

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

## 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

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.

10/29/2024, 11:05:42 AM  
 DATE

"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* 9/16/2024  
 AGENT'S SIGNATURE DATE

*Darin Curtis*  
 SECRETARY OF THE WARNER ROBINS  
 PLANNING & ZONING COMMISSION

# TOTAL AREA: 10.11 ACRES

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.

Type: GEORGIA STANDARD PLATS  
 Recorded: 10/29/2024 11:56:00 AM  
 Fee Amt: \$10.00 Page 1 of 1  
 Houston County Georgia  
 Carolyn V. Sullivan Clerk Superior

Participant ID: 8648120189

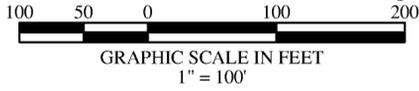
## BK 85 PG 88

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

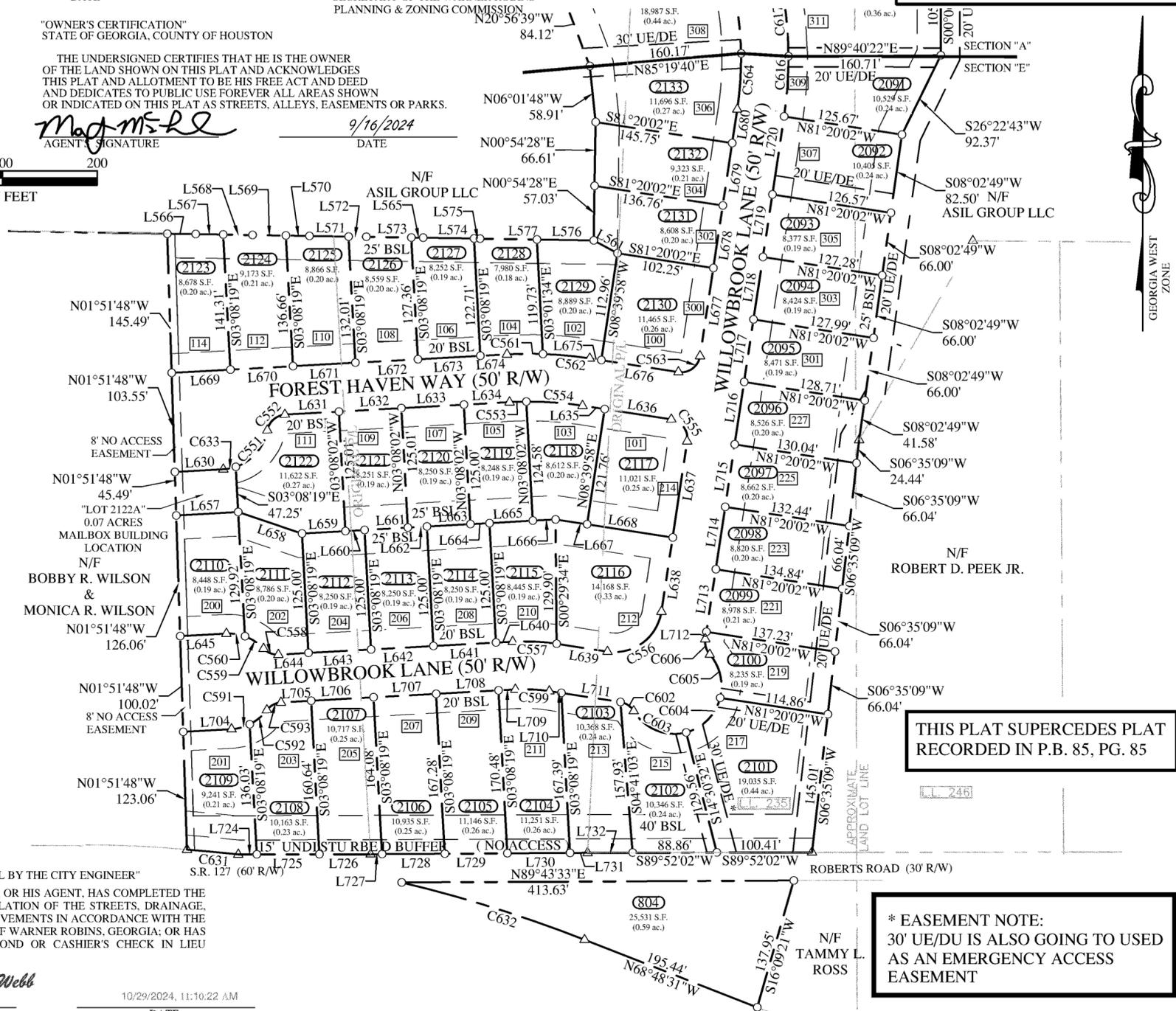


SURVEY FOR:  
**THE WOODLANDS OF HOUSTON**  
**SECTION E, PHASE 8**



GRAPHIC SCALE IN FEET  
 1" = 100'

