

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.

R. M. 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.
REF: FAYETTE COUNTY F.I.R.M. PANEL NO. 1313C 0080D 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 :

1. OWNER & DEVELOPER
DAN V. STINCHCOMB
P.O. BOX 1376
FAYETTEVILLE, GA. 30214
(770) 487 - 7447
2. TOTAL AREA = 20.359 ACRES
3. TOTAL NO. OF LOTS = 22
4. PROPERTY IS ZONED R-22, R-30, AND R-40 (DEVELOPED AS A PLANNED UNIT DEVELOPMENT, PUD)
5. R-22 ZONING REQUIREMENTS
LOTS 47-49, 56-57, 59-69
SETBACKS: FRONT = 45'
REAR = 30'
SIDE = 20'
6. R-40 ZONING REQUIREMENTS
MINIMUM HOUSE SIZE = 1800 SQ.FT.
LOTS 30-35 & RECREATION AREA
SETBACKS: FRONT = 50'
REAR = 45'
SIDE = 30'
7. SANITARY SEWER PROVIDED BY THE CITY OF FAYETTEVILLE WATER & SEWER DEPARTMENT.
8. WATER PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.
9. 1/2" STEEL RODS WILL BE PLACED AT ALL PROPERTY CORNERS.
10. WETLANDS AND FLOODPLAIN AREAS WILL REMAIN UNDISTURBED.

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

PIPE CHART

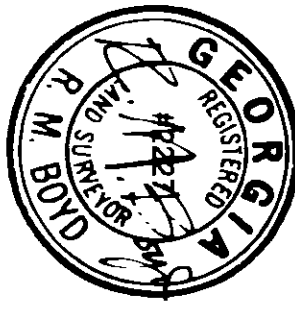
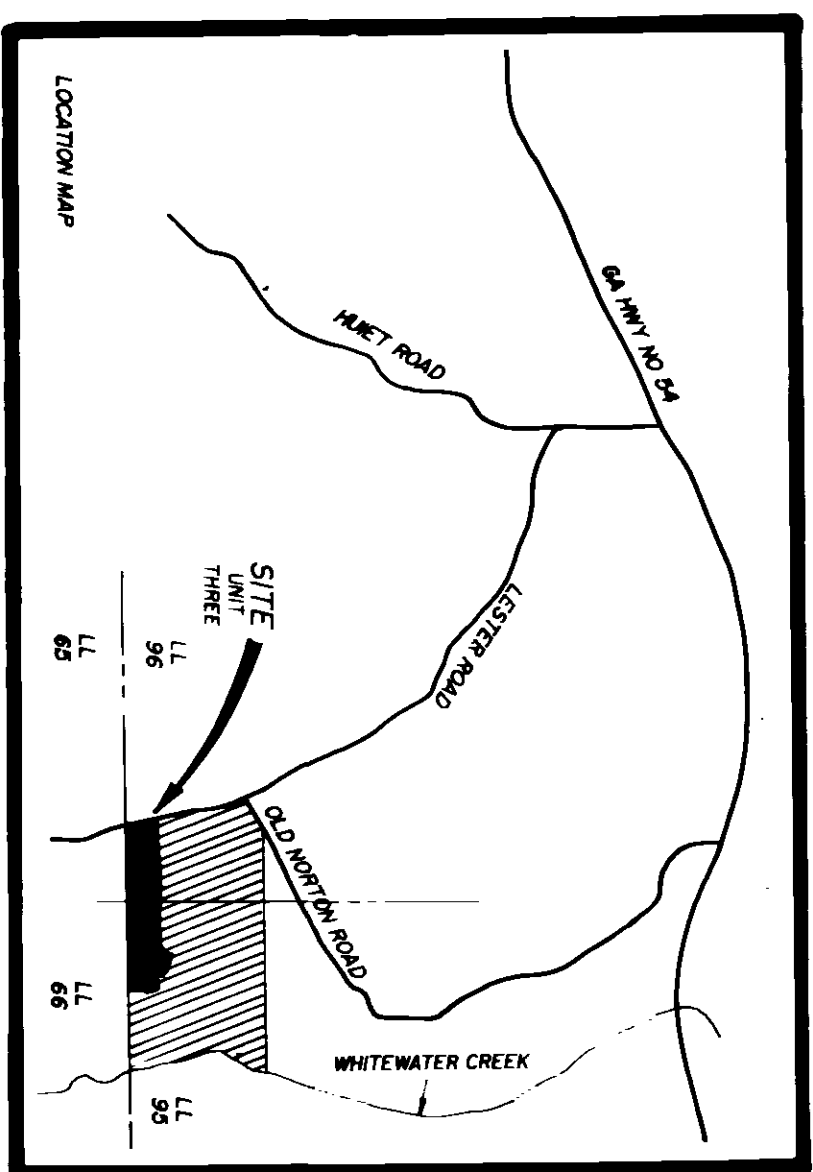
NO.	LENGTH/SIZE/TYPE	TOP	INV IN	INV OUT
CB-D9	20'-24" C.M.P.	873.79		871.32
09-08				
CB-D8	27'-30" C.M.P.	873.47	870.65	870.65
08-D7				
CB-D7	365'-30" C.M.P.	873.40	869.95	869.95
07-06				
JB-D6	240'-30" C.M.P.	869.89	865.49	865.47
06-05				
CB-D5	27'-30" C.M.P.	857.58	852.46	852.42
05-04				
CB-D4	210'-30" C.M.P.	857.46	852.30	852.29
04-03				
CB-D3	115'-36" C.M.P.	846.50	841.29	841.29
03-02				
CB-D2	100'-36" C.M.P.	839.80	834.60	834.60
02-01				
H.W.-D1		832.44		828.48

FINAL PLAT OF UNIT THREE

MAGNOLIA RIDGE

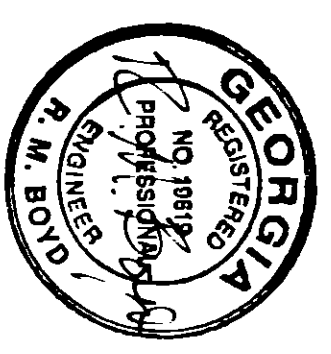
LAND LOTS 95 & 96 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

12/1/98
3/10/99



R. M. Boyd & Associates
Land Surveying & Engineering

185 South Lee St.
Fayetteville, Ga. 30214
(770) 461 - 2417



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 COMPLES FULLY WITH ALL ENGINEERING REQUIREMENTS OF THE FAYETTEVILLE SUBDIVISION REGULATIONS AND STATE OF GEORGIA.

R. M. 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 FULLY FILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE FAYETTEVILLE CITY ENGINEER.

Don Easterbrook 3/15/99
CITY ENGINEER DATE

DETENTION POND NOTES

1. THE CITY OF FAYETTEVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND AREAS, i.e. OULET 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 HOMEOWNERS ASSOCIATION (FOR POND #4 - LOTS 54 & 55) WHICH WOULD INCLUDE CUTTING THE GRASS, REMOVING SILT PERIODICALLY AND ALSO MAINTAINING AND REPAIRING THE OULET AND INLET STRUCTURES AS NECESSARY TO FUNCTION AS DESIGNED.

GEORGIA, FAYETTE COUNTY
Filed and Recorded this 16 day
of March, 1999 12:45 P.M.
Book 97, Page 165
W. A. Ballard Clerk