

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.

*P. V. Boyd* 12/1/98

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 THE FLOOD HAZARD AREA, EXCEPT AS SHOWN ON THIS PLAT.  
 REF. FAYETTE COUNTY F.I.R.M. PANEL NO. 1313C 0080D DATED 3/18/96

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 :**

1. OWNER & DEVELOPER  
 DAN V. STINCHCOMB  
 P.O. BOX 1376  
 FAYETTEVILLE, GA. 30214  
 (770) 487-7447
2. TOTAL AREA = 26.122 ACRES
3. TOTAL NO. OF LOTS = 40
4. PROPERTY IS ZONED R-22, R-30, AND R-40. (DEVELOPED AS A PLANNED UNIT DEVELOPMENT, PUD)
5. R-22 ZONING REQUIREMENTS  
 LOTS 1-24, 95-107, 120-122.  
 SETBACKS: FRONT = 45'  
 REAR = 30'  
 SIDE = 20'-15' FOR LOTS 105 & 106  
 MINIMUM HOUSE SIZE = 1800 SQ.FT.
6. THERE ARE NO LOTS IN THIS UNIT ZONED R-40.
7. WETLANDS AND FLOOD PLAIN AREAS WILL REMAIN UNDISTURBED.
8. SANITARY SEWER PROVIDED BY THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT.
9. WATER PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.
10. 1/2" STEEL RODS WILL BE PLACED AT ALL PROPERTY CORNERS.

F.B. = 75  
 DISC = 19  
 FILE = MAGNOLIA  
 JOB NO = 96016

**PIPE CHART**

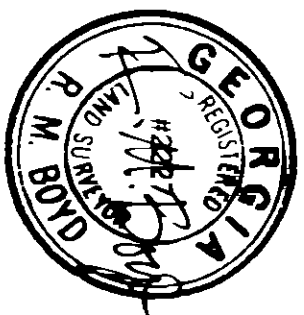
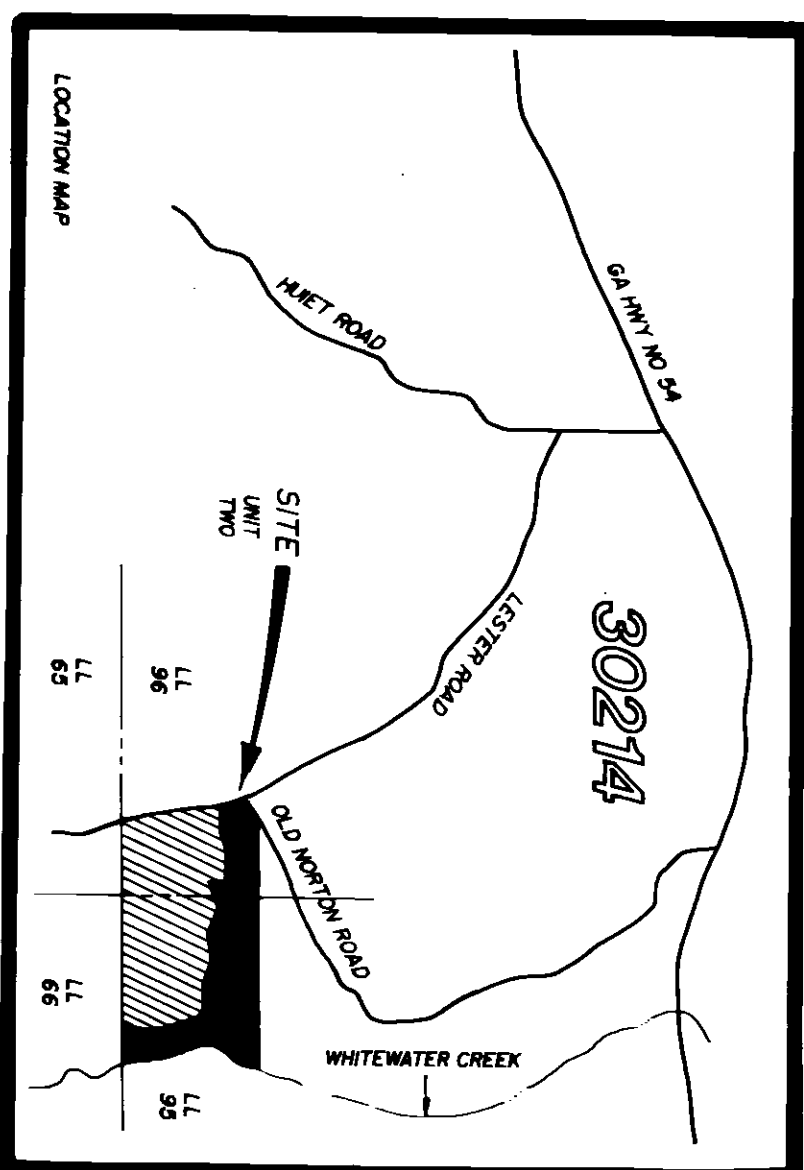
NO.	LENGTH/SIZE/TYPE	TOP	INV. IN	INV. OUT
CB-A3	27'-18" C.M.P.	872.30		868.40
A3-A2				
CB-A2	140'-18" C.M.P.	872.32	867.91	867.85
A2-A1				
H.W.-A1		863.91		861.29
CB-B3	27'-18" C.M.P.	858.36		854.53
B3-B2				
CB-B2	140'-18" C.M.P.	858.07	854.33	854.31
B2-B1				
H.W.-B1		851.17		848.71

