

Upon recording, return to:
Harrison Coleman
Coleman Talley LLP
7000 Central Parkway
Suite 1150
Atlanta, GA 30328

**STATE OF GEORGIA
COUNTY OF FULTON**

**CROSS REF: PLAT BOOK 291,
PAGES 9-15, FULTON
COUNTY, GA RECORDS;
DECLARATION FILED
AT DB 42450, PAGES 14-28**

**FIRST AMENDMENT
TO THE DECLARATION OF
MAGNOLIA ESTATES SUBDIVISION**

WHEREAS, Ross Mundy Custom Homes, Inc. (hereinafter sometimes referred to as the "Declarant"), a Georgia Corporation, filed the Declaration of Protective Covenants of Magnolia Estates Subdivision (hereinafter referred to as "Declaration") dated April 27, 2006, and recorded April 27, 2006 in Deed Book 42450, Page 14 *et seq.*, Fulton County, Georgia Records; and

WHEREAS, in accordance with Section 8.1 of the Declaration, the Declaration may be amended unilaterally at any time by Declarant so long as it is still an owner of any lot; and

WHEREAS, the Declarant is presently an owner of lots; and

WHEREAS, the Declarant has deemed it desirable to amend the Declaration in accordance with the terms of this amendment (this "First Amendment"); and

WHEREAS, this Amendment does not materially affect the rights of the mortgagees.

NOW THEREFORE, the Declaration is amended as follows:

1. Article One of the Declaration is amended by deleting section 1.7 in its entirety.
2. Section 1.6 of the Declaration is amended and restated as follows:

Owner: Shall mean the record owner (excluding the Declarant, but including all successors and assigns of the Declarant which are unrelated to the Declarant), whether one or more persons or entities of a fee simple title to any Lot; provided, however, that where fee simple title has been transferred and is being held merely as security for repayment of a loan, the person or entity who would own the Lot in fee simple if such loan were paid in full shall be considered the Owner.

3. Article Three of the Declaration is amended by deleting section 3.15 in its entirety and replacing it with the following provision:

Signs: No sign of any kind shall be erected by an owner or an occupant on any portion of a lot without the prior written consent of the ACC, except (i) such signs as may be required by legal proceedings; (ii) not more than one (1) professional security sign of such size deemed reasonable by the ACC in its sole discretion; (iii) not more than one (1) "For Sale" sign not to exceed three feet (3') by three feet (3') on any property being offered for sale; and (iv) one (1) political campaign sign not to exceed three feet (3') by three feet (3'). All permitted signs must be professionally prepared, and the ACC is empowered with the right to restrict the size, content, color, lettering, design and placement of any approved signs. No other signs shall be posted or erected by anyone on any portion of the common area.

4. Article Eight of the Declaration is amended by deleting section 8.1 in its entirety.

5. Article Eight of the Declaration is further amended by deleting section 8.2 in its entirety and replacing it with the following provision:

Amendment by Owners: These Covenants may be amended at any time and from time to time by an Agreement signed by at least seventy-five (75) percent of the Owners. No amendment to the provisions of these Covenants shall alter, modify, change or rescind any right, title interest or privilege herein granted or accorded to the holder of any mortgage encumbering any Lot affected thereby unless such holder shall consent in writing thereto. Any amendment would be subject to the deed restriction in compliance with the Open Space Conservation Residential Overlay District.

6. All other terms and conditions unless specifically amended or deleted herein shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed on
the 4th day of June, 2008.

"DECLARANT"

ROSS MUNDY CUSTOM HOMES, INC.,
a Georgia Corporation

By: Ross Mundy
Ross Mundy, CEO

Signed, sealed and delivered
in the presence of:

W. C. G.

Witness

Jessica Davis

Notary Public

My commission expires:



Deed Book 46833 Pg 510
Filed and Recorded Jun-06-2008 02:29pm
2008-0137508
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

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Coleman Talley LLP
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Suite 1150
Atlanta, GA 30328

**STATE OF GEORGIA
COUNTY OF FULTON**

**CROSS REF: PLAT BOOK 291,
PAGES 9-15, FULTON
COUNTY, GA RECORDS**

**QUITCLAIM DEED AND PARTIAL RELEASE
OF SECURITY DEED**
(Common Area in Magnolia Estates Subdivision)

THIS DEED, made the 30th day of May, 2008, by and between Ross Mundy Custom Homes, Inc., a Georgia Corporation, hereinafter called "Grantor," and Magnolia Estates Homeowners Association, Inc., a Georgia Not for Profit Corporation, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All those tracts or parcels of land lying and being in Land Lots 174 and 175 of the 9F Land District of Fulton County, Georgia, designated as common area as shown on that certain Final Plat for Magnolia Estates, prepared by Center Point Engineering, recorded in Plat Book 291, Pages 9-15, and attached hereto as Exhibit "A."

TO HAVE AND TO HOLD said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

[SIGNATURES ON FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires:
[NOTARY SEAL]



Ross Mundy Custom Homes, Inc.

