LEGEND

O	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
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
(A)	HOUSE PLAN TYPE
XXX	ADDRESS

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

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 DATE
3/20/2025, 10:40:22 AM

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 A 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.

AGENT SIGNATURE 1/20/2025
DATE

TOTAL AREA: 13.31 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 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.

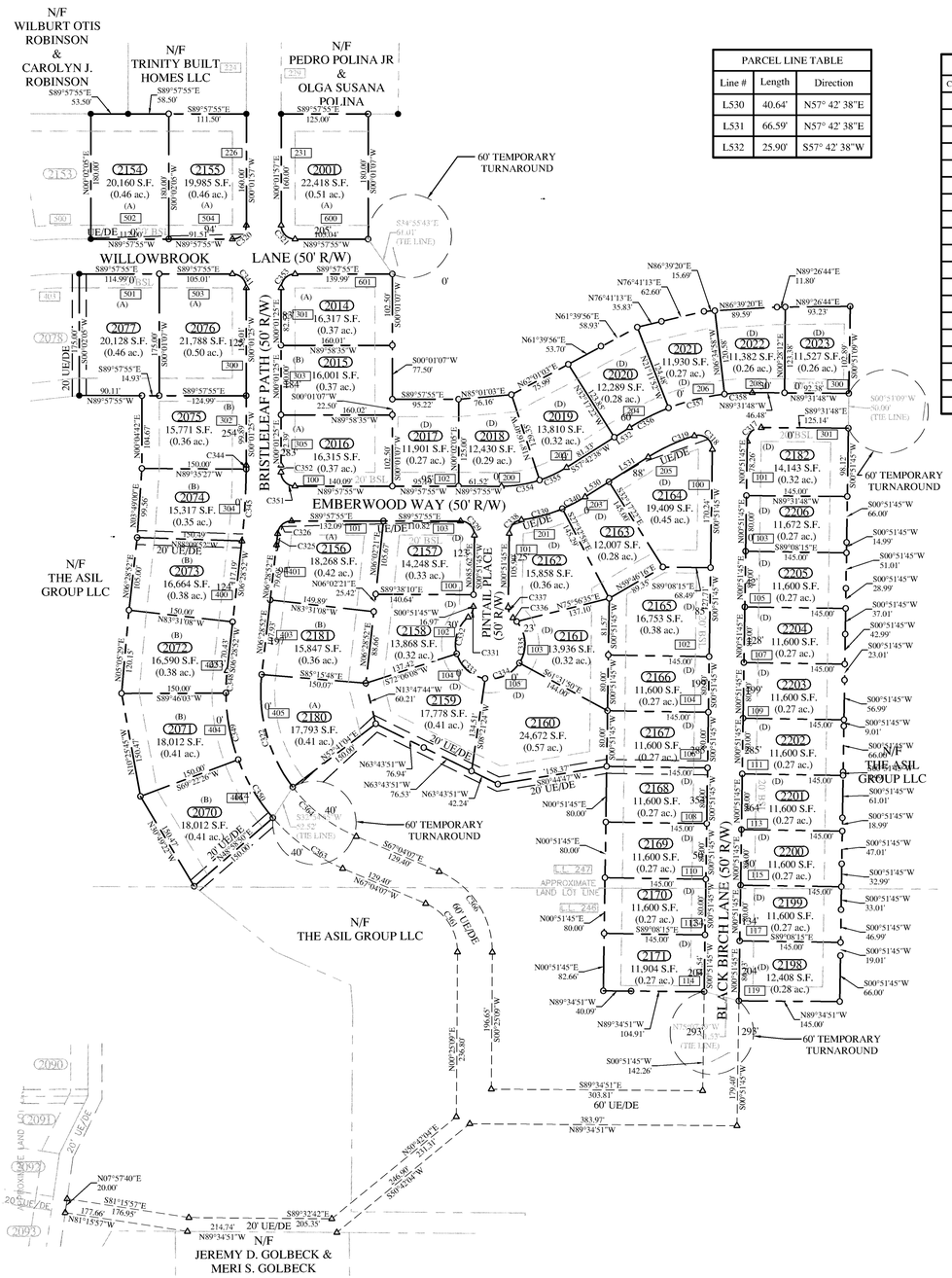
100 50 0 100 200
GRAPHIC SCALE IN FEET
1" = 100'

