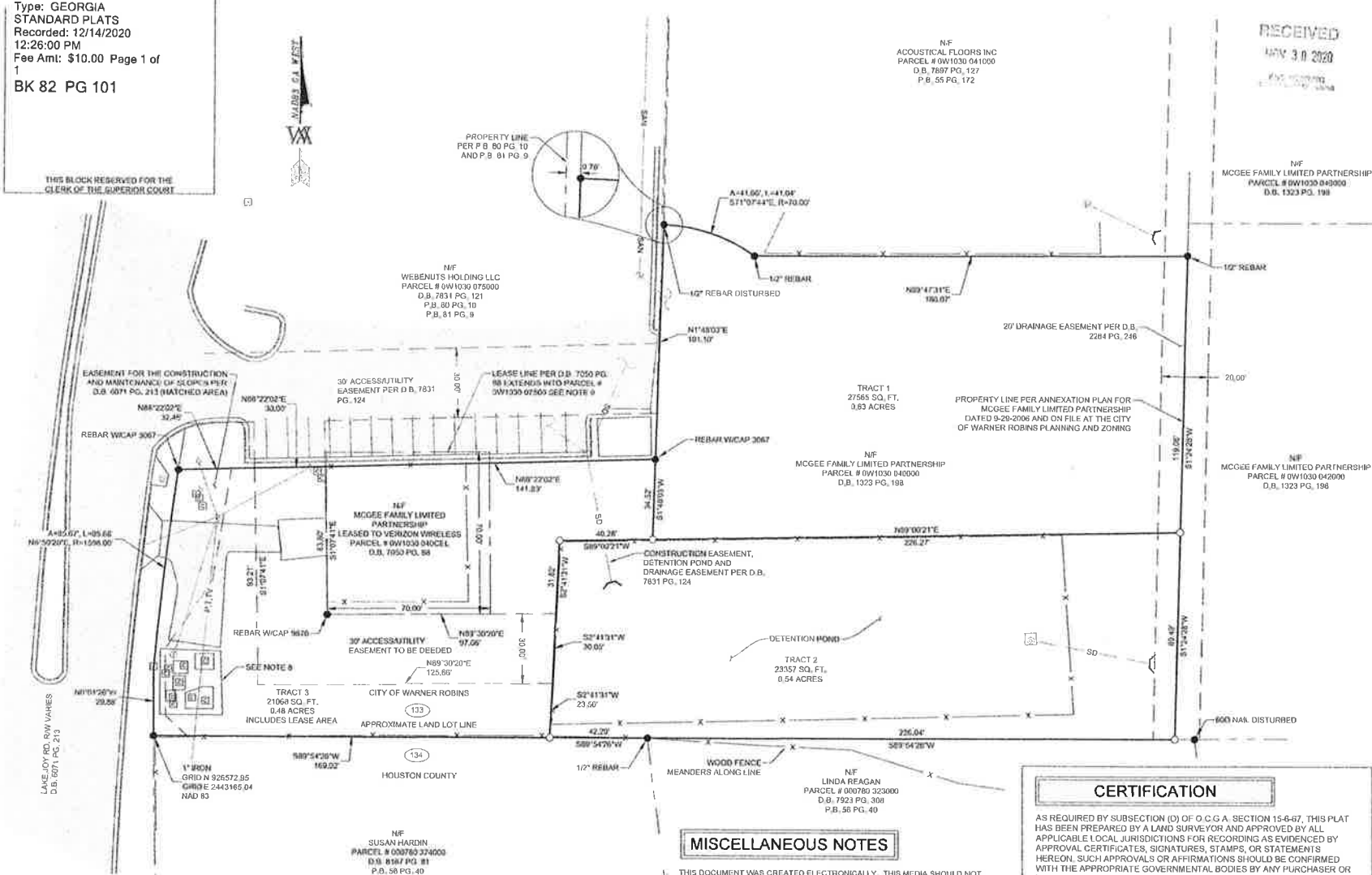
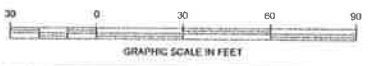