By:

Its:

Attest:

Its:

Exhibit "A"

FINAL PLAT FOR:

MAGNOLIA ESTATES

Fulton County, Georgia

OWNER / DEVELOPER / SUBDIVIDER:

Ross Mundy
CUSTOM HOMES

EXPERIENCE THE *ShadySide* DIFFERENCE

3150 Hwy 278, Suite 349
Covington, Georgia 30014
Contact 24 hr.: Justin Quinn
(770) 385-9555
Fax: (770) 385-9333

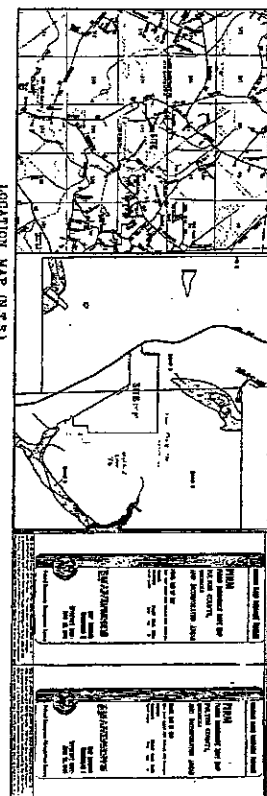
PREPARED BY:

Center Point
ENGINEERING

14 NORTH PARKWAY SQUARE
4200 NORTHSIDE PARKWAY, NW
SUITE 100
ATLANTA, GEORGIA 30327
CONTACT: AMKE BARGER
(404) 848-0424

NO.	REVISION	DATE
1	DESIGN	01/21/05
2	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05
3	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05
4	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05
5	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05
6	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05
7	RESUBMIT FINAL PLAT TO FULTON COUNTY	01/21/05

PROJECT IS PRIVATELY FUNDED
MR. JUSTIN QUINN
(770) 385-9555



UNION ROAD
LAND LOTS 174 & 175, DISTRICT 9F
FULTON COUNTY, GEORGIA
APRIL 21, 2004
TOTAL AREA 35.03 ACRES; TOTAL LOTS 53 LOTS
ZONING CASE # 2004Z-0082

044 293 B
2006-0043303
JUL 11 AM 11:15
FULTON COUNTY, GEORGIA

- INDEX OF DRAWINGS**
1. COVER SHEET
 2. ZONING CONDITIONS
 3. NOTES
 4. FINAL PLAT (OVERALL SITE)
 5. FINAL PLAT PLAN 1
 6. FINAL PLAT PLAN 2
 7. FINAL PLAT PLAN 3

CERTIFICATE OF RECORDING
This is to certify that this plat has been recorded in Plat Book _____ of Fulton County, Georgia.



FINAL PLAT APPROVAL
The Director of the Department of Environment and Community Development of Fulton County, Georgia, certifies that this plat complies with the Fulton County Zoning Ordinance, and the 2003 Fulton County Subdivision Regulations as amended.
R. J. Barger
Director, Department of Environment and Community Development
Date: 02-08-06

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly Licensed Surveyor of the State of Georgia, do hereby certify that this Subdivision Plat is true and correct and was prepared from an accurate survey of the property made by me or under my supervision and that the same conform to the requirements of the Georgia Code, and that the same are correctly shown.
Justin Quinn
Registered Georgia Land Surveyor Number LS001258
Date: 2-1-06

NOTE:
THIS PLAT IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND DECISIONS OF THE FULTON COUNTY BOARD OF COMMISSIONERS, THE FULTON COUNTY BOARD OF ZONING ADJUSTMENTS, THE FULTON COUNTY BOARD OF APPEALS, THE FULTON COUNTY BOARD OF HEALTH, THE FULTON COUNTY BOARD OF EDUCATION, THE FULTON COUNTY BOARD OF SOCIAL SERVICES, THE FULTON COUNTY BOARD OF ECONOMIC DEVELOPMENT, THE FULTON COUNTY BOARD OF COMMUNITY DEVELOPMENT, THE FULTON COUNTY BOARD OF ENVIRONMENTAL AFFAIRS, THE FULTON COUNTY BOARD OF HISTORIC PRESERVATION, THE FULTON COUNTY BOARD OF LAND MANAGEMENT, THE FULTON COUNTY BOARD OF NATURAL RESOURCES, THE FULTON COUNTY BOARD OF PARKS AND RECREATION, THE FULTON COUNTY BOARD OF PUBLIC WORKS, THE FULTON COUNTY BOARD OF TRANSPORTATION, THE FULTON COUNTY BOARD OF UTILITIES, THE FULTON COUNTY BOARD OF WATER RESOURCES, THE FULTON COUNTY BOARD OF WILDLIFE AND FORESTRY, THE FULTON COUNTY BOARD OF AGRICULTURE, THE FULTON COUNTY BOARD OF FISHERIES, THE FULTON COUNTY BOARD OF MINING, THE FULTON COUNTY BOARD OF ENERGY, THE FULTON COUNTY BOARD OF SCIENCE, THE FULTON COUNTY BOARD OF TECHNOLOGY, THE FULTON COUNTY BOARD OF ARTS AND CULTURE, THE FULTON COUNTY BOARD OF RELIGION, THE FULTON COUNTY BOARD OF ETHNIC AFFAIRS, THE FULTON COUNTY BOARD OF GENDER AFFAIRS, THE FULTON COUNTY BOARD OF AGE AFFAIRS, THE FULTON COUNTY BOARD OF DISABILITY AFFAIRS, THE FULTON COUNTY BOARD OF VETERANS AFFAIRS, THE FULTON COUNTY BOARD OF MILITARY AFFAIRS, THE FULTON COUNTY BOARD OF SPACE AFFAIRS, THE FULTON COUNTY BOARD OF OUTER SPACE AFFAIRS, THE FULTON COUNTY BOARD OF AEROSPACE AFFAIRS, THE FULTON COUNTY BOARD OF MARINE AFFAIRS, THE FULTON COUNTY BOARD OF COASTAL AFFAIRS, THE FULTON COUNTY BOARD OF OCEANOGRAPHY, THE FULTON COUNTY BOARD OF METEOROLOGY, THE FULTON COUNTY BOARD OF CLIMATE, THE FULTON COUNTY BOARD OF ENVIRONMENTAL SCIENCE, THE FULTON COUNTY BOARD OF GEOLOGY, THE FULTON COUNTY BOARD OF SOILS, THE FULTON COUNTY BOARD OF PLANT LIFE, THE FULTON COUNTY BOARD OF ANIMAL LIFE, THE FULTON COUNTY BOARD OF MICROBIAL LIFE, THE FULTON COUNTY BOARD OF BOTANY, THE FULTON COUNTY BOARD OF ZOOLOGY, THE FULTON COUNTY BOARD OF AGRICULTURE, THE FULTON COUNTY BOARD OF FISHERIES, THE FULTON COUNTY BOARD OF MINING, THE FULTON COUNTY BOARD OF ENERGY, THE FULTON COUNTY BOARD OF SCIENCE, THE FULTON COUNTY BOARD OF TECHNOLOGY, THE FULTON COUNTY BOARD OF ARTS AND CULTURE, THE FULTON COUNTY BOARD OF RELIGION, THE FULTON COUNTY BOARD OF ETHNIC AFFAIRS, THE FULTON COUNTY BOARD OF GENDER AFFAIRS, THE FULTON COUNTY BOARD OF AGE AFFAIRS, THE FULTON COUNTY BOARD OF DISABILITY AFFAIRS, THE FULTON COUNTY BOARD OF VETERANS AFFAIRS, THE FULTON COUNTY BOARD OF MILITARY AFFAIRS, THE FULTON COUNTY BOARD OF SPACE AFFAIRS, THE FULTON COUNTY BOARD OF OUTER SPACE AFFAIRS, THE FULTON COUNTY BOARD OF AEROSPACE AFFAIRS, THE FULTON COUNTY BOARD OF MARINE AFFAIRS, THE FULTON COUNTY BOARD OF COASTAL AFFAIRS, THE FULTON COUNTY BOARD OF OCEANOGRAPHY, THE FULTON COUNTY BOARD OF METEOROLOGY, THE FULTON COUNTY BOARD OF CLIMATE, THE FULTON COUNTY BOARD OF ENVIRONMENTAL SCIENCE, THE FULTON COUNTY BOARD OF GEOLOGY, THE FULTON COUNTY BOARD OF SOILS, THE FULTON COUNTY BOARD OF PLANT LIFE, THE FULTON COUNTY BOARD OF ANIMAL LIFE, THE FULTON COUNTY BOARD OF MICROBIAL LIFE, THE FULTON COUNTY BOARD OF BOTANY, THE FULTON COUNTY BOARD OF ZOOLOGY.