GEORGIA WEST STATE PLANE

Type: GEORGIA STANDARD PLATS
Recorded: 3/27/2025 7:47:00 AM
Fee Amt: $10.00 Page 1 of 1
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 85 PG 221

FOR THE CLERK OF SUPERIOR COURTS USE ONLY



PARCEL LINE TABLE		
Line #	Length	Direction
L530	40.64'	N57° 42' 38"E
L531	66.59'	N57° 42' 38"E
L532	25.90'	S57° 42' 38"W

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C317	31.28'	20.00'	N45° 39' 59"E	28.19'
C318	37.66'	20.00'	S53° 05' 06"E	32.34'
C319	73.23'	275.00'	N65° 20' 20"E	73.01'
C320	31.42'	20.00'	S45° 02' 01"W	28.28'
C321	31.42'	20.00'	N44° 57' 59"W	28.28'
C322	171.99'	225.00'	N15° 25' 02"W	167.83'
C325	16.38'	1025.00'	N06° 01' 24"E	16.38'
C326	29.49'	20.00'	N47° 48' 00"E	26.89'
C329	31.70'	20.00'	S44° 33' 05"E	28.49'
C331	17.45'	20.00'	S25° 51' 36"W	16.90'
C332	58.49'	50.00'	S17° 20' 51"W	55.21'
C333	57.14'	50.00'	S48° 54' 11"E	54.08'
C334	57.14'	50.00'	N65° 36' 58"E	54.08'
C335	64.03'	50.00'	N03° 48' 48"W	59.75'
C336	7.53'	50.00'	N44° 49' 02"W	7.52'
C337	17.45'	20.00'	N24° 08' 05"W	16.90'
C338	28.56'	20.00'	N41° 46' 26"E	26.20'
C339	61.26'	225.00'	N74° 53' 05"E	61.07'
C340	36.81'	225.00'	N62° 23' 51"E	36.77'

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C341	31.41'	20.00'	S44° 58' 24"E	28.28'
C344	5.76'	975.00'	S00° 14' 24"W	5.76'
C345	103.33'	975.00'	S03° 26' 43"W	103.28'
C348	32.22'	275.00'	S03° 07' 27"W	32.21'
C349	97.88'	275.00'	S10° 25' 45"E	97.37'
C350	97.88'	275.00'	S30° 49' 22"E	97.37'
C351	31.62'	20.00'	N44° 40' 17"W	28.43'
C352	9.87'	1025.00'	N00° 20' 47"E	9.87'
C353	31.42'	20.00'	N45° 01' 36"E	28.29'
C354	55.93'	175.00'	S80° 52' 42"W	55.69'
C355	42.80'	175.00'	S64° 42' 59"W	42.69'
C356	62.92'	325.00'	S63° 15' 23"W	62.82'
C357	82.90'	325.00'	S76° 06' 35"W	82.68'
C358	40.01'	325.00'	S86° 56' 37"W	39.98'
C361	88.34'	75.00'	N33° 19' 29"W	83.32'
C363	139.64'	275.00'	N52° 31' 16"W	138.15'
C364	114.25'	225.00'	S52° 31' 16"E	113.03'
C366	147.24'	125.00'	S33° 19' 29"E	138.87'

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

GEORGIA REGISTERED LAND SURVEYOR MARTY A. McLEOD 2991

McLeod SURVEYING

COUNTY: HOUSTON
L.L./DISTRICT: 246-247 - 10TH
DWG: 0652-020_EAST ASBUILT
DATE: 3/4/2025
SCALE: 1"=100'
JOB NO.: 0652-020

THIS DRAWING IS THE PROPERTY OF MCLEOD SURVEYING AND IS RELEASED AS PRELIMINARY / REVIEW ONLY UNLESS NOTED AS RELEASED FOR CONSTRUCTION. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.

FINAL PLAT:
THE WOODLANDS OF HOUSTON
SECTION 2, PHASE 8

REVISIONS		
NO.	DATE	DESCRIPTION

S-1.1