

Planning Commission Meeting Agenda

281 James D. Nabors Drive Public Works Meeting Room Thursday, November 9, 2023 --- Meeting at 4:00 p.m.

Call to Order:

Approval of Minutes: October 10, 2023

Approval of Agenda: November 9, 2023

Public Hearing: None

Unfinished Business: None

New Business:

- 1) Appeal Case: 2023-16 Minors Cove Plat 1A Final Plat
- 2) Appeal Case: 2023-17 Minors Cove Plat 3 Final Plat
- 3) Appeal Case: 2023-18 Minor's Cove Plat 1, 1A, 3 Bond
- 4) Presentation by Subcommittee

Special Reports:

Reports from Council: Chris Brown

Reports from City of Alexander City: Amanda Thomas

Comments:

Adjournment:



Planning Commission Meeting

281 James D. Nabors Drive Public Works Meeting Room

The Planning Commission regular scheduled meeting for Tuesday, November 14, 2023 has been rescheduled for Thursday, November 9, 2023 at 4:00pm at the Municipal Complex in the Public Works Meeting Room.

LARRY E. SPEAKS & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS

AIRPORTS BRIDGE DESIGN CONSTRUCTION MANAGEMENT ENVIRONMENTAL PERMITS HIGHWAY DESIGN LAND DEVELOPMENT PLANNING & DESIGN LAND USE STUDIES MUNICIPAL WORKS PARKS & RECREATION FACILITIES 535 Herron Street Montgomery, Alabama 36104 Telephone: 334.262.1091 Facsimile: 334.262.2211

SEWAGE COLLECTION, TREATMENT & DISPOSAL SOLIO WASTE LANDFILLS STORM DRAINAGE STUDIES & DESIGN SUBDIVISIONS SURVEYING: LAND SURVEYS CONSTRUCTION SURVEYS TOPOGRAPHIC MAPS WATER SUPPLY, TREATMENT & DISTRIBUTION

Via email: <u>amanda.thomas@alexandercityal.gov</u>

November 8, 2023

City of Alexander City P.O. Box 552 Alexander City, Alabama 35011-0552

ATTN: Ms. Amanda Thomas

RE: Miner's Cove Plat No. 1A & 3 Final Plat Approval – Revised Performance Bond Alexander City, Tallapoosa County, Alabama

Dear Ms. Thomas:

We have discussed the proposed performance bond for the Miner's Cove development with the City Engineer's office. Based on a revised estimate from the paving contractor, we propose to revise the proposed performance bond.

The contractor proposes to combine the final wearing surface paving for Plats 1, 1A, 2 & 3 into one performance bond/security for the final wearing surface construction. The current performance bond for Plat 1 will be released. The contractor also proposes to provide a supplemental bond for the two (2) storm pipes receiving a liner. (See attached bond security calculations, paving contractor estimate and pipe liner estimate).

Should you need any questions, please let us know.

Yours very truly,

Steven E. Speaks, PE, PLS

Enclosures cc: Mr. Chris Newell, Mr. Pat Mathews Mr. Drew Meecham, PE, Ms. Caroline Brown Ms. Allison Bishop File

Miner's Cove Plats No.1, No. 1A, 2, & No. 3

Proposed Performance Bond/Construction Security

Bituminous Asphalt Pavement

Wearing Surface (Plat 1, 1A, 2, & 3) -

Includes Asphalt Wearing Surface Layer (150 #/SY) and Tack Coat

14,667 SY x \$9.45/SY =	\$ 138,603
20 % Contingency for Base repairs	<u>\$ 27,721</u>
Total with Contingency	\$ 166,324
120% of work to be completed.	\$ 33,265
Proposed Performance Bond amount	<u>\$ 199,589</u>

<u>Proposed Supplemental Bond/Construction Security –</u> <u>Storm Pipe Lining</u>

The contractor proposes to provide a supplemental bond/construction security for the two-storm drainpipe receiving a CIPP Liner performed by Suncoast Infrastructure, Inc. The two storm drainpipes known as Site 1 (36" RCP) and Site 5 (24" RCP) and referenced in the attached proposal from Suncoast.

The contractor proposes to provide a supplemental bond/construction security for the storm pipelining of \$ 250,000 with a length of 5 years. The supplemental bond will be for the two-storm drainpipe only and can be extended at the end of 5 years if warranted, following inspection by the city engineer and contractor.