FULTON COUNTY HEALTH DEPARTMENT
This subdivision as shown is approved upon the condition that the owner of the same shall comply with all applicable health department regulations and ordinances of the Fulton County Health Department and in accordance with the requirements shown.
WATER SUPPLY
(X) Public Water Supply (X) Public Sewerage
() Individual Water Supply () Individual Sewerage
SEWER DISPOSAL
(X) Type "A" (X) Type "B" (X) Type "C"
(X) Type "D" (X) Type "E" (X) Type "F"
DATE 2-8-06 *R. J. Barger*
Fulton County Health Department
Fulton County Health Department
Revision Date: _____

OWNER'S ACKNOWLEDGEMENT
STATE OF GEORGIA
COUNTY OF FULTON
The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or by duly authorized agent, hereby acknowledges that the plat was made from an accurate survey of the property made by me or under my supervision and that the same conform to the requirements of the Georgia Code, and that the same are correctly shown and dedicated to the use of the public for the following:
PUBLIC STREETS 3.70 acres
PUBLIC SEWER EASEMENTS 1.74 acres
PUBLIC DRAINAGE EASEMENTS 1.04 acres
PUBLIC PARK/OPEN SPACE 2.82 acres
TYPE NAME OF SUBDIVIDER Magnolia Estate, LLC
TYPE NAME OF OWNER OF RECORD Justin Quinn
SIGNATURE OF SUBDIVIDER *Justin Quinn*
SIGNATURE OF OWNER OF RECORD *Justin Quinn*
DATE 2-1-06 **DATE** 2-1-06

Agencies must sign the original document in a permanent type BLOCK the prior to submission. (Ballpoint and felt pens are not acceptable)

If this petition is approved by the Board of Carmichaelians, it should be approved **UNCONDITIONALLY** subject to the owner's agreement to this following enumerated condition. Where there is conflict with the above, the following shall prevail in the letter of intent. Does condition that "adequate written evidence submitted by the Board of Carmichaelians, specifically stipulated by the Board of Carmichaelians."

- [illegible]

[illegible][illegible][illegible]

The required inspection and maintenance requirement shall be recorded by the Chief of Engineer's Office prior to issuance of an LDI. Drawing Permit No. 004997 Permit associated with the development.

Product: 7002 series P
CDL bearing MRC

To the extent of agreement to the following the development considerations:

- [illegible]

Various proven parking areas (including access streets) are proposed to be constructed. The storm water management facilities shall be designed to remove pollutants such as oil, grease and other automobile fluids that leak from vehicles. A description of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted to the Storm Water Control Plan.

cross-sections, centerline profile, etc.) describing the geometry of all proposed levees, crests, or draws within the proposed development boundary and provides details on the Storm-Water Management Plan of the development element best protection measure.

analysis submitted with the LOP application, that the discharge rate of the storm water runoff leaving the site is restricted to ensure that the project complies with the predevelopment conditions for the 100-year return period storm event, up to and including the ten (10)-year frequency storm event.

