

Type: GEORGIA STANDARD PLATS
Recorded: 4/6/2026 12:29:00 PM
Fee Amt: \$10.00 Page 1 of 1
Houston County Georgia
Terri L. Childers Clerk of Superior Court

BK 86 PG 186

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

LEGEND

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ▢ CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BUILDING LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- SANITARY SEWER EASEMENT
- MANHOLE
- CATCH BASIN
- JUNCTION BOX
- DROP INLET
- HEADWALL
- ACRE
- PAVEMENT
- CREEK
- LANDLOT LINE
- FIRE HYDRANT
- FENCE LINE
- POINT OF BEGINNING
- NOW OR FORMERLY
- ADDRESS
- HOUSE SYTLE

PARCEL CURVE TABLE				PARCEL CURVE TABLE				PARCEL CURVE TABLE				PARCEL CURVE TABLE							
CURVE #	ARC	RADIUS	DIRECTION	LENGTH	CURVE #	ARC	RADIUS	DIRECTION	LENGTH	CURVE #	ARC	RADIUS	DIRECTION	LENGTH	CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C37	132.05	475.00	N33° 31' 10"E	131.62	C50	34.13	20.00	S33° 17' 53"E	30.14	C217	46.36	325.00	S38° 59' 12"W	46.35	C546	21.32	375.00	N87° 27' 48"W	21.32
C39	31.42	20.00	N86° 31' 00"E	28.28	C56	83.00	275.00	S07° 44' 28"E	82.68	C529	27.12	325.00	N13° 59' 48"W	27.11	C547	141.48	375.00	N75° 01' 35"W	140.64
C40	89.14	225.00	S59° 49' 57"E	88.55	C59	31.42	20.00	S61° 23' 15"E	28.28	C530	70.97	325.00	N05° 21' 02"W	70.83	C548	102.98	375.00	S56° 21' 03"W	102.66
C41	70.34	225.00	S80° 08' 13"E	70.05	C60	39.57	225.00	N78° 39' 04"E	39.52	C533	34.14	20.00	S28° 55' 01"W	30.14	C553	68.99	425.00	S53° 08' 00"E	68.91
C42	124.03	175.00	N68° 47' 16"W	121.45	C61	28.34	225.00	N87° 17' 56"E	28.33	C536	85.62	375.00	S84° 21' 16"W	85.43	C554	72.11	425.00	S62° 38' 40"E	72.03
C44	16.49	225.00	N39° 25' 03"E	16.48	C62	31.42	20.00	S28° 36' 45"W	28.28	C539	31.43	20.00	N44° 06' 31"W	28.29	C555	29.39	20.00	S25° 24' 27"E	26.82
C45	81.00	225.00	N27° 00' 16"E	80.57	C64	52.83	175.00	S82° 15' 37"W	52.62	C541	31.42	20.00	S45° 54' 18"W	28.28	C556	75.83	175.00	S29° 06' 13"W	75.23
C46	29.39	20.00	N88° 47' 19"E	26.82	C67	31.11	20.00	N44° 31' 48"W	28.07	C543	31.42	20.00	N03° 29' 00"W	28.28					
C47	74.02	425.00	S84° 06' 10"E	73.93	C82	87.41	275.00	N07° 16' 56"W	87.04	C544	52.32	325.00	S11° 46' 33"E	52.26					
C48	97.03	425.00	N84° 21' 16"E	96.82	C216	98.76	325.00	S31° 04' 03"W	98.62	C545	31.72	20.00	S45° 28' 12"W	28.50					

"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.

Mag. M. R.
AGENT SIGNATURE

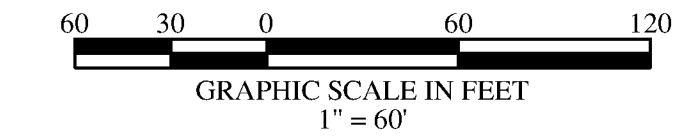
3/16/2026
DATE

TOTAL AREA: 17.84 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 A TOPCON GTS 2110 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 900,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 077 E, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.L.A. FLOOD HAZARD ZONE "A".



