

FINAL PLAT FOR MAGNOLIA PARK (FKA HAYNES BRIDGE COMMONS)

OWNER/DEVELOPER:
JOHN WIELAND HOMES AND NEIGHBORHOODS

**1950 SULLIVAN ROAD
ATLANTA, GEORGIA 30337
770-996-1400**

CERTIFICATE OF OWNER

The owner of the land shown on this plat and whose name is subscribed hereon, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey.

Owner: *John Wieland Homes and Neighborhoods, Inc.*

Date: *8/28/2000*

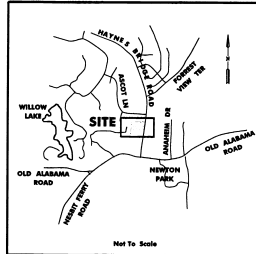
The field data upon which this plat is based has a closure precision of one foot in + 25,000 feet and an angular error of 01 seconds per angle point and was adjusted using a least squares method. Equipment: Leica TC1000 Total Station

This Map or plat has been calculated for closure and is found to be accurate within one foot in + 25,000 feet.

GENERAL NOTES:

- Owner/Developer John Wieland Homes and Neighborhoods, Inc. 1950 Sullivan Road Atlanta Georgia 30337 (770) 996-1400
- Zoning: IR Conditional
- 16 Units (Existing/Recorded)
- Total number of proposed units: 25
- The building envelope is defined as the building footprint together with a ten foot strip along the length of the rear of the building.
- All areas outside of building envelopes including areas for grades, drainage, sewer, and water, are common areas and are the responsibility of the Homeowner's Association for maintenance and repair except for those drainage structures and pipes described in the agreement recorded in Deed Book 2511, Page 272 of the Fulton County Records.
- All storm structures are private unless noted otherwise. The Home Owner's Association will maintain underground detention and stormwater.
- Protective easements are recorded in Deed Book 2511, Page 272 of the Fulton County Records.
- Total site coverage: 5.52 acres.
- See sheet 3 of 3 for the zoning recommended conditions.
- Boundaries shown hereon designated (private roadway and common areas) have been dedicated to the Homeowner's Association for the purpose of access, ingress/egress and utility easements. Road will be maintained by affected association.

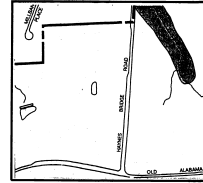
DATA SUBMITTED
 Filed and Recorded Map 29-2001 031578
 0001 - 002003 33
 JUL 21 2000 14:30
 CLERK OF SUPERIOR COURT
 FULTON COUNTY, GEORGIA



LOCATED IN LAND LOTS 867 & 868
 1st DISTRICT, 2nd SECTION
 FULTON COUNTY, GEORGIA
VICINITY MAP & SHEET INDEX

PREPARED BY:
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
 5665 NEW NORTHSIDE DRIVE, SUITE 400
 ATLANTA, GEORGIA 30328
 (770) 933-0280

This project is referenced to Fulton County G.L.S. Monument 9834 located at the northeasterly corner of Haynes Bridge Road and Old Alabama Road or Coordinate Northing 1462792.215, Easting 2553333.547, Elevation 1209.909



Flood Hazard Note: According to the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia, Map Number 33200069 E, dated 06/23/1998, this property is not located in an area having special flood hazard conditions.



DRAINAGE:

The owner of record, on behalf of himself and all successors in interest, specifically releases Fulton County from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers for drainage features. Drainage easements are hereby established for the sole purpose of providing for the emergency protection of the free flow of surface or storm waters along all watercourses as established by a final plat. Fulton County may conduct emergency maintenance operations within these easements, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, obstructions, filling, and the like, necessary to remedy a condition, which in the judgment of Fulton County is potentially injurious to health, life, public property, public roads or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of Fulton County. The county reserves the right to seek reimbursement for the expenses from the owner(s) of the property(ies) of the land that generated the conditions requiring the emergency service.

CERTIFICATE OF SURVEY/ENGINEER

I have surveyed and 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 on "plat" and their location, size, type and material are correctly shown and that all engineering requirements of the "Land Surveying Ordinance of Fulton County" and the requirements of the "Zoning Ordinance of Fulton County, Georgia" have been fully complied with.