Alarm system management facility provided as part of the development. Areas of unarmoured or unarmoured store floors shall be identified. A detailed portion of the developed property, depicts floor with a perforated screen for unarmoured areas. With a buffer or other protective assessment and final plans that provide for collection, assessment, treatment of all floors from all developed lots or parcels, individual features of building structures.

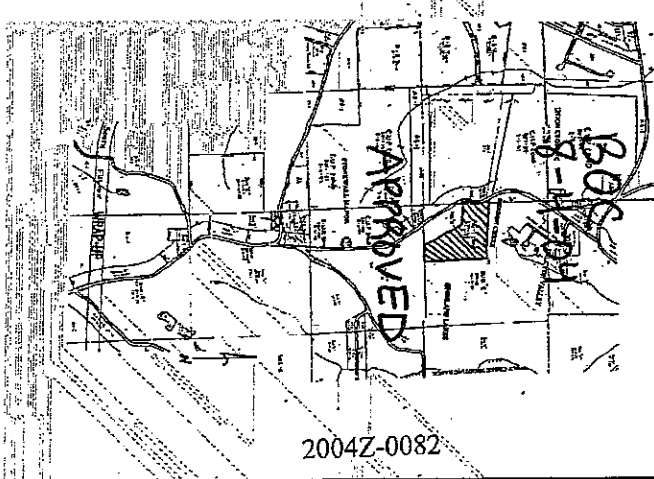
gives. Another right-to-life group, and affiliates of the anti-Fetal Onset Coalition, right-to-life, says that such a bill is required to provide at least 10.8 hours of right-to-life from the onset of such a bill. Right-to-life supporters will be able to see the necessary construction elements while the right-to-life bill is being prepared.

- [illegible]

This map shows a street layout with a large circular structure, possibly a bridge or a large building, in the center. The 'R. O. S.' building is located near the top left. The map includes various street names and landmarks, such as 'R. O. S.' and 'R. O. S. Bldg.'.

RESEARCH AREA

100 YD



2004Z-0082

Point Point

ENGINEERING

4200 HONTMIDE PARKWAY, N.W.
BUILDING 14, SUITE 100
ATLANTA, GEORGIA 30327
(404) 648-0241
CONTACT: MICHAEL BARNER

ONE/DEVELOPER/SUBSIDIE

Ross Mandy
CUSTOM HOMES

BEFORE THE BOARD OF ALTIMENT

3150 Hwy 278, Suite 349
Coringham, Georgia 30014
Contact 24 hr. 1 Justin Quinn
(770) 365-9555
Fax: (770) 365-9331

PROJEKT
MAGNOLIA

ESTATES

ZONING CONDITIONS

SECRET

NO. 2068

PROJECT INFORMATION
MANOLIA ESTATES
Project Name
0835

UNION RD.
Project Address
174 N 175
Land Lot No. 21, District
GP

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DATE	3/03/05	0036
PROJECT	415	

5

ADDRESS TABLE

LOT #	ADDRESS	AREA (S.F.)	DISTANCE
1		20,350	
2		16,637	
3		16,000	
4		16,000	
5		31,200	
6		31,200	
7		16,634	
8		23,238	
9		23,238	
10		23,238	
11		23,238	
12		23,238	
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52		23,238	
53		23,238	

PLANVIEW, ELEVATION, TRAVELER TABLE

COURSE	BEARING	DISTANCE
S1	S89°03'00"E	166.83
S2	S89°03'00"E	166.83
S3	N77°08'51"E	270.67
S4	N28°43'27"E	237.28
S5	N01°37'42"W	180.28
S6	N21°35'03"W	245.00
S7	N39°42'45"W	200.00
S8	N47°07'24"W	239.65
S9	N41°00'37"W	181.67
S10	N07°00'37"W	50.07
S11	N28°13'34"E	28.60
S12	N00°41'11"E	208.00
S13	N89°10'39"W	264.00
S14	S85°43'30"W	128.80
S15	N41°15'56"W	311.17
S16	S00°41'11"W	208.00
S17	S00°41'11"W	208.00
S18	N00°41'11"W	208.00
S19	N00°41'11"W	208.00
S20	N00°41'11"W	208.00
S21	N00°41'11"W	208.00
S22	N00°41'11"W	208.00
S23	N00°41'11"W	208.00
S24	N00°41'11"W	208.00
S25	N00°41'11"W	208.00
S26	N00°41'11"W	208.00
S27	N00°41'11"W	208.00
S28	N00°41'11"W	208.00
S29	N00°41'11"W	208.00
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S31	N00°41'11"W	208.00
S32	N00°41'11"W	208.00
S33	N00°41'11"W	208.00
S34	N00°41'11"W	208.00
S35	N00°41'11"W	208.00
S36	N00°41'11"W	208.00
S37	N00°41'11"W	208.00
S38	N00°41'11"W	208.00
S39	N00°41'11"W	208.00
S40	N00°41'11"W	208.00
S41	N00°41'11"W	208.00
S42	N00°41'11"W	208.00
S43	N00°41'11"W	208.00
S44	N00°41'11"W	208.00
S45	N00°41'11"W	208.00
S46	N00°41'11"W	208.00
S47	N00°41'11"W	208.00
S48	N00°41'11"W	208.00
S49	N00°41'11"W	208.00
S50	N00°41'11"W	208.00
S51	N00°41'11"W	208.00
S52	N00°41'11"W	208.00
S53	N00°41'11"W	208.00
S54	N00°41'11"W	208.00
S55	N00°41'11"W	208.00
S56	N00°41'11"W	208.00
S57	N00°41'11"W	208.00
S58	N00°41'11"W	208.00
S59	N00°41'11"W	208.00
S60	N00°41'11"W	208.00
S61	N00°41'11"W	208.00
S62	N00°41'11"W	208.00
S63	N00°41'11"W	208.00
S64	N00°41'11"W	208.00
S65	N00°41'11"W	208.00
S66	N00°41'11"W	208.00
S67	N00°41'11"W	208.00
S68	N00°41'11"W	208.00
S69	N00°41'11"W	208.00
S70	N00°41'11"W	208.00
S71	N00°41'11"W	208.00
S72	N00°41'11"W	208.00
S73	N00°41'11"W	208.00
S74	N00°41'11"W	208.00
S75	N00°41'11"W	208.00
S76	N00°41'11"W	208.00
S77	N00°41'11"W	208.00
S78	N00°41'11"W	208.00
S79	N00°41'11"W	208.00
S80	N00°41'11"W	208.00
S81	N00°41'11"W	208.00
S82	N00°41'11"W	208.00
S83	N00°41'11"W	208.00
S84	N00°41'11"W	208.00
S85	N00°41'11"W	208.00
S86	N00°41'11"W	208.00
S87	N00°41'11"W	208.00
S88	N00°41'11"W	208.00
S89	N00°41'11"W	208.00
S90	N00°41'11"W	208.00
S91	N00°41'11"W	208.00
S92	N00°41'11"W	208.00
S93	N00°41'11"W	208.00
S94	N00°41'11"W	208.00
S95	N00°41'11"W	208.00
S96	N00°41'11"W	208.00
S97	N00°41'11"W	208.00
S98	N00°41'11"W	208.00
S99	N00°41'11"W	208.00
S100	N00°41'11"W	208.00

