



RIGHT-OF-WAY CURVE DATA

| NO. | ARC | CHD | BEARING | RAO | LOT |
|-----|---------|---------|-------------|----------|-----|
| 1 | 148.00' | 148.00' | N0°28'24"W | 470.44' | 54 |
| 2 | 15.57' | 15.57' | N1°43'42"E | 792.00' | 54 |
| 3 | 145.00' | 145.00' | N0°29'00"W | 792.00' | 57 |
| 4 | 96.18' | 96.17' | S1°57'40"E | 1605.07' | 57 |
| 5 | 21.03' | 20.61' | S24°05'41"W | 25.00' | 57 |
| 6 | 36.68' | 36.00' | S28°08'44"W | 50.00' | 57 |
| 7 | 52.15' | 49.00' | S31°28'06"E | 50.00' | 54 |
| 8 | 75.82' | 64.76' | N85°15'10"E | 58.00' | REC |
| 9 | 21.03' | 20.61' | N45°00'00"W | 25.00' | REC |
| 20 | 89.96' | 79.00' | N45°00'00"W | 75.00' | 59 |
| 21 | 119.11' | 110.00' | N2°10'03"W | 133.07' | 59 |

- LEGEND**
- M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
 - F.H. - FIRE HYDRANT
 - BUILDING LINE
 - O.S. - OUTLET STRUCTURE
 - C.B. - CATCH BASIN
 - J.B. - JUNCTION BOX
 - H.W. - HEADWALL
 - D.E. - DRAINAGE EASEMENT
 - M.H. - MANHOLE
 - S.S. - SANITARY SEWER
 - S.S.E. - SANITARY SEWER EASEMENT
 - C.M.P. - CORRUGATED METAL PIPE
 - I.P.S. - IRON PIN SET
 - I.P.F. - IRON PIN FOUND
- CENTERLINE CURVE NO. 1**
- Δ = 8°00'00"
 - RAO = 1430.07'
 - LEN = 199.68'
 - TAN = 100.00'

RECREATION AREA
2.465 Acres
107403 SQ.FT.

UNIT ONE - MAGNOLIA RIDGE

OWNER & DEVELOPER
DAN V. STINCHCOMB
P.O. BOX 1376
FAYETTEVILLE, GA 30214
(770) 461-7247

STATE PLANE GRID NORTH

GEORGIA, FAYETTE COUNTY
Filed and Recorded this 16 day
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W. A. Ballard Clerk

FINAL PLAT
UNIT THREE

MAGNOLIA RIDGE
LAND LOTS 95 & 96 5th DISTRICT
FAYETTE COUNTY, GEORGIA



GRAPHIC SCALE
12/1/98
3/10/99

R.M. Boyd & Associates
Land Surveying & Engineering

185 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