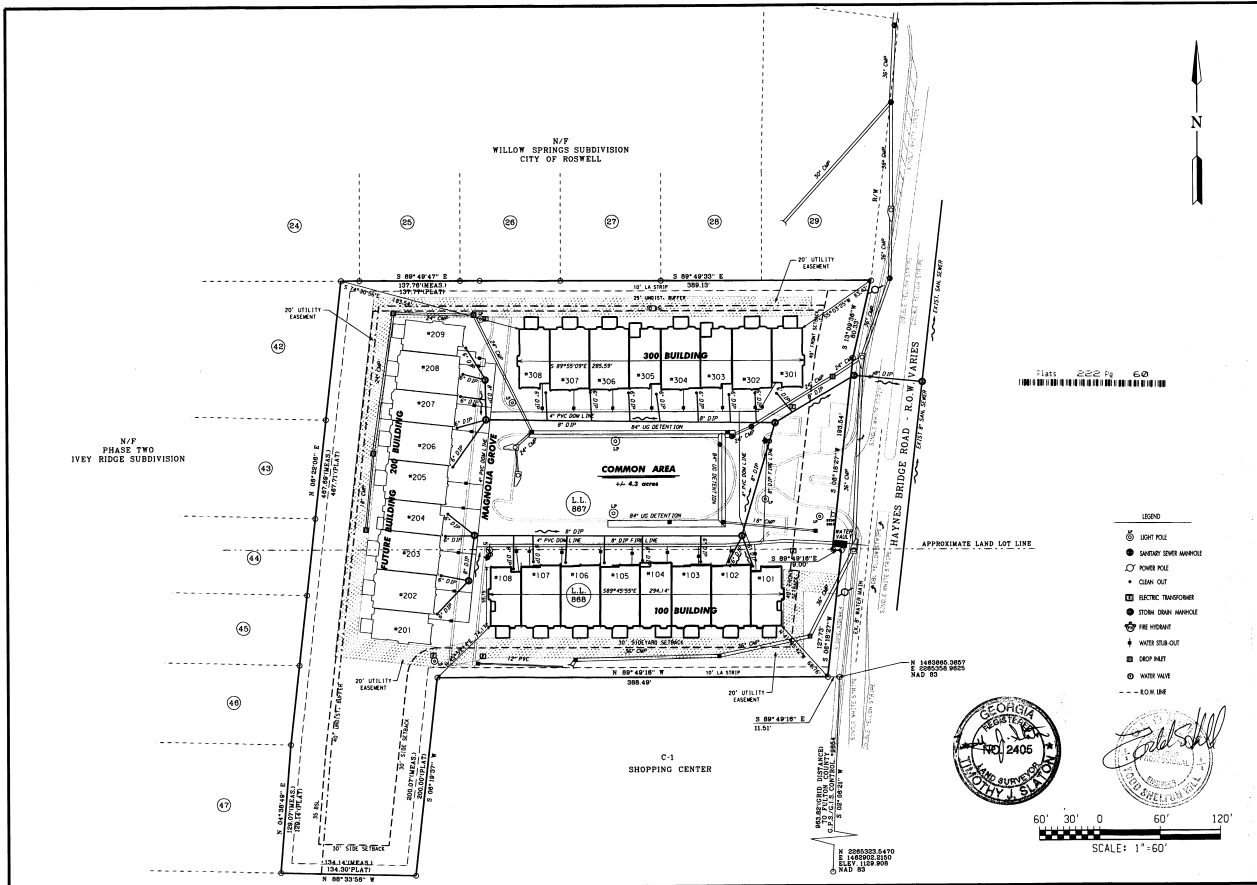
By: *Robert S. Hill* Registered Civil Engineer No. 25337
 By: *John J. Jernigan* Registered Georgia Land Surveyor No. 2405

REVISIONS	
1.	7.
2.	8.
3.	9.
4.	10.
5.	11.
6.	12.

DETENTION CERTIFICATE

Detention for this project is provided by underground storage. See the storm sewer on-plot. The existing and proposed development runoff have been checked and are certified to be compliant with the previously permitted hydrology report by AEC, Inc., dated August 23, 2000.

