

GEORGIA, FAYETTE COUNTY  
 Filed and Recorded this 31 day  
 of DEC, 1997, 11:30 A.M.  
 Book 30, Page 4

*W. D. Ballard*  
 Clerk

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS.

*E. W. Boyd* 9/29/97

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. REF. FAYETTE COUNTY FIRM, PANEL NO. 1313C0090D, DATED 3/18/96.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE IN 10,000, AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS 303 (ANGULAR & LINEAR).

**GENERAL NOTES:**

- OWNER & DEVELOPER  
 DAN V. STINCHCOMB  
 P.O. BOX 1376  
 FAYETTEVILLE, GA. 30214  
 (770) 467-7447
- TOTAL AREA = 40,048 ACRES.
- TOTAL NO. OF LOTS = 60
- PROPERTY IS ZONED R-22, R-30 AND R-40. (DEVELOPED AS A PLANNED UNIT DEVELOPMENT, PUD)
- R-22 ZONING REQUIREMENTS  
 LOTS 23-37, 40-46, 58, 70-94, 108-119  
 SETBACKS:  
 FRONT = 45'  
 REAR = 30'  
 SIDE = 20' (EXCEPT FOR LOTS 30,31,41,43,44 WHICH HAVE A 15' SIDE BUILDING LINE)  
 MINIMUM HOUSE SIZE = 1800 SQ. FT.
- R-40 ZONING REQUIREMENTS  
 MINIMUM HOUSE SIZE = 2000 SQ. FT.
- SETBACKS:  
 FRONT = 50'  
 REAR = 45'  
 SIDE = 30'
- MINIMUM HOUSE SIZE = 2000 SQ. FT.
- SANITARY SEWER PROVIDED BY THE CITY OF FAYETTEVILLE
- WATER AND SEWER DEPARTMENT
- WATER PROVIDED BY THE FAYETTE COUNTY SYSTEM
- 1/2" STEEL RODS WILL BE PLACED AT ALL PROPERTY CORNERS.
- METLANDS AND FLOODPLAIN AREAS WILL REMAIN UNDISTURBED (NEAR LOT NO. 32 TO LOT NO. 39).

