WOODS BEND SHORES LOCATED IN THE S1/4 OF SECTION 30, THE NORTH 1/4 SECTION 31 & THE NW1/4 OF THE NW1/4 FRACTIONAL SECTION 32, **TOWNSHIP 15 SOUTH, RANGE 5 EAST** ST. CLAIR COUNTY, ALABAMA N89°04'52"E N89°04'52"E 244.81 991.85 PART OF LOT 1 NOTES: \1.16 AC +/=pile rocks found NW Corner SE1/4,SW1/4 S30,T15S,R5E N 1163107.80 1. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH NE Corner BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR ်ဂျွ စာ SE1/4,SW1/4 8.00 AC +/-√ S30,T15S,R5E E 555928.55' N 1163128.62 E 557226.86' 2. THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS. 3. THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING VICINITY MAP N.T.S. PART OF LOT 2 -1.39 AC +/-RAGLAND, AL 4. NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY. 5. TUCKER ENGINEERING. LLC IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT 8.00 AC + /-CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS. 1/2"rebar 6. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "AE") AND OTHER N89°23'46"E 5' N89°23'46"E N89°23'46"E AREAS (ZONE "X") AS SHOWN PER MAP NO. 01115C0284G, DATED AUGUST 18. 2016. SPECIAL NOTES: N89°23'46"E N89°23'46"E N89°23'46"E 793.45' 3'46"E 660.32 225.01 225.01 **S84*03'05"W** 7. UNLESS OTHERWISE SHOWN OR STATED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM .) SIDE SETBACK SHALL COMPLY WITH CURRENT BUILDING AND SE 1/4 OF SW 1/4 APPROX. 479 FT CONTOUR SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE FIRE CODES PROVIDED THERE SHALL BE A 10 FT SEPARATION APPROX. 480 FT CONTOUR PROPERTY WITHIN THIS SUBDIVISION. S30, T15S, R5E BETWEEN THE DWELLINGS. 2.) SURVEY PLAT NOT VALID WITHOUT SURVEYOR'S SEAL AND 8. THE ALABAMA POWER FLOOD EASEMENT IS THE 479.00 FT CONTOUR PER SHORELINE 8.00 AC +/-4.55 AC + /-9. LOT OWNER'S PROPERTY THAT IS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE AE) SHALL 3.) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, SOUTH 1/2 OF SE1/4 OBTAIN AN ELEVATION CERTIFICATE AND SUBMIT TO COUNTY FLOODPLAIN MANAGER FOR APPROVAL PRIOR TO ANY CONSTRUCTION. S30, T15S, R5E 11.12 AC +/-RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH 11.21 AC +/-/-L27/-0.17 AC +/-4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A Section Corner NOT INCLUDED TITLE REPORT. THERE MAY BE RIGHTS OF WAY, EASEMENTS, AND T15S, R5E OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THIS PROPERTY Cemetery 0.35 AC + /-6.70 AC +/-ST. Clair County THAT ARE NOT SHOWN ON THIS SURVEY. 3/4" pipe in pile rocks found N 1161822.44 .74 AC +/- 5.53 AC +/-3.83 AC +/-E 559853.45' 1/2" rebar N89°22'10"E Section 29 Line 1/2" pipe found N89°22'32"E N89°22'32"E _ 1" rebar Section 30 Line Section 30 Line NE1/4,NW1/4 S31,T15S,R5E 1" pipe in S89°22'46"W S89°22'46"W Section 31 Line Section 32 Line Section 31 Line pile rocks 3/4" pipe 9.29 AC +/-NW Corner NW Corner 8 | 0 | NE1/4,NE1/4 NE1/4,NW1/4 S31,T15S,R5E WESTER DR. R/W VARIES 3.05 AC + /-4.15 AC + /-· 30 Ft Ingress/Egress & Utility Easement 8.00 AC +/-C23¬ COMMON AREA S89°44'37"W 30 Ft Ingress/Egress & Utility Easement WESTER DR. 60 FT R/W 1.70 AC +/-S87°44'39"E C43 C42 C41 L41 C40 C39 L40 S90°00'00"E APPROX. 480 FT CONTOUR 785.51 4.92 AC +/-NE 1/4 OF NW 1/4 NW 1/4 OF NE 1/4 NE 1/4 OF NE 1/4 3/4" pipe S31, T15S, R5E S31, T15S, R5E 4.84 AC +/-S31, T15S, R5E 1068.59 S89°22'45"W PART OF NW1/4 OF NW1/4 S89°22'46"W S32, T15S, R5E 11.32 AC +/-APPROX. 479 FT CONTOUR 15.61 AC +/-9.90 AC +/-4.54 AC +/-S8*29'29"W_ 65.89' ` 794.24 S89°21'27"W S89°21'48"W _S89°21'48"W S89°21'48"W 1316.75 1311.54 S89<u>*21'1</u>0"W` 3/4" pipe SW Corner NW1/4,NW1/4 SE Corner SW Corner SW Corner S32,T15S,R5E N 1160506.63 NE1/4,NW1/4 NE1/4,NE1/4 NE1/4,NW1/4 S31,T15S,R5E S31,T15S,R5E S31,T15S,R5E E 559870.79' N 1160477.29 N 1160492.00' N 1160462.48' E 557242.66' E 558554.12' E 555931.34' State of Alabama State of Alabama County of St. Clair: County of St. Clair: St. Clair County Engineer _, notary public in and for said county, in said state, hereby certify that Justin Piche, Managing Memeber of The undersigned, as county engineer of the county of St. Clair, Alabama, hereby acknowledge the within plat for the recording of Surveyor's Certificate Woods Bend Rd, LLC, owner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on same in the probate office of St. Clair County, Alabama, this the ___ day of _____, 2023. this day that, being informed of the content of the instrument, executed the same voluntarily. I, Donald Henry Tucker Jr., a licensed land surveyor in the state of Alabama, for Tucker Engineering, LLC., state that this is a plat of an actual field survey of Lots 1-24, inclusive of "Woods Bend Shores". County Engineer County of St. Clair Given under my hand and official seal this is the ___ day of ______, 2023. I certify that all parts of the survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the state of Alabama to the best of my knowledge, information, and belief. Notary Public Donald Henry Tucker Jr. St. Clair County E-911 Business Office St. Clair County Health Department This property has been addressed and road names approved. LEGEND <u>Owner's Certificate</u> "The Health Department signature is for the recording purposes and signifies that the Department is aware of this development and E-911 Business Office ₩ TREE