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



"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

10/29/2024, 11:10:22 AM  
 DATE

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

\* EASEMENT NOTE:  
 30' UE/DU IS ALSO GOING TO USED  
 AS AN EMERGENCY ACCESS  
 EASEMENT

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L561	28.44'	S61° 50' 36"E	L637	101.76'	S08° 39' 58"W	L669	62.12'	S86° 51' 54"W	L713	66.00'	N08° 39' 58"E
L565	12.55'	S89° 06' 17"E	L638	78.24'	S08° 39' 58"W	L670	66.00'	S86° 51' 54"W	L714	66.00'	N08° 39' 58"E
L566	29.99'	S89° 06' 17"E	L639	54.32'	N81° 20' 02"W	L671	66.00'	S86° 51' 54"W	L715	66.00'	N08° 39' 58"E
L567	29.04'	S89° 06' 17"E	L640	17.84'	S86° 51' 41"W	L672	66.00'	S86° 51' 54"W	L716	66.00'	N08° 39' 58"E
L568	30.98'	S89° 06' 17"E	L641	66.00'	S86° 51' 41"W	L673	66.00'	S86° 51' 54"W	L717	66.00'	N08° 39' 58"E
L569	35.19'	S89° 06' 17"E	L642	66.00'	S86° 51' 41"W	L674	28.17'	S86° 51' 54"W	L718	66.00'	N08° 39' 58"E
L570	24.84'	S89° 06' 17"E	L643	66.00'	S86° 51' 41"W	L675	12.41'	N81° 20' 02"W	L719	66.00'	N08° 39' 58"E
L571	41.32'	S89° 06' 17"E	L644	31.74'	S86° 51' 41"W	L676	82.25'	N81° 20' 02"W	L720	82.50'	N08° 39' 58"E
L572	18.72'	S89° 06' 17"E	L645	48.89'	S86° 51' 41"W	L677	92.96'	S08° 39' 58"W	L724	19.54'	S89° 53' 57"W
L573	47.45'	S89° 06' 17"E	L657	65.44'	N86° 51' 41"E	L678	66.00'	S08° 39' 58"W	L725	66.09'	S89° 53' 57"W
L574	53.61'	S89° 06' 17"E	L658	70.95'	N71° 37' 04"W	L679	66.00'	S08° 39' 58"W	L726	53.97'	S89° 53' 57"W
L575	6.39'	S89° 06' 17"E	L659	45.85'	N86° 51' 41"E	L680	35.73'	S08° 39' 58"W	L727	12.12'	S89° 38' 05"W
L576	59.99'	S89° 06' 17"E	L660	20.15'	N86° 51' 41"E	L704	51.11'	N86° 51' 41"E	L728	66.08'	S89° 38' 05"W
L577	60.01'	S89° 06' 17"E	L661	45.85'	N86° 51' 41"E	L705	31.74'	N86° 51' 41"E	L729	66.08'	S89° 38' 05"W
L630	51.20'	N86° 51' 41"E	L662	20.15'	N86° 51' 41"E	L706	66.00'	N86° 51' 41"E	L730	66.08'	S89° 38' 05"W
L631	57.05'	N86° 51' 58"E	L663	45.85'	N86° 51' 41"E	L707	66.00'	N86° 51' 41"E	L731	18.67'	S89° 38' 05"W
L632	66.00'	N86° 51' 58"E	L664	20.15'	N86° 51' 41"E	L708	66.00'	N86° 51' 41"E	L732	47.42'	S89° 52' 02"W
L633	66.00'	N86° 51' 58"E	L665	45.85'	N86° 51' 41"E	L709	17.84'	N86° 51' 41"E			
L634	48.31'	N86° 51' 58"E	L666	24.01'	N86° 51' 41"E	L710	12.63'	S81° 20' 02"E			
L635	23.44'	S81° 20' 02"E	L667	33.78'	S81° 20' 02"E	L711	63.07'	S81° 20' 02"E			
L636	71.22'	S81° 20' 02"E	L668	91.22'	S81° 20' 02"E	L712	7.58'	N08° 39' 58"E			

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C551	53.28'	50.00'	N41° 00' 15"E	50.79'
C552	26.51'	20.69'	N48° 40' 21"E	24.73'
C553	17.70'	375.00'	N88° 12' 48"E	17.69'
C554	59.57'	375.00'	S85° 53' 04"E	59.50'
C555	31.42'	20.00'	S36° 20' 02"E	28.28'
C556	78.54'	50.00'	S53° 39' 58"W	70.71'
C557	46.36'	225.00'	N87° 14' 11"W	46.27'
C558	17.45'	20.00'	N68° 08' 28"W	16.90'
C559	23.75'	50.00'	N56° 45' 13"W	23.53'
C560	19.88'	50.00'	N81° 45' 04"W	19.74'
C561	37.87'	425.00'	S89° 24' 52"W	37.86'
C562	49.69'	425.00'	N84° 41' 00"W	49.66'
C563	31.42'	20.00'	S53° 39' 58"W	28.28'
C564	58.48'	352.21'	S03° 54' 10"W	58.41'
C591	19.88'	50.00'	N75° 28' 26"E	19.74'
C592	23.75'	50.00'	N50° 28' 35"E	23.53'
C593	17.45'	20.00'	N61° 51' 51"E	16.90'
C599	36.05'	175.00'	N87° 14' 11"W	35.99'
C602	17.45'	20.00'	S56° 20' 12"E	16.90'
C603	63.85'	50.00'	S67° 55' 27"E	59.60'
C604	53.51'	50.00'	N44° 50' 01"E	50.99'
C605	48.44'	50.00'	N13° 34' 35"W	46.57'
C606	17.45'	20.00'	N16° 19' 53"W	16.90'
C616	63.13'	402.21'	N04° 09' 45"E	63.07'
C631	54.30'	2072.14'	N84° 35' 26"W	54.29'
C632	202.25'	1463.86'	N72° 46' 01"W	202.09'
C633	13.38'	50.00'	S79° 11' 43"W	13.34'

NO.	DATE	REVISION
1	10/29/24	REVISE CITY SIGNATURE LOCATIONS