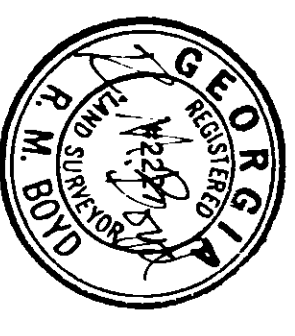
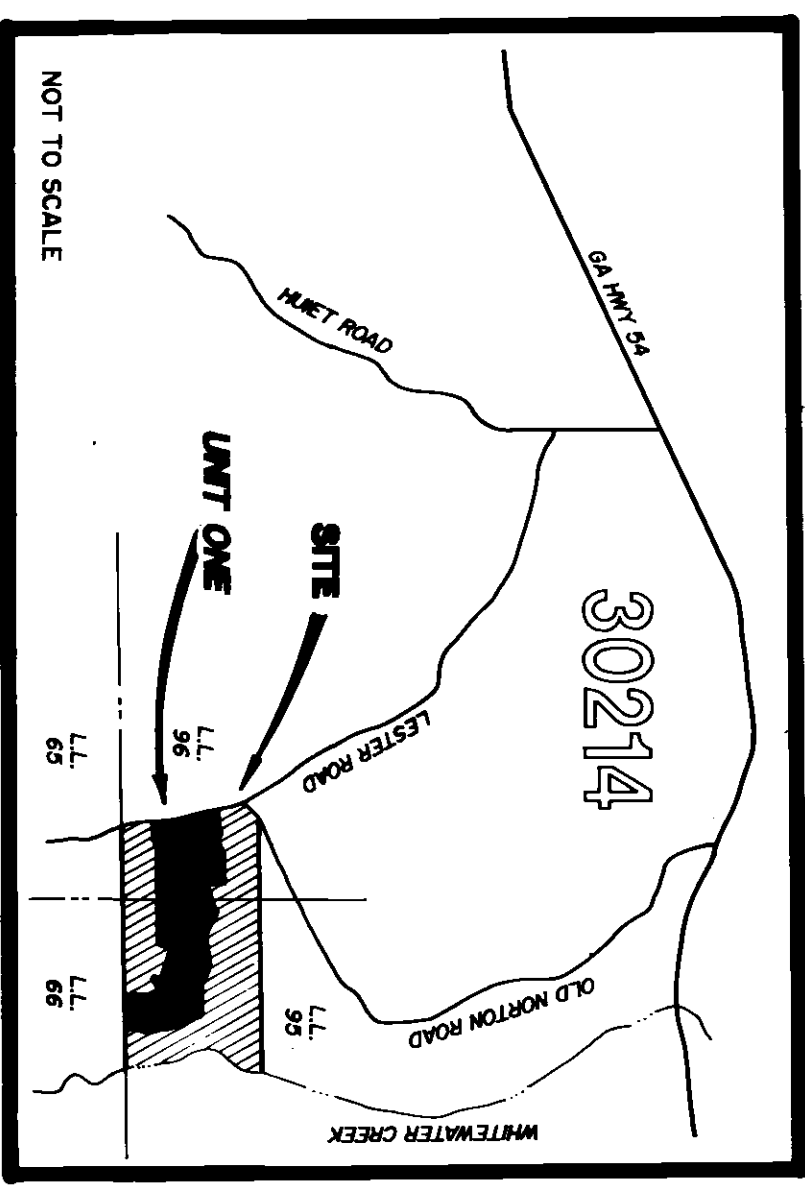
NO.	LENGTH/SIZE/TYPER	TOP	INV./IN #1	INV./IN #2	INV./OUT
HW-A5	180L.F. - 18" CMP	880.28	877.73		
AS-A4	80L.F. - 18" CMP	881.11	875.35		874.72
JB-A4	60L.F. - 24" CMP	877.71	873.27		872.99
CB-A3	27L.F. - 30" ACCMP	877.74	872.30		872.27
CB-A2	270L.F. - 30" CMP	867.03	862.18 (A2)	863.65 (C2)	862.03
JB-C1	25L.F. - 30" CMP	868.15	861.55 (C1)	862.72 (B2)	861.23
JB-B1	40L.F. - 36" CMP	864.32			860.96
HW-A1		873.29			869.68
CB-B2	170L.F. - 18" CMP	868.15	861.55 (C1)	862.72 (B2)	861.23
JB-B1					861.23

# MAGNOLIA RIDGE

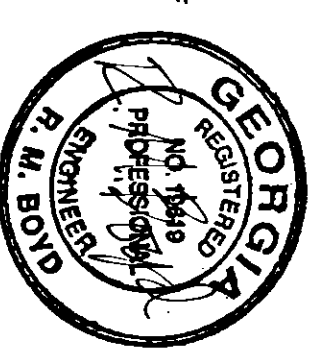
LAND LOTS 95 & 96 5TH DISTRICT  
 FAYETTE COUNTY, GEORGIA

FINAL PLAT OF  
 UNIT ONE

9/29/97



**R. M. Boyd & Associates**  
 Land Surveyors  
 185 South Lee St.  
 Fayetteville, Ga. 30214  
 (770) 461-2417



PIPE CHART

NO.	LENGTH/SIZE/TYPER	TOP	INV./IN #1	INV./IN #2	INV./OUT
CB-C2	210L.F. - 18" CMP	877.08			872.33
CB-C1	210L.F. - 18" CMP	867.03	862.18 (A2)	863.65 (C2)	862.03
JB-C1		864.19			858.64
CB-D4	60L.F. - 24" ACCMP	861.59	857.31		856.70
DA-D3	140L.F. - 18" CMP	851.96	847.25		847.28
CB-D3	28L.F. - 30" ACCMP	861.59	855.92		855.57
DA-D2	28L.F. - 30" ACCMP	861.59	855.92		855.57
CB-D2	160L.F. - 30" CMP	853.89			850.23
HW-D1		842.80	836.05		836.02
OS-E4	40L.F. - 42" CMP	842.82	836.48		836.26
EA-E3		842.82	836.48		836.26
CB-E3		842.82	836.48		836.26
EA-E2	27L.F. - 42" ACCMP	842.75	835.91		835.72
CB-E2					835.72