DAMAGE EXISTING TRAVELER TABLE

COURSE	BEARING	DISTANCE
D1	S59°02'56"E	17.88
D2	S72°42'23"E	18.40
D3	N72°42'23"E	18.40
D4	S72°42'23"E	18.40
D5	N72°42'23"E	18.40
D6	S61°30'45"E	8.56
D7	S50°50'59"E	23.80
D8	N72°42'23"E	18.40
D9	S61°30'45"E	8.56
D10	N72°42'23"E	18.40
D11	S61°30'45"E	8.56
D12	N72°42'23"E	18.40
D13	S61°30'45"E	8.56
D14	N72°42'23"E	18.40
D15	S61°30'45"E	8.56
D16	N72°42'23"E	18.40
D17	S61°30'45"E	8.56
D18	N72°42'23"E	18.40
D19	S61°30'45"E	8.56
D20	N72°42'23"E	18.40
D21	S61°30'45"E	8.56
D22	N72°42'23"E	18.40
D23	S61°30'45"E	8.56
D24	N72°42'23"E	18.40
D25	S61°30'45"E	8.56
D26	N72°42'23"E	18.40
D27	S61°30'45"E	8.56
D28	N72°42'23"E	18.40
D29	S61°30'45"E	8.56
D30	N72°42'23"E	18.40
D31	S61°30'45"E	8.56
D32	N72°42'23"E	18.40
D33	S61°30'45"E	8.56

CL. CURVE TABLE

COURSE	BEARING	DISTANCE
C1	S80°57'40"E	376.40
C2	S80°57'40"E	376.40
C3	S80°57'40"E	376.40
C4	S80°57'40"E	376.40
C5	S80°57'40"E	376.40
C6	S80°57'40"E	376.40
C7	S80°57'40"E	376.40
C8	S80°57'40"E	376.40
C9	S80°57'40"E	376.40
C10	S80°57'40"E	376.40
C11	S80°57'40"E	376.40
C12	S80°57'40"E	376.40
C13	S80°57'40"E	376.40
C14	S80°57'40"E	376.40
C15	S80°57'40"E	376.40
C16	S80°57'40"E	376.40
C17	S80°57'40"E	376.40
C18	S80°57'40"E	376.40
C19	S80°57'40"E	376.40
C20	S80°57'40"E	376.40
C21	S80°57'40"E	376.40
C22	S80°57'40"E	376.40
C23	S80°57'40"E	376.40
C24	S80°57'40"E	376.40
C25	S80°57'40"E	376.40
C26	S80°57'40"E	376.40
C27	S80°57'40"E	376.40
C28	S80°57'40"E	376.40
C29	S80°57'40"E	376.40
C30	S80°57'40"E	376.40
C31	S80°57'40"E	376.40
C32	S80°57'40"E	376.40
C33	S80°57'40"E	376.40
C34	S80°57'40"E	376.40
C35	S80°57'40"E	376.40
C36	S80°57'40"E	376.40
C37	S80°57'40"E	376.40
C38	S80°57'40"E	376.40
C39	S80°57'40"E	376.40
C40	S80°57'40"E	376.40
C41	S80°57'40"E	376.40
C42	S80°57'40"E	376.40
C43	S80°57'40"E	376.40
C44	S80°57'40"E	376.40
C45	S80°57'40"E	376.40
C46	S80°57'40"E	376.40
C47	S80°57'40"E	376.40
C48	S80°57'40"E	376.40
C49	S80°57'40"E	376.40
C50	S80°57'40"E	376.40
C51	S80°57'40"E	376.40
C52	S80°57'40"E	376.40
C53	S80°57'40"E	376.40
C54	S80°57'40"E	376.40
C55	S80°57'40"E	376.40
C56	S80°57'40"E	376.40
C57	S80°57'40"E	376.40
C58	S80°57'40"E	376.40
C59	S80°57'40"E	376.40
C60	S80°57'40"E	376.40
C61	S80°57'40"E	376.40
C62	S80°57'40"E	376.40
C63	S80°57'40"E	376.40
C64	S80°57'40"E	376.40
C65	S80°57'40"E	376.40
C66	S80°57'40"E	376.40
C67	S80°57'40"E	376.40
C68	S80°57'40"E	376.40
C69	S80°57'40"E	376.40
C70	S80°57'40"E	376.40
C71	S80°57'40"E	376.40
C72	S80°57'40"E	376.40
C73	S80°57'40"E	376.40
C74	S80°57'40"E	376.40
C75	S80°57'40"E	376.40
C76	S80°57'40"E	376.40
C77	S80°57'40"E	376.40
C78	S80°57'40"E	376.40
C79	S80°57'40"E	376.40
C80	S80°57'40"E	376.40
C81	S80°57'40"E	376.40
C82	S80°57'40"E	376.40
C83	S80°57'40"E	376.40
C84	S80°57'40"E	376.40
C85	S80°57'40"E	376.40
C86	S80°57'40"E	376.40
C87	S80°57'40"E	376.40
C88	S80°57'40"E	376.40
C89	S80°57'40"E	376.40
C90	S80°57'40"E	376.40
C91	S80°57'40"E	376.40
C92	S80°57'40"E	376.40
C93	S80°57'40"E	376.40
C94	S80°57'40"E	376.40
C95	S80°57'40"E	376.40
C96	S80°57'40"E	376.40
C97	S80°57'40"E	376.40
C98	S80°57'40"E	376.40
C99	S80°57'40"E	376.40
C100	S80°57'40"E	376.40