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

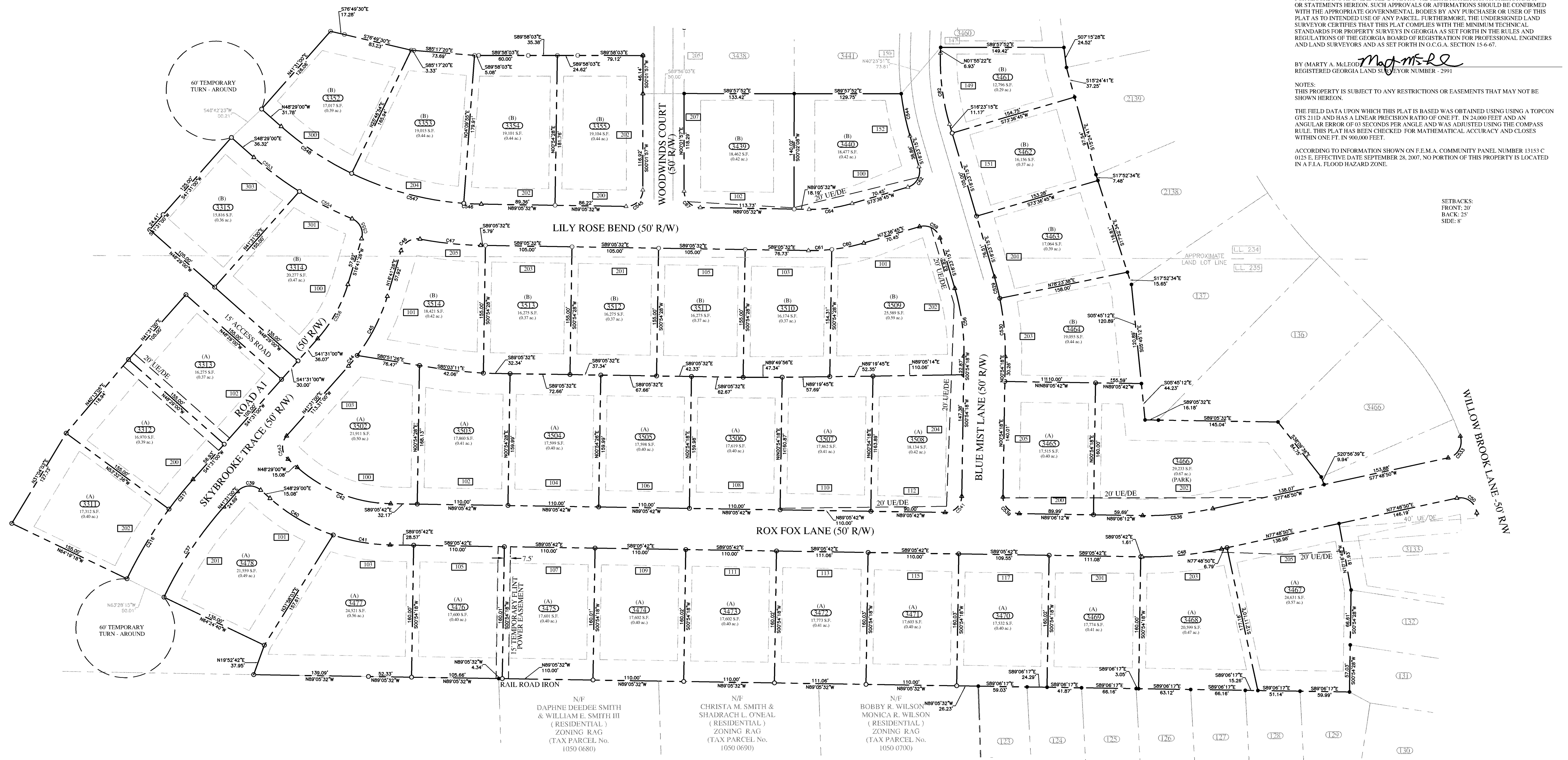
BY *Mag. M. R.*
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

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 2110 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 900,000 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.L.A. FLOOD HAZARD ZONE.

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



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.

Darin Curtis
SECRETARY OF THE WARNER ROBINS PLANNING & ZONING COMMISSION

"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
DATE

CITY ENGINEER



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



COUNTY: HOUSTON
PLAT: 224-237-1074
DWC: 0652-020-ASBUILT-A-B
DATE: 3/16/2026
SCALE: 1"=60'
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 FOR:
THE WOODLANDS OF HOUSTON
SECTION 5, PHASE 8
WARNER ROBINS, GEORGIA

REVISIONS NO.	DATE	DESCRIPTION