# MAGNOLIA RIDGE

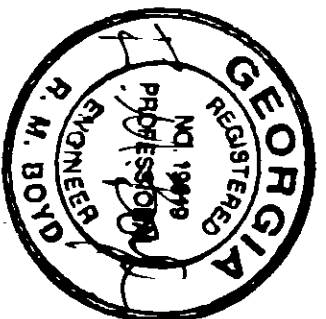
## LAND LOTS 95 & 96 5TH DISTRICT FAYETTE COUNTY, GEORGIA

### FINAL PLAT OF UNIT TWO

12/1/98  
 3/10/99



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



**PIPE CHART**

NO.	LENGTH/SIZE/TYPE	TOP	INV. IN	INV. OUT
CB-C4	27'-24" C.M.P.	831.81		827.40
C4-C3				
CB-C3	125'-24" C.M.P.	830.72	829.57	829.55
C3-C2				
JB-C2		810.63		810.43
C2-C1	20'-24" C.M.P.			
H.W.-C1		812.36		809.22

**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 ENGINEERING REQUIREMENTS OF THE FAYETTEVILLE SUBDIVISION REGULATIONS AND STATE OF GEORGIA.

*P. V. Boyd* 12/1/98  
 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 THEREON SHOWN, FOR THE PURPOSES THEREIN EXPRESSED.

*Dan V. Stinchcomb* 12/1/98  
 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 APPROVAL BY THE FAYETTEVILLE CITY ENGINEER.

*Dan V. Stinchcomb* 3/15/99  
 CITY ENGINEER DATE

**DETENTION POND NOTES**

1. THE CITY OF FAYETTEVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND AREAS, IN: OUTLET STRUCTURES, LANDSCAPING OR VOLUME MAINTENANCE.
2. THE DETENTION PONDS SHALL NOT BE USED FOR ANY MATERIAL STORAGE OR SOLID WASTE DUMPING.
3. THE DETENTION POND WILL BE MAINTAINED AT ALL TIMES BY THE HOMEOWNER (IF POND IS PART OF A PRIVATE LOT) OR THE HOMEOWNERS ASSOCIATION (FOR POND #1 - LOTS 93, 94, 95, 97 • FOR POND #2 - LOTS 19, 20, 21, 27, 28 & 29 • FOR POND #3 - LOTS 15 & 16) WHICH WOULD INCLUDE CUTTING THE GRASS, REMOVING SILT PERIODICALLY AND ALSO MAINTAINING AND REPAIRING THE OUTLET AND INLET STRUCTURES AS NECESSARY TO FUNCTION AS DESIGNED.

GEORGIA, FAYETTE COUNTY  
 Filed and Recorded this 16 day  
 of MAR, 1999 12:45PM  
 Book 31 Page 160

*D. E. Ballard* Clerk