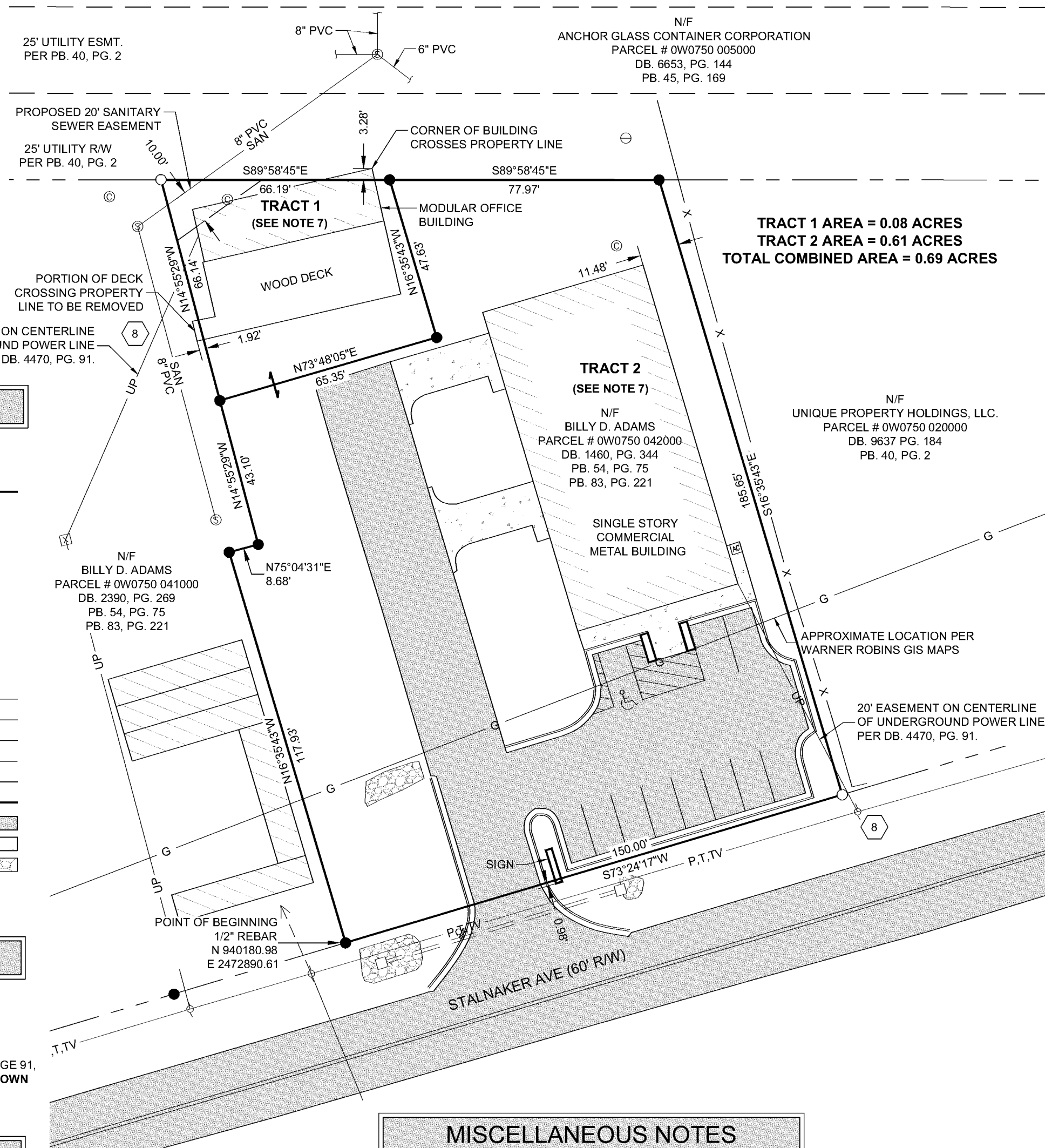


Type: GEORGIA STANDARD PLATS
Recorded: 2/24/2026 9:03:00 AM
Fee Amt: \$10.00 Page 1 of 1
Houston County Georgia
Terri L Childers Clerk of Superior Court
BK 86 PG 160

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



**TRACT 1 AREA = 0.08 ACRES
TRACT 2 AREA = 0.61 ACRES
TOTAL COMBINED AREA = 0.69 ACRES**

LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) ●
- IRON PIN SET (1/2" REBAR W/ CAP) ○
- PROPERTY LINE ———
- DROP INLET □
- SANITARY SEWER MANHOLE ⊙
- CLEAN OUT ⊙
- WATER METER ⊙
- UTILITY POLE ⊙
- GUY WIRE ⊙
- TRANSFORMER ⊙
- AC UNIT ⊙
- MAILBOX ⊙
- SANITARY SEWER LINE — SAN —
- OVERHEAD POWER, TELEPHONE AND CATV — P.T.TV —
- UNDERGROUND POWER — UP —
- GAS LINE — G —
- FENCE — X —
- RETAINING WALL ———
- ASPHALT ———
- CONCRETE ———
- RIP RAP ———
- TITLE EXCEPTION 8

EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: 26-1080
COMMITMENT DATE: 01/03/2026

8. UTILITY EASEMENT TO FLINT EMC RECORDED IN DEED BOOK 4470, PAGE 91, HOUSTON COUNTY, GEORGIA RECORDS. (UNDERGROUND POWER SHOWN HEREON.)