PIPE CHART

NO.	LENGTH/SIZE/TYPER	TOP	INV./IN #1	INV./IN #2	INV./OUT
E2-E1	20L.F. - 42" CMP	839.17			834.56
HW-E1		832.15			848.39
CB-F6	27L.F. - 18" ACCMP	851.96	847.25		847.28
CB-F5	140L.F. - 18" CMP	847.19	843.24 (F6)	841.79 (F4)	841.31
CB-F3	27L.F. - 30" ACCMP	847.25	836.88		836.78
F3-F2	270L.F. - 30" ACCMP	847.25	836.88		836.78
CB-F2	220L.F. - 30" CMP	837.43			834.01
F2-F1	20L.F. - 24" CMP	843.88			842.16
HW-F1		843.88			842.16
DI-F4					842.16
CB-F4	27L.F. - 24" ACCMP	818.54			814.11
DA-F3					814.11

PIPE CHART

NO.	LENGTH/SIZE/TYPER	TOP	INV./IN	INV./OUT
CB-G3	818.26	812.96		812.74
GS-G2	60L.F. - 24" CMP	810.41	805.37	804.73
JB-G2	100L.F. - 24" CMP	802.38		799.28
CB-G1		814.30		811.04
HW-H1	140L.F. - 18" CMP	801.98		799.48
HW-H1		829.36	822.20	822.26
OS-I2	40L.F. - 42" CMP	826.76		822.15
HW-I1				822.15



**DETENTION POND NOTES**

- THE CITY OF FAYETTEVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND AREAS, I.E. OUTLET STRUCTURES, LANDSCAPING OR VOLUME MAINTENANCE.
- THE DETENTION POND SHALL NOT BE USED FOR MATERIAL STORAGE OR SOLID WASTE DUMPING.
- THE DETENTION POND WILL BE MAINTAINED AT ALL TIMES BY THE HOMEOWNER (IF POND IS PART OF A PRIVATE LOT) OR THE HOMEOWNER ASSOCIATION (FOR POND #1 - LOT #93, 94, 95, 97 AND FOR POND #2 - LOT 19,20,21,27,28 & 29). THAT WOULD INCLUDE CUTTING THE GRASS, REMOVING SILT PERIODICALLY AND ALSO MAINTAINING AND REPAIRING THE OUTLET AND INLET STRUCTURES AS NECESSARY TO FUNCTION AS DESIGNED.

**CERTIFICATE OF FINAL DESIGN**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT THE SUBDIVISION DESIGN COMPLETES FULLY WITH ALL THE ENGINEERING REQUIREMENTS OF THE FAYETTEVILLE SUBDIVISION REGULATIONS AND STATE OF GEORGIA.

*E. W. Boyd* 9/29/97  
 PROFESSIONAL ENGINEER NO. 19619 DATE  
 REGISTERED LAND SURVEYOR NO. 2227

**OWNERS ACKNOWLEDGEMENT  
 STATE OF GEORGIA, FAYETTE COUNTY**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC AND CITY OF FAYETTEVILLE, GEORGIA FOREVER, ALL STREETS, WATER MAIN PIPE, VALVES, HYDRANTS, AND EASEMENTS; SANITARY SEWERS, MANHOLES, AND EASEMENTS; DRAINAGE PIPE AND STRUCTURES WITHIN PUBLIC RIGHTS-OF-WAY AND PUBLIC GROUNDS THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

*Dan V. Stinchcomb* 9/29/97  
 OWNER DATE

**CERTIFICATE OF FINAL PLAT APPROVAL**

PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF FAYETTEVILLE, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE FAYETTEVILLE CITY ENGINEER.

*John Eastbrook* 10/26/97  
 CITY ENGINEER DATE