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET. NO ANGLE ERROR OF 20" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THIS PLAN IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF STORM CULDS AND FLOODS AS FOLLOWS:

1. TO 5' - NOT LESS THAN 2 TO 1 SLOPE

2. TO 10' - NOT LESS THAN 2 TO 1 SLOPE

3. TO 15' - NOT LESS THAN 2 TO 1 SLOPE

4. TO 20' - NOT LESS THAN 2 TO 1 SLOPE

5. TO 25' - NOT LESS THAN 2 TO 1 SLOPE

6. TO 30' - NOT LESS THAN 2 TO 1 SLOPE

7. TO 35' - NOT LESS THAN 2 TO 1 SLOPE

8. TO 40' - NOT LESS THAN 2 TO 1 SLOPE

9. TO 45' - NOT LESS THAN 2 TO 1 SLOPE

10. TO 50' - NOT LESS THAN 2 TO 1 SLOPE

11. TO 55' - NOT LESS THAN 2 TO 1 SLOPE

12. TO 60' - NOT LESS THAN 2 TO 1 SLOPE

13. TO 65' - NOT LESS THAN 2 TO 1 SLOPE

14. TO 70' - NOT LESS THAN 2 TO 1 SLOPE

15. TO 75' - NOT LESS THAN 2 TO 1 SLOPE

16. TO 80' - NOT LESS THAN 2 TO 1 SLOPE

17. TO 85' - NOT LESS THAN 2 TO 1 SLOPE

18. TO 90' - NOT LESS THAN 2 TO 1 SLOPE

19. TO 95' - NOT LESS THAN 2 TO 1 SLOPE

20. TO 100' - NOT LESS THAN 2 TO 1 SLOPE

21. TO 105' - NOT LESS THAN 2 TO 1 SLOPE

22. TO 110' - NOT LESS THAN 2 TO 1 SLOPE

23. TO 115' - NOT LESS THAN 2 TO 1 SLOPE

24. TO 120' - NOT LESS THAN 2 TO 1 SLOPE

25. TO 125' - NOT LESS THAN 2 TO 1 SLOPE

26. TO 130' - NOT LESS THAN 2 TO 1 SLOPE

27. TO 135' - NOT LESS THAN 2 TO 1 SLOPE

28. TO 140' - NOT LESS THAN 2 TO 1 SLOPE

29. TO 145' - NOT LESS THAN 2 TO 1 SLOPE

30. TO 150' - NOT LESS THAN 2 TO 1 SLOPE

31. TO 155' - NOT LESS THAN 2 TO 1 SLOPE

32. TO 160' - NOT LESS THAN 2 TO 1 SLOPE

33. TO 165' - NOT LESS THAN 2 TO 1 SLOPE

34. TO 170' - NOT LESS THAN 2 TO 1 SLOPE

35. TO 175' - NOT LESS THAN 2 TO 1 SLOPE

36. TO 180' - NOT LESS THAN 2 TO 1 SLOPE

37. TO 185' - NOT LESS THAN 2 TO 1 SLOPE

38. TO 190' - NOT LESS THAN 2 TO 1 SLOPE

39. TO 195' - NOT LESS THAN 2 TO 1 SLOPE

40. TO 200' - NOT LESS THAN 2 TO 1 SLOPE

41. TO 205' - NOT LESS THAN 2 TO 1 SLOPE

42. TO 210' - NOT LESS THAN 2 TO 1 SLOPE

43. TO 215' - NOT LESS THAN 2 TO 1 SLOPE

44. TO 220' - NOT LESS THAN 2 TO 1 SLOPE

45. TO 225' - NOT LESS THAN 2 TO 1 SLOPE

46. TO 230' - NOT LESS THAN 2 TO 1 SLOPE

47. TO 235' - NOT LESS THAN 2 TO 1 SLOPE

48. TO 240' - NOT LESS THAN 2 TO 1 SLOPE

49. TO 245' - NOT LESS THAN 2 TO 1 SLOPE

50. TO 250' - NOT LESS THAN 2 TO 1 SLOPE

51. TO 255' - NOT LESS THAN 2 TO 1 SLOPE

52. TO 260' - NOT LESS THAN 2 TO 1 SLOPE

53. TO 265' - NOT LESS THAN 2 TO 1 SLOPE

54. TO 270' - NOT LESS THAN 2 TO 1 SLOPE

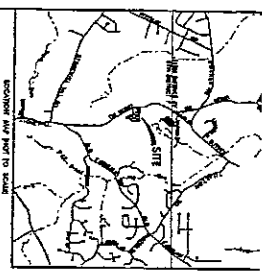
55. TO 275' - NOT LESS THAN 2 TO 1 SLOPE

56. TO 280' - NOT LESS THAN 2 TO 1 SLOPE

57. TO 285' - NOT LESS THAN 2 TO 1 SLOPE

58. TO 290' - NOT LESS THAN 2 TO 1 SLOPE

59. TO 295' - NOT LESS THAN 2 TO 1 SLOPE



DISTANCES SHOWN ON THE PLAN SHALL BE HORIZONTAL.

