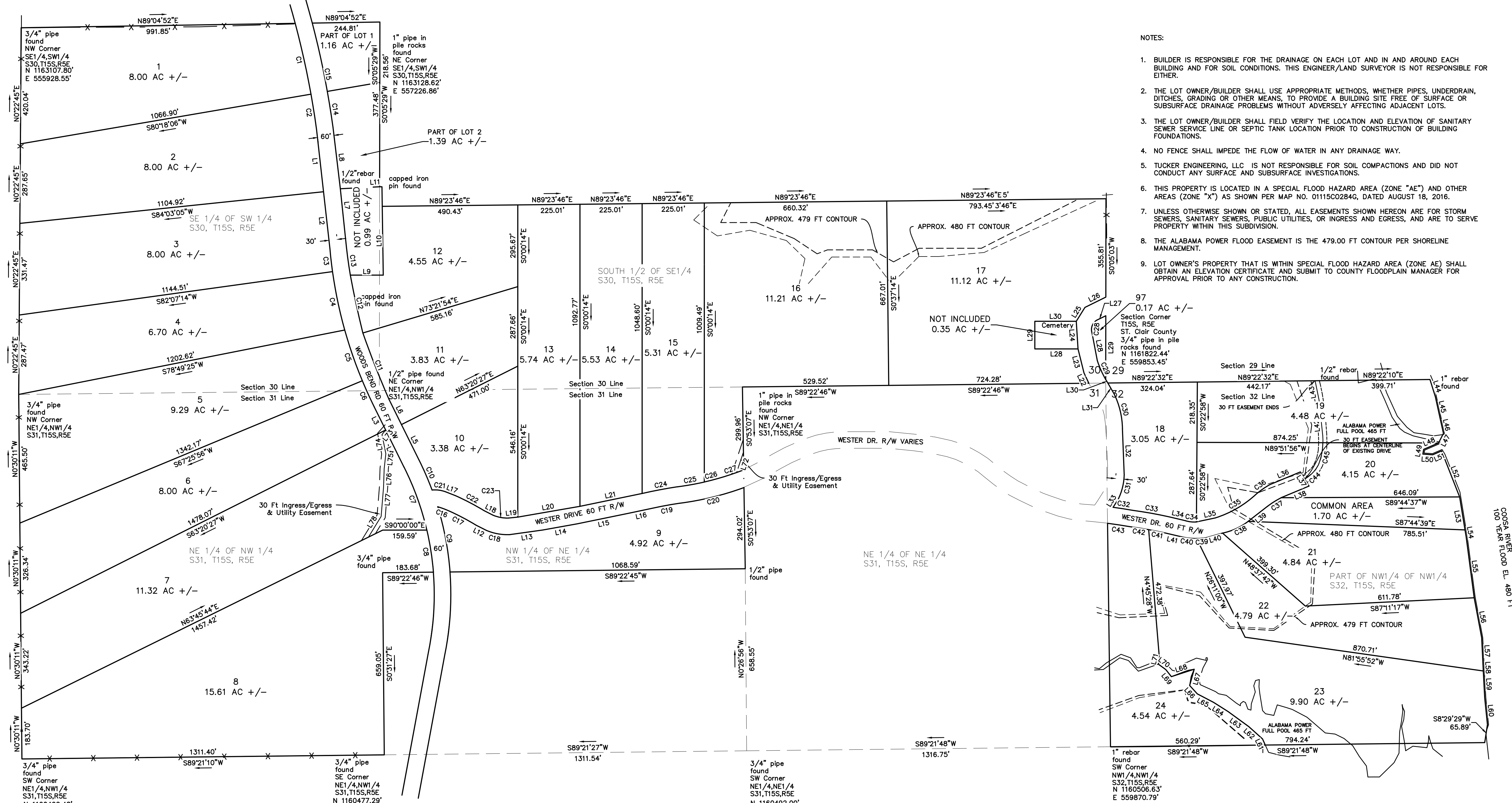
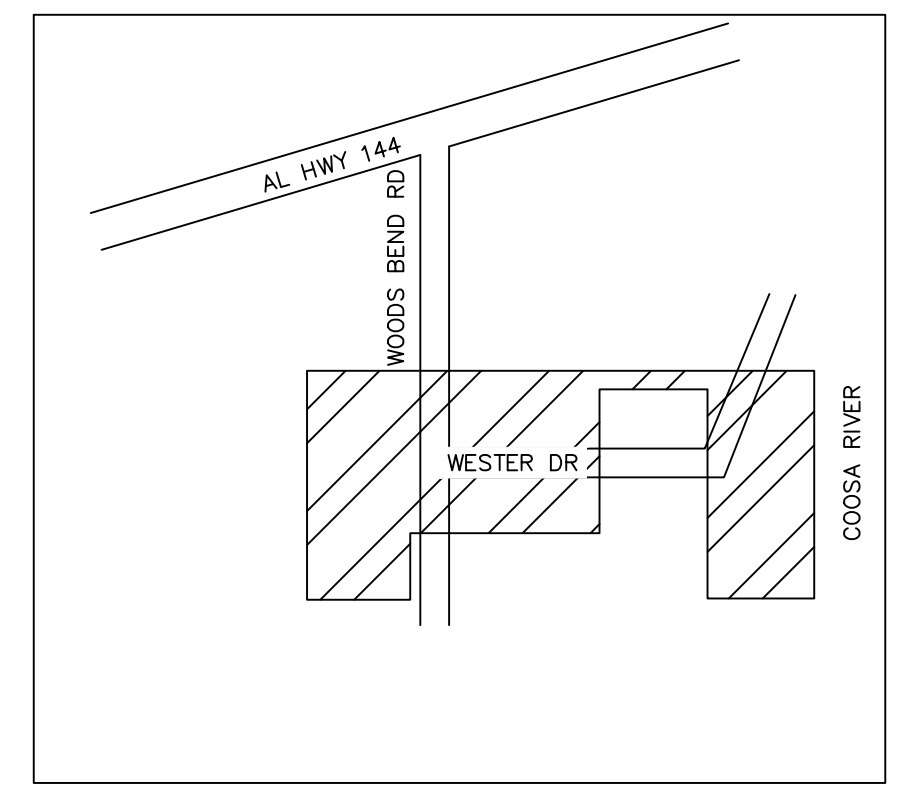


