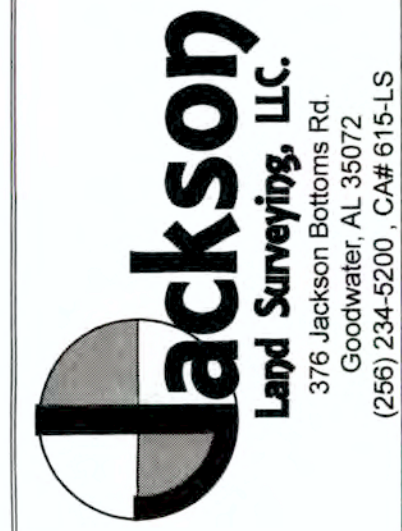
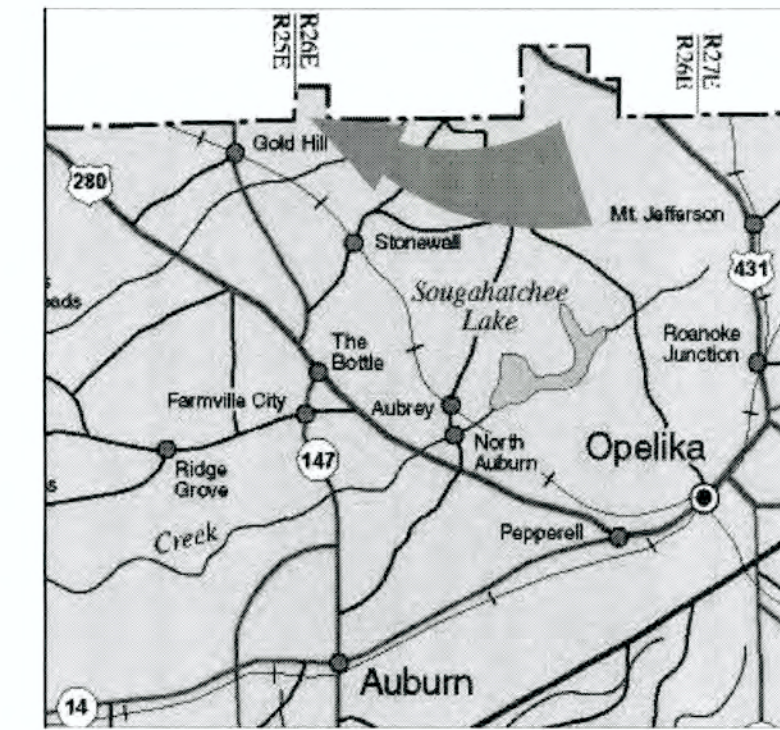


VICINITY MAP



47 365
Recorded in the Above
PLAT Book & Page
06-29-2022 1219147 PH
Bill English - Probate Judge
Lee County, AL
Book/Pat: 47/36
Term/Casher: CHP30202 / CO
Tran: 2706, 406814, 536953
Recorded: 06-29-2022 12:22:17
PLAT # 47
REC Recordings Fee 20.00
Total Fees: \$ 22.00

NOTES:

Gross Acreage: 55.20 Acres
Total Number of Lots: 7
Largest Lot: 12.93 Acres
Smallest Lot: 5.52 Acres

The purpose of this survey is to divide the subject property into 7 lots as shown.

