24'	S15° 54' 22"W	100.46'
C573	104.55'	526.24'	S27° 04' 29"W	104.37'
C574	97.62'	526.24'	S38° 04' 49"W	97.48'
C575	14.28'	20.00'	S22° 56' 00"W	13.98'
C576	15.21'	20.00'	S19° 19' 11"E	14.85'
C577	72.45'	225.00'	S31° 53' 14"E	72.13'
C578	89.13'	225.00'	S11° 18' 55"E	88.54'
C579	125.67'	175.00'	N20° 32' 22"W	122.98'
C580	30.03'	20.00'	N84° 07' 57"W	27.29'
C581	91.02'	526.24'	S57° 48' 05"W	90.91'
C582	118.11'	526.24'	S69° 11' 09"W	117.86'
C583	29.64'	20.00'	S33° 09' 32"W	27.00'
C584	27.66'	525.00'	S07° 47' 17"E	27.66'
C585	9.26'	525.00'	S05° 46' 24"E	9.26'
C586	48.57'	525.00'	S02° 37' 05"E	48.55'
C587	77.35'	475.00'	N04° 37' 57"W	77.26'
C588	29.89'	20.00'	N52° 06' 56"W	27.19'
C589	45.63'	526.24'	S87° 33' 02"W	45.62'
C617	88.15'	402.21'	N06° 36' 46"W	87.97'
C618	58.97'	402.21'	N17° 05' 29"W	58.92'
C619	24.38'	400.21'	N22° 57' 42"W	24.38'
C620	100.00'	400.21'	N31° 51' 55"W	99.74'
C621	39.96'	400.21'	N41° 53' 03"W	39.94'
C622	42.24'	476.24'	N42° 12' 12"W	42.23'
C623	116.48'	476.24'	N32° 39' 20"W	116.19'
C624	120.47'	476.24'	N18° 24' 09"W	120.15'
C625	138.38'	476.24'	N02° 49' 55"W	137.89'
C626	144.45'	476.24'	N14° 10' 53"E	143.89'
C627	144.45'	476.24'	N31° 33' 34"E	143.89'
C628	144.45'	476.24'	N48° 56' 15"E	143.89'
C629	144.45'	476.24'	N66° 18' 57"E	143.89'
C630	124.93'	476.24'	N82° 31' 11"E	124.57'

PARCEL LINE TABLE			PARCEL LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction
L612	20.00'	N66° 35' 06"E	L697	37.05'	S09° 17' 51"E
L681	20.33'	S44° 43' 28"E	L698	52.29'	S00° 01' 57"W
L682	107.24'	S44° 43' 28"E	L699	52.29'	N00° 01' 57"E
L683	86.00'	S41° 06' 40"E	L700	36.48'	N09° 17' 51"W
L684	105.24'	S00° 01' 57"W	L701	32.25'	N89° 57' 55"W
L687	100.00'	N00° 01' 57"E	L721	63.04'	N44° 44' 40"W
L690	28.83'	N12° 30' 26"W	L722	64.53'	N44° 44' 40"W
L694	5.24'	N00° 01' 57"E	L723	15.77'	S89° 57' 55"E
L695	19.56'	N41° 06' 40"W			
L696	65.24'	N41° 06' 40"W			

THIS PLAT SUPERCEDES PLAT RECORDED IN P.B. 85, PG. 82

"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 _____ DATE _____
10/23/2024, 2:19:54 PM

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 _____

Darin Curtis
SECRETARY OF THE WARNER ROBINS PLANNING & ZONING COMMISSION

SURVEY FOR:
THE WOODLANDS OF HOUSTON SECTION A& B, PHASE 8

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	234,235,246,247
DATE:	9/16/2024
SCALE:	1"=100'
JOB NO.	0652-020

NO.	DATE	REVISION

GEORGIA REGISTERED No. 2991 LAND SURVEYOR MARTY A. McLEOD

P:\20\06 - DEVELOPER\0652 - KEITH NEWTON\0652-020- REDESIGNED\0652-020 AS-BUILTS.DWG