WOODS BEND SHORES

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



- NOTES:
- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
 - 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.
 - 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 FOUNDATIONS.
 - NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
 - TUCKER ENGINEERING, LLC IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
 - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "AE") AND OTHER AREAS (ZONE "X") AS SHOWN PER MAP NO. 01115002846, DATED AUGUST 18, 2016.
 - UNLESS OTHERWISE SHOWN OR STATED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY WITHIN THIS SUBDIVISION.
 - THE ALABAMA POWER FLOOD EASEMENT IS THE 479.00 FT CONTOUR PER SHORELINE MANAGEMENT.
 - LOT OWNER'S PROPERTY THAT IS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE AE) SHALL OBTAIN AN ELEVATION CERTIFICATE AND SUBMIT TO COUNTY FLOODPLAIN MANAGER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.



VICINITY MAP N.T.S.
RAGLAND, AL

- SPECIAL NOTES:
- SIDE SETBACK SHALL COMPLY WITH CURRENT BUILDING AND FIRE CODES PROVIDED THERE SHALL BE A 10 FT SEPARATION BETWEEN THE DWELLINGS.
 - SURVEY PLAT NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE RIGHTS OF WAY, EASEMENTS, AND OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

State of Alabama
County of St. Clair:

Surveyor's Certificate

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".

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.

Donald Henry Tucker Jr. _____ Date _____

Owner's Certificate

I, Justin Piche, Managing Member 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 plotted 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

State of Alabama
County of St. Clair:

I, _____, notary public in and for said county, in said state, hereby certify that Justin Piche, Managing Member of Woods Bend Rd, LLC, owner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

Given under my hand and official seal this is the ____ day of _____, 2023.

Notary Public

St. Clair County Health Department

"The Health Department signature is for the recording purposes and signifies that the Department is aware of this development and sees no obvious impediments to the planned central sewer systems serving the lots as it was presented."

I hereby approve the within plat for the recordings of the same in the probate office, of St. Clair County, Alabama, this the ____ day of _____, 2023.

Public Health Environmentalist

St. Clair County Engineer:

The undersigned, as county engineer of the county of St. Clair, Alabama, hereby acknowledge the within plat for the recording of same in the probate office of St. Clair County, Alabama, this the ____ day of _____, 2023.

County Engineer
County of St. Clair

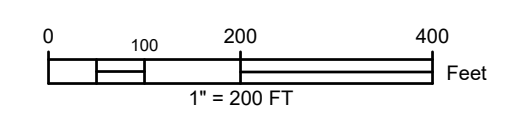
St. Clair County E-911 Business Office

This property has been addressed and road names approved.

E-911 Business Office _____ Date _____

LEGEND

	TREE		LINE NOT TO SCALE
	NAIL		FENCE LINE
	CALCULATED POINT, NO PIN SET OR FOUND		CENTER LINE
	CONCRETE MONUMENT		POWER POLE
	CONCRETE MONUMENT WITH DISC		OVERHEAD ELECTRIC LINE
	EXISTING IRON PIN		WATER LINE
	FORTY CORNER		GAS LINE
	RAILROAD SPIKE		SEWER LINE
	CAPPED 1/2" REBAR #21862		FLOW LINE
	RAILROAD TRACKS		RECORD BEARING, DIST.



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