sees no obvious impediments to the planned central sewer systems serving the lots as it was presented."

Public Health Environmentalist

I hereby approve the within plat for the recordings of the same in the probate office, of St. Clair County, Alabama, this the ___ day

-\-\-\- LINE NOT TO SCALE

----- OVERHEAD ELECTRIC LINE

) RECORD BEARING, DIST.

----- FENCE LINE

—— Q—— CENTER LINE

യ POWER POLE

---- WATER LINE

— GAS LINE

— SEWER LINE

— FLOW LINE

CALCULATED POINT, NO PIN SET OR FOUND

CONCRETE MONUMENT

●| CAPPED 1/2" REBAR #21862

EXISTING IRON PIN

FORTY CORNER

RAILROAD SPIKE

RAILROAD TRACKS

CONCRETE MONUMENT WITH DISC

I, Justin Piche, Managing Memeber of Woods Bend Rd, LLC, as owner of said land, have caused the land embraced in the within plat to

be surveyed, laid out and platted to be known as "Woods Bend Shores" a part of the S1/4 OF Section 30, the North 1/4 Section 31

& the NW1/4 of the NW1/4 Fractional Section 32, Township 15 South, Range 5 East, ST Clair County, Alabama, and that the streets

(roads) as shown on said plat are hereby dedicated to the use of the public.

Justin Piche-Managing Member of Woods Bend Rd, LLC

TUCKER ENGINEERING, LLC. 45246 U.S. HIGHWAY 78 LINCOLN, ALABAMA 35096 PH. 256-320-4202 DONALD H. TUCKER JR. PE/PLS #21862 ECA3260, LSCA810

SHEET 1 OF 2