LEGAL DESCRIPTION

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 48 OF THE 11TH LAND DISTRICT OF HOUSTON COUNTY, CITY OF WARNER ROBINS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY LINE OF STALNAKER AVENUE (60' RIGHT OF WAY) HAVING THE NAD83 GA WEST ZONE COORDINATED OF N 940180.98', E 2472890.61'. THENCE, LEAVING SAID RIGHT OF WAY, N16°35'43"W, A DISTANCE OF 117.93 FEET TO A 1/2" REBAR. THENCE, N75°04'31"E, A DISTANCE OF 8.68 FEET TO A 1/2" REBAR. THENCE, N14°55'29"W, A DISTANCE OF 43.10 FEET TO A 1/2" REBAR. THENCE, N73°48'05"E, A DISTANCE OF 65.35 FEET TO A 1/2" REBAR. THENCE, N16°35'43"W, A DISTANCE OF 47.63 FEET TO A 1/2" REBAR. THENCE, S89°58'45"E, A DISTANCE OF 77.97 FEET TO A 1/2" REBAR. THENCE, S16°35'43"E, A DISTANCE OF 185.65 FEET TO A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY LINE OF STALNAKER AVENUE. THENCE, ALONG SAID RIGHT OF WAY, S73°24'17"W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

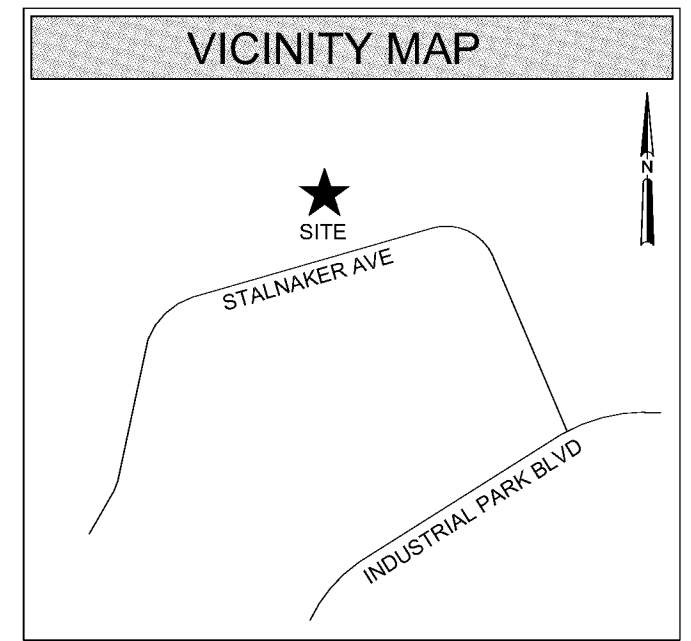
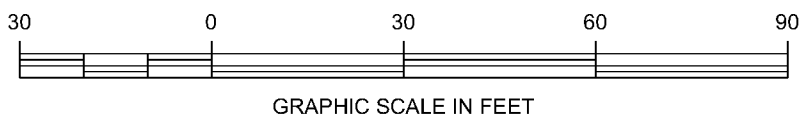
SAID TRACT OR PARCEL OF LAND CONTAIN 0.69 ACRES, MORE OR LESS.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 48 OF THE ELEVENTH (11TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS TRACT 2, CONTAINING 0.61 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY ENTITLED "SUBDIVISION SURVEY LANDS OF BILLY ADAMS" PREPARED WELLSTON ASSOCIATES LAND SURVEYORS, LLC, CERTIFIED BY SHAWN BEAN, GEORGIA REGISTERED LAND SURVEYOR NO. 3331, DATED JUNE 9, 2022 AND RECORDED IN PLAT BOOK 83, PAGE 221, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

MISCELLANEOUS NOTES

- 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 SURVEYING AND MAPPING, LLC. AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES PER GEORGIA 811 TICKET NUMBER: 260116-001396.
- SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 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 27,596 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARSKON BRX-7 RECEIVER. FIELD WORK COMPLETED ON 01/15/2026.
- SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13153C0105E, DATED 09/28/2007.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 FROM TAX PARCEL 0W0750 041000 AND COMBINE WITH TAX PARCEL 0W0750 042000 (TRACT 2) AS SHOWN HEREON.



CERTIFICATION

TO: BILLY D. ADAMS; HFG DEVELOPMENT; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/15/2026.

DATE: 2-12-26 REGISTRATION NO. 3331

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, GARLS#3331
COA #LSF001114

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 THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATION OF THE CITY OF WARNER ROBINS, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OF CASHIER'S CHECK IN LIEU THEREOF."

DATE _____ CERTIFICATION OF APPROVAL BY THE CITY ENGINEER

"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."

DATE _____
Darin Curtis
2/20/2026 9:46:27 AM
CHAIRMAN (SECRETARY), CITY OF WARNER ROBINS PLANNING AND ZONING COMMISSION

No.	Date	Description

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ



ALTA/NSPS LAND TITLE SURVEY

TO
BILLY D. ADAMS
HFG DEVELOPMENT
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 48 204 STALNAKER AVE. 11TH DISTRICT
HOUSTON COUNTY WARNER ROBINS GEORGIA

Project No.: 1026106684
Drawing No.: 1031-853-ALTA
Drawn By: T.W.B.
Checked By: W.S.B.

R.L.S. No.: 3331



Date: 2-12-26

Scale: 1"=30'

Sheet No.: 1 of 1