Type: GEORGIA  
STANDARD PLATS  
Recorded: 12/14/2020  
12:26:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
BK 82 PG 101

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT



IRON PIN FOUND	●
IRON PIN SET(1/2" REBAR WCAP)	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
SANITARY SEWER MANHOLE	⊕
STORM DRAIN MANHOLE	⊙
DROP INLET	⊘
UTILITY POLE	⊞
GUY WIRE	—
TELEPHONE PEDESTAL	⊞
FENCE	—x—
STORM SEWER LINE	—SD—
SANITARY SEWER LINE	—SAN—
ASPHALT	▬▬▬▬
CONCRETE	▬▬▬▬
LAND LOT NUMBER	(133)



**MISCELLANEOUS NOTES**

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
2. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. SUBJECT PROPERTY CURRENTLY ZONED C-2.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,532 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON 80RX + GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 9-14-20.
5. TOTAL AREA OF PROPERTY = 1.85 ACRES.
6. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 0W1030 040000 INTO THREE TRACTS AS SHOWN.
8. THE EASEMENT DESCRIBED IN D.B. 817 PG. 104 MAY OR MAY NOT BE FOR THE PEDESTAL FARM SHOWN HERE ON. SAID DEED DESCRIBES AN EASEMENT FOR TELECOMMUNICATIONS CONSISTING OF 900 SQ. FT. IN LAND LOT 133 OF THE 10TH LAND DISTRICT BUT DESCRIBES A PLAT THAT IS NOT IN THE BOOK AND PAGE REFERENCED.
9. BASED ON EXHIBIT B IN D.B. 7050 PG. 88 AND MONUMENTATION FOUND, THE NORTHING FOR THE POINT OF COMMENCEMENT IN EXHIBIT A APPEARS TO HAVE A TYPO. THE NORTHING READS 925460.12 WHERE AS IT APPEARS IT SHOULD HAVE READ 926460.12.

**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 COMPLIES 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.

Shawn Bean, GARI83331  
COA #LSF00049

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

"I CERTIFY THAT 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."

*Shawn W. Woodman*  
DATE: \_\_\_\_\_ CHAIRMAN/SECRETARY, CITY OF WARNER ROBINS PLANNING AND ZONING COMMISSION

No.	Date	Description

WELLSTON ASSOCIATES  
LAND SURVEYORS, LLC

506 OSISGAN BOULEVARD, SUITE 2  
WARNER ROBINS, GEORGIA 31588  
WWW.WELLSTONASSOC.COM

SUBDIVISION SURVEY  
LANDS OF  
MC GEE FAMILY LIMITED PARTNERSHIP

10TH LAND DISTRICT  
WARNER ROBINS  
HOUSTON COUNTY  
GEORGIA

Project No.:	1281-005
Drawing No.:	BDS
Drawn By:	W.S.B.
Checked By:	S.H.J.
R.L.S. No.:	3331



Date:	9-14-20
Scale:	1"=30'
Sheet No.:	1 of 1

RECEIVED  
MAY 30 2020

NF  
ACOUSTICAL FLOORS INC  
PARCEL # 0W1030 041000  
D.B. 7897 PG. 127  
P.B. 55 PG. 172

NF  
MC GEE FAMILY LIMITED PARTNERSHIP  
PARCEL # 0W1030 043000  
D.B. 1323 PG. 198

NF  
MC GEE FAMILY LIMITED PARTNERSHIP  
PARCEL # 0W1030 040000  
D.B. 1323 PG. 198

NF  
MC GEE FAMILY LIMITED PARTNERSHIP  
PARCEL # 0W1030 042000  
D.B. 1323 PG. 198

NF  
LINDA REAGAN  
PARCEL # 000760 320000  
D.B. 7923 PG. 308  
P.B. 56 PG. 40

NF  
SUSAN HARDIN  
PARCEL # 000760 320000  
D.B. 8187 PG. 81  
P.B. 56 PG. 40