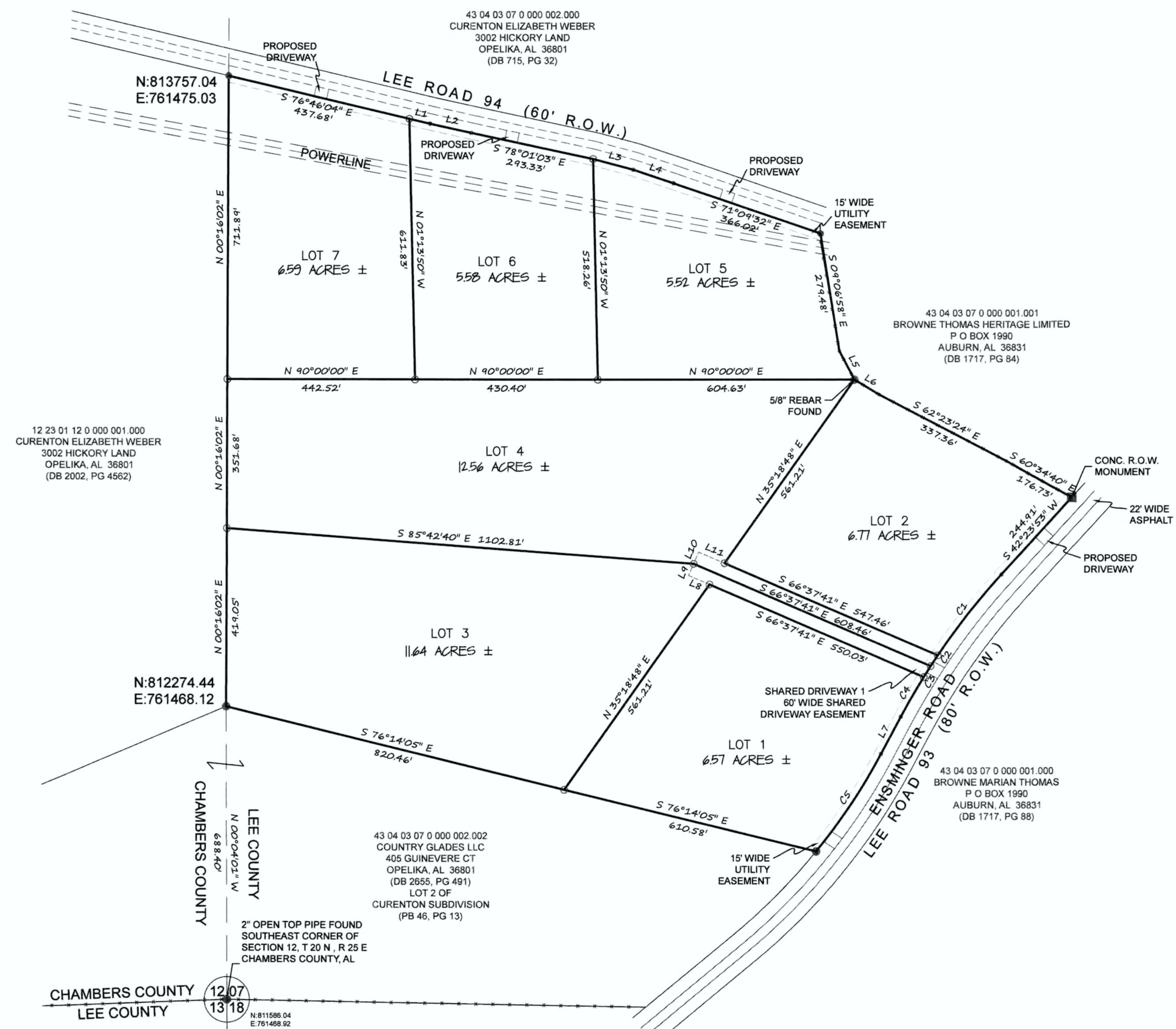
No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No canopy trees shall be planted within ten (10) feet of utilities.

By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees from and against all liability and loss which may be sustained as a result of claims, demands, costs or judgments arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement.

- 1) THE SUBJECT PROPERTY, HEREIN REFERRED TO AS "THE PROPERTY", IS THE SAME PROPERTY DESIGNATED AS LOT 1 OF CURENTON SUBDIVISION AS RECORDED IN PLAT BOOK 2021, PAGE 4795, CHAMBERS COUNTY, ALABAMA; THE SAME PLAT IS RECORDED IN PLAT BOOK 46, PAGE 13, LEE COUNTY, ALABAMA.
- 2) THE PROPERTY HAS DIRECT ACCESS TO LEE ROAD 93 (ENSMINGER ROAD), A PAVED PUBLIC ROAD. THE PROPERTY ALSO HAS DIRECT ACCESS TO LEE ROAD 94, AN UNPAVED PUBLIC ROAD.
- 3) UTILITIES SHOWN ON THIS PLAT HAVE BEEN OBTAINED FROM VISIBLE SURFACE EVIDENCE. NO UNDERGROUND UTILITIES LOCATED.
- 4) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT, ON FLOOD INSURANCE RATE MAP #S 01017C0375C AND 01081C0055G, EFFECTIVE DATE 11/2/2011, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.
- 5) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS THAT MAY EXIST.
- 6) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS PLAT MAY NOT BE REVISED, REPRODUCED, OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF JACKSON LAND SURVEYING, LLC. NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LINE	BEARING	DISTANCE
L1	S 76°46'04" E	50.10'
L2	S 77°38'40" E	99.00'
L3	S 75°08'41" E	97.72'
L4	S 71°35'52" E	99.98'
L5	S 27°57'30" E	76.28'
L6	S 58°45'43" E	68.08'
L7	S 23°04'42" W	19.40'
L8	N 66°37'41" W	53.66'
L9	N 23°22'19" E	30.00'
L10	N 23°22'19" E	30.00'
L11	N 66°37'41" W	66.34'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1656.58'	S 38°11'48" W	242.74'
C2	1656.58'	S 33°28'05" W	30.47'
C3	1656.58'	S 32°24'57" W	30.38'
C4	1656.58'	S 30°01'35" W	107.77'
C5	1412.57'	S 33°45'35" W	275.59'