N/F ATLANTA CREEK
CURRENT ZONING: SUBURBAN C
PLAN BOOK 267 PAGE 136

APPROX. COGNATE PERPETUITY
30' GAS LINE EASEMENT

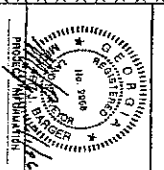
Century
Point
ENGINEERING

4000 NORTHERN PARKWAY, N.W.
ATLANTA, GA 30345
PHONE: (404) 488-0000
FAX: (404) 488-0001
CONTACT: MICHAEL SANDRA

OWNER/DEVELOPER: SUBURBAN C
CUSTOM HOMES
3150 Hwy 200, Suite 310
Cumming, Georgia 30041
Contact: Mr. Justin Quinn
(770) 385-2555
Fax: (770) 385-9031

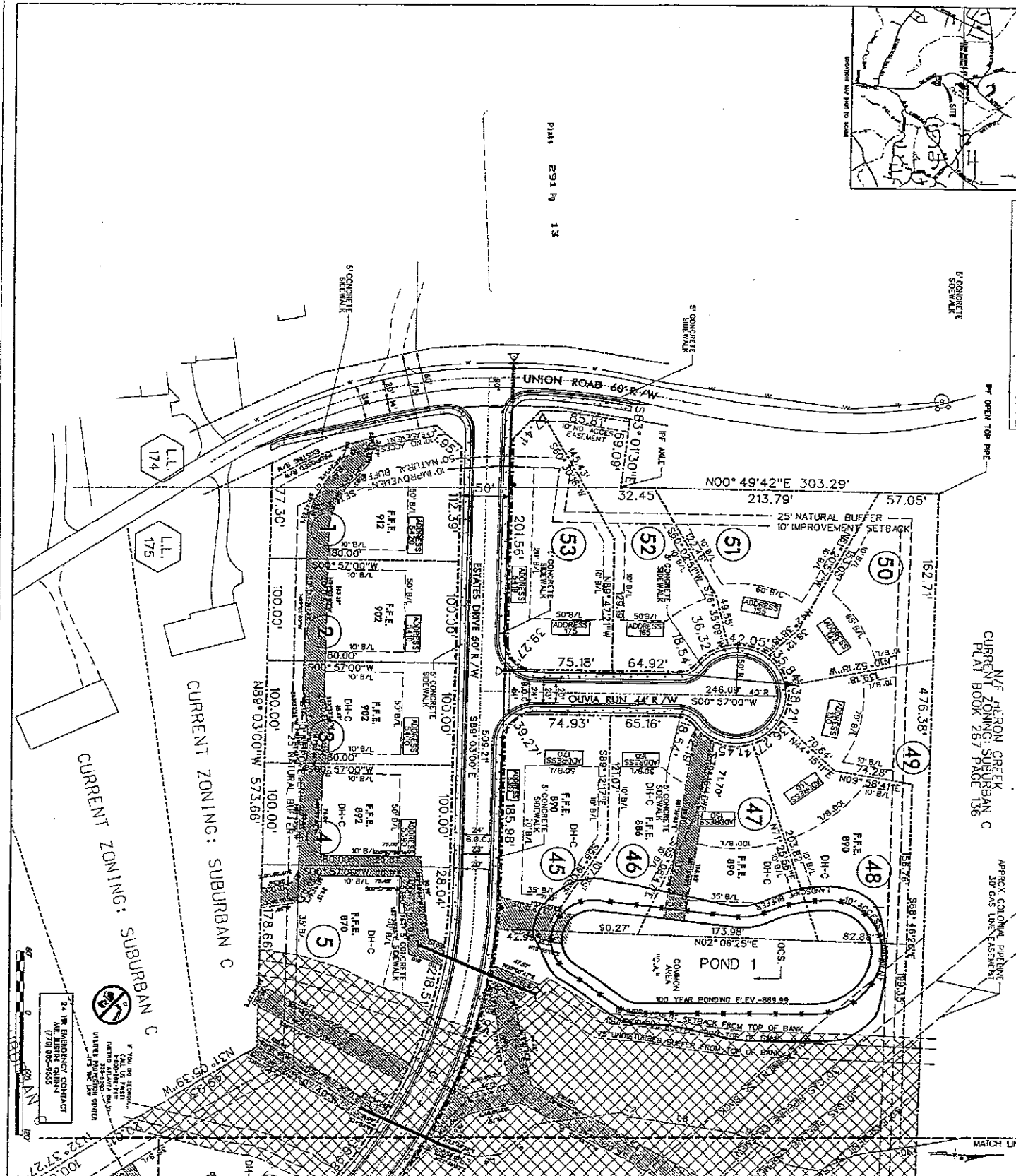
MAGNOLIA
ESTATES

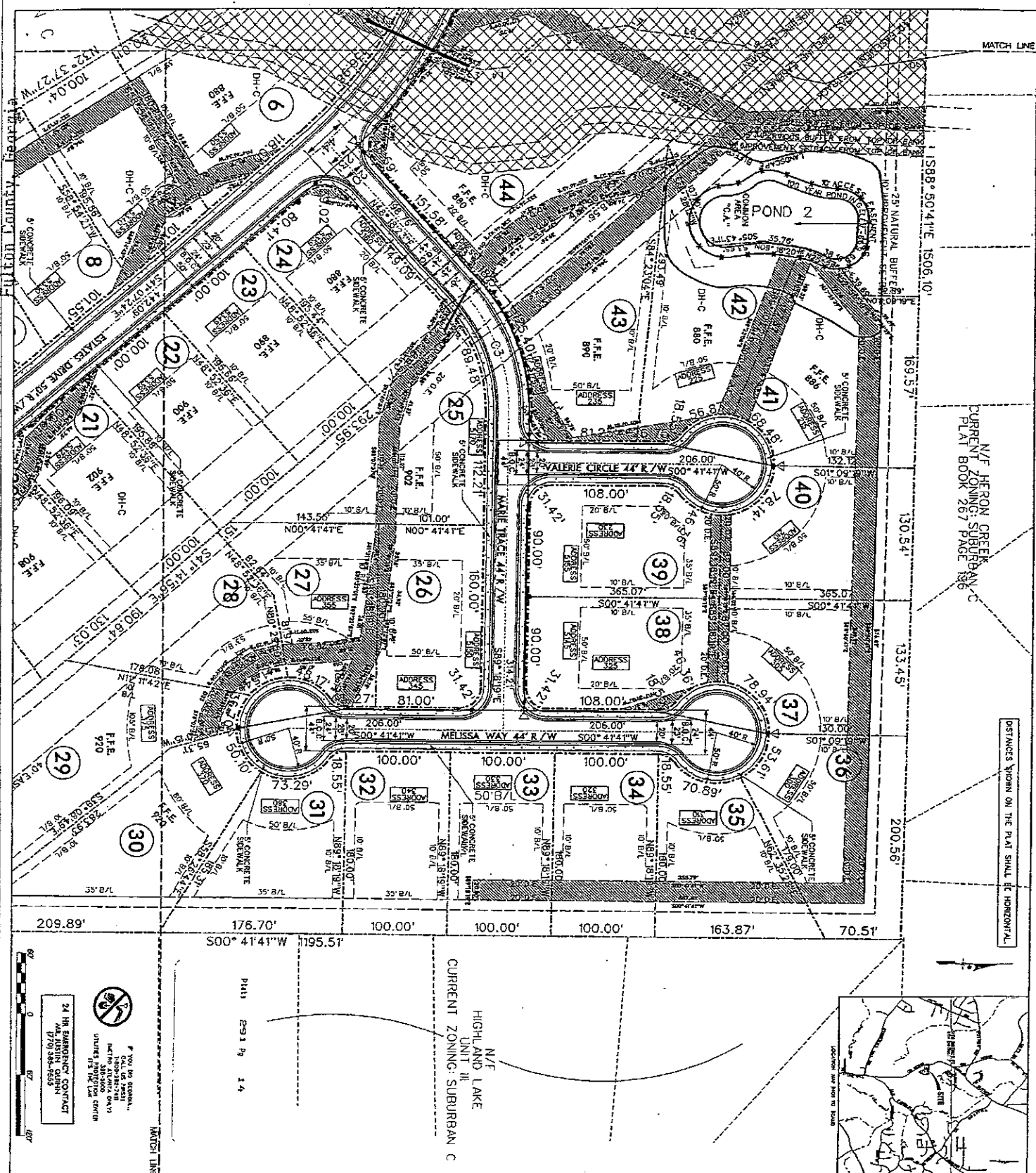
FINAL PLAN
PLAN 1



NO.	REVISION	DATE
1	SUBMIT FINAL PLAN TO FULTON COUNTY	11/1/2000
2	RESUBMIT FINAL PLAN TO FULTON COUNTY	11/1/2000
3	RESUBMIT FINAL PLAN TO FULTON COUNTY	11/1/2000

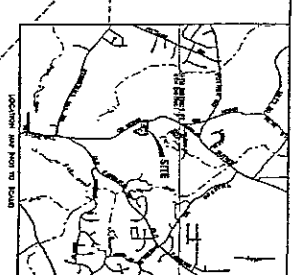
DATE: 11/1/2000
BY: [Signature]
PROJECT: MAGNOLIA ESTATES
SHEET: 5 OF 7
PROJECT NO: 0031





N/F HERON CREEK
 CURRENT ZONING: SUBURBAN C
 PLAT BOOK 267 PAGE 186

DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL.



24 HR EMERGENCY CONTACT
 24 HR EMERGENCY
 24 HR EMERGENCY
 24 HR EMERGENCY

Center Point ENGINEERING 4200 NORTHERN PARKWAY, N.W. ALPHARETTA, GEORGIA 30007 CONTACT: MICHAEL BAIGER		PROJECT: CUSTOM HOMES 3150 Hwy 278, Suite 400 Conley, Georgia 30041 Contact: 24 hr. Justin Quinn (770) 385-9555 Fax: (770) 385-9533		MAGNOLIA ESTATES FINAL PLAT PLAN 2		PROJECT: MAGNOLIA ESTATES 3150 Hwy 278, Suite 400 Conley, Georgia 30041 Contact: 24 hr. Justin Quinn (770) 385-9555 Fax: (770) 385-9533		PLAT: 6 OF 7 SHEET: 0635 DATE: 10/01/20	
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