DATE: **AUGUST 15, 2001**
 PROJECT NO.: **06-0467.02 0001**



PBS&J
 Project: Buckley, Schuch & Jennings, Inc.
 1080 New Northside Drive
 Suite 400
 Atlanta, GA 30328
 Tel: (770) 833-6200
 Fax: (770) 833-6558

OWNER
JOHN WIELAND HOMES AND NEIGHBORHOODS
 1950 SULLIVAN ROAD
 ATLANTA, GEORGIA 30337

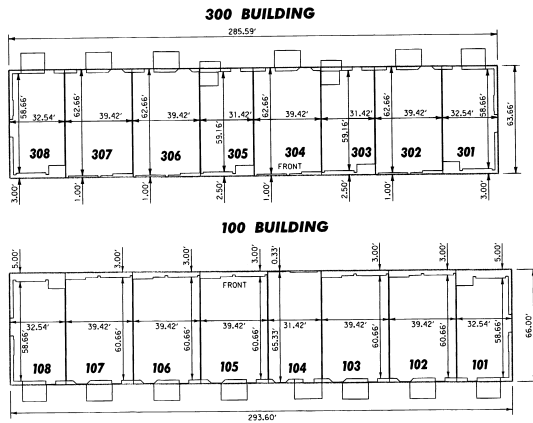
PROJECT
FINAL PLAT
 FOR
MAGNOLIA PARK

LOCATION
 LAND LOTS 867 & 868
 1ST DISTRICT, 2ND SECTION
 FULTON COUNTY, GEORGIA

ORIGINAL	DATE	BY
1	August 13, 2011	
2		
3		
4		
5		

JOB NO. 16-0467 (2/15/11)
 DRAWN: J.A.P.
 CHECKED: S.A.M., II
 DATE: 3/30/11
 SHEET 2/3

BUILDING AS-BUILTS (N.T.S.)

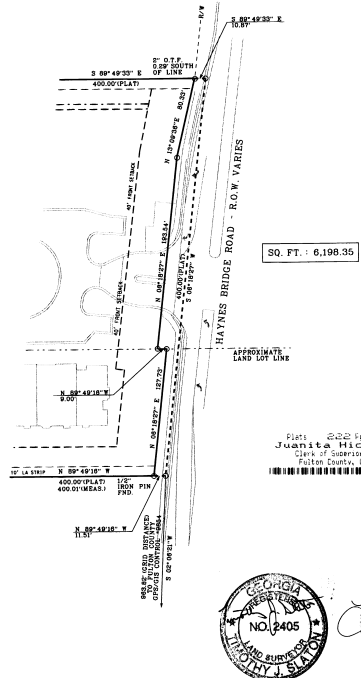


ZONING RECOMMENDED CONDITIONS

<p>If this plat is approved by the Board of Commissioners, I, the undersigned, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I am a duly qualified and duly sworn surveyor, and that I am duly licensed by the State of Georgia.</p> <p>1. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>2. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>3. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>4. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p>	<p>5. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>6. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>7. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>8. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>9. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>10. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p>	<p>11. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>12. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>13. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>14. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p> <p>15. To the owner's agreement to file the plat with the Department of Transportation and to the Department of Transportation's approval of the plat, the Department of Transportation will not be responsible for the accuracy of the plat.</p>
---	--	---

RIGHT-OF-WAY DEDICATION

SCALE: 1" = 60'



SO. FT. 6,198.35



	7700 Buckley South & Sargent, Inc. 2005 New Atlanta Drive Atlanta, GA 30328 Tel: (770) 333-0100 Fax: (770) 633-8558	OWNER	PROJECT	LOCATION	ORIGINAL August 15, 2016 REV 15 DINGS 1 2 3 4 5	JOB NO. 16-2405-001 DRAWN: J.S.B. DESIGNED: J.S.B. CHECKED: J.S.B. DC: J.S.B. SHEET 3/3
		JOHN WILAND HOMES AND NEIGHBORHOODS 1556 SULLIVAN ROAD ATLANTA, GEORGIA 30337	FINAL PLAT FOR MAGNOLIA PARK	LAND LOTS 867 & 868 357 DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA	SEE PLAN FOR CONSTRUCTION DETAILS SHOWN ON THIS BLOCK	