SPECIAL NOTICE 1
SHARED DRIVEWAY 1 - NOTICE FOR LOT 3 & LOT 4

Lot 3 and Lot 4 shall take access via Shared Driveway 1. Access taken from any other location will be a violation of the Lee County Access Management Policy. No building permit(s) will be issued for lots that violate this policy. These lots cannot be further subdivided unless the requirements of the Lee County Access Management policy are met.

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

The lots on this plat are subject to approval or deletion by the Lee County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System. The appropriateness of a lot for wastewater treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out here on.

[Signature]
Health Officer
6/17/22
Date

CERTIFICATE OF APPROVAL BY THE AUBURN CITY ENGINEER

[Signature]
Engineer
City of Auburn, Alabama
6/27/22
Date

CERTIFICATE OF APPROVAL BY THE AUBURN CITY PLANNING DIRECTOR

[Signature]
Planning Director
City of Auburn, Alabama
6/27/22
Date

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the City of Auburn Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this 28 day of June, 2022.

[Signature]
County Engineer
Lee County, Alabama

State of Alabama
County of Lee

I, John D. Meadows, a Licensed Professional Land Surveyor in the State of Alabama, for Jackson Land Surveying, LLC., state that this is a plat of an actual field survey of Lots 1 thru 7, inclusive of Weber Subdivision, more particularly described as follows:

Lot 1-A of Curenton Subdivision, Revision of Lot 1, as recorded in the Office of the Judge of Probate, Plat Book 46, Page 136, Lee County, Alabama.

I further state that this survey and plat meets the Current Standards of Practice as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-14-.05 (G) on May 7, 2002 to the best of my knowledge, information, and belief.

This the 18th day of May, 2022.

[Signature]
John D. Meadows (Alabama License # 29097)

DEDICATION

I, *[Signature]*, the owner of said lands surveyed by Jackson Land Surveying LLC, do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said Jackson Land Surveying LLC, and as stated in Code of Alabama 1975, 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

[Signature]
Property Owner

State of Alabama
County of Lee

I, *[Signature]*, Notary Public in and for said County, in said State, hereby certify that title was and is vested in said owners and join in 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 16th day of June, 2022.

[Signature]
NOTARY PUBLIC
My commission expires: 11/24/25



LEGEND OF SYMBOLS	LEGEND OF ABBREVIATIONS
1/2" Capped Rebar Set (Jackson CA# 615)	BM BENCH MARK
1/2" Capped Rebar Found (Jackson CA# 615)	CH CHORD
Concrete Monument Found	CL CENTERLINE
Calculated Point	PLAT BOOK
Power Pole	PB DEED BOOK
Water Meter	ELEV ELEVATION
Phone Box	ARC LENGTH
Man Hole	MONUMENT
Fire Hydrant	COR CONCRETE CORNER
Overhead Utility	P.O.B. POINT OF BEGINNING
Fence	P.O.C. POINT OF COMMENCEMENT
Line Not to Scale	PAGE
Property Boundary	R RADIUS
	ROW RIGHT-OF-WAY
	RNG RANGE
	STA STATION
	TWN TOWNSHIP



PROJECT #	22-S-100
SURVEY DATE:	5/11/2022
DRAWN DATE:	5/11/2022
REVISED:	5/18/2022
DRAWN BY:	JDM
SCALE:	1"= 200'
BEARING BASIS:	RTK-GPS
BOUNDARY TYPE:	BOUNDARY

Northfield Estates
 Section 12, T20N, R25E, Lee Co., Alabama