2-Nov-23

Gary Ingram Grading & Paving

1767 Griffin Shoals Road Dadeville, AL 36853

QTY

14,667 SY

UNIT

UNIT PRICE

\$9.45

Phone: 256-825-6878

Fax: 256-825-5023

Project: Miner's Cove Wearing Surface Location: Alexander City, AL

EXTENSION

\$138,603.15

DESCRIPTION

and Tack Coat

Asphalt Wearing Surface (150 #/SY) *Includes Asphalt Wearing Surface Layer (150 #/SY)

TOTAL

\$138,603.15

PROPOSAL

SUNCOAST INFRASTRUCTURE, INC.

P. O. Box 397 Florence, MS 39073 601-420-9682 FAX: 601-420-9300

Date: September 13, 2023

To: Newell Roadbuilders

Re: Alexander City, AL **CIPP of Storm Drains**

We propose to furnish the work items shown on the attached SCHEDULE OF PAY ITEMS in accordance with standard industry practices;

SEE ATTACHED SCHEDULE OF PAY ITEMS

This proposal includes:

- 1. All labor, equipment, and materials required to perform work listed above in accordance with STANDARD INDUSTRY PRACTICES.
- 2. The pricing on the attached Schedule of Pay Items EXCLUDES tax and bond. (Add 2% if bond is required.) The quantities shown are estimates only. Payment shall be made for the actual work performed at the specified unit prices. These stated prices are in effect for SIXTY (60) days from the date of the proposal,
 3. Träffic control (limited to cones and signs),
 4. Certificate of insurance with coverage stated in the attached TERMS AND CONDITIONS,
 This proposal is based on the following being provided to Sunceast Infrastructure at no charge:
 1. Supply water for the equipment required to clean and line pipes.

- - Site for disposal of any debris and/or fluids removed from the pipes and all permits and fees 2. required.
 - Access for all equipment, under its own power, to all manholes or other structures 3. (Including uncovering of buried manholes and clearing as required).

 - Bypass of existing flow if in excess of the capacity of a 4" pump, if required.
 Any and all costs that are associated with working near a railroad, such as but not limited to; Insurance, flagmen, fees, permits, etc.
 - Any emergency digging that is required to retrieve Suncoast's equipment, 6.
 - Any and all permits required to perform Suncoast's portion of the work 7.

THE ATTACHED UNIT PRICES ARE ONLY VALID IF SUNCOAST INFRASTRUCTURE, INC. IS GIVEN AN ORDER TO PERFORM ALL OF THE WORK SHOWN ON THE PROPOSAL.

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS AND SIGNING BELOW IS ACCEPTANCE OF THE TERMS AND CONDITIONS.

If any terms and/or conditions different from those in this Proposal are regulted, then the pricing provided in this Proposal will not be available unless and until terms and/or conditions acceptable to Suncoast can be agreed upon.

Respectfully submitted,

Wes Windham

Wes Windham Project Manager

ACCEPTED By Signed Title: Date:

Page: 1 of 4

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SUNCOAST INFRASTRUCTURE, INC. P. O. Box 397 Florence, MS 39073 601-420-9682 FAX: 601-420-9300

TERMS AND CONDITIONS

- SUNCOAST'S STATUS: SUNCOAST is an independent contractor under contract to the CUSTOMER and shall only be responsible for performing under the PROPOSAL and SUNCOAST shall not be responsible CUSTOMER for any acts or omissions of CUSTOMER, or CUSTOMER's contractor, subcontractors, consultants or subconsultants or any of their agents or employees,
- ADMINISTRATION: CUSTOMER, or an architect or engineer, if any, shall be the general administrator and coordinator of services for the PROJECT and shall facilitate the exchange of information among all SUNCOAST's and consultants on the PROJECT as necessary for the coordination of their services.
- CLIENT'S RESPONSIBILITIES: CUSTOMER shall provide to SUNCOAST all information reasonably pertinent to performing under the PROPOSAL, CUSTOMER shall consult with SUNCOAST before issuing interpretations or clarifications of SUNCOAST's work or acting on submittals or change orders affecting the goods and/or services provided under the PROPOSAL. CUSTOMER shall promptly notify SUNCOAST when CUSTOMER learns of any development that affects the scope or timing of the goods and/or services provided under the PROPOSAL. CUSTOMER will immediately notify SUNCOAST in writing of any failure by SUNCOAST to meet any of the terms and conditions of the PROPOSAL.
- LATENT CONDITIONS: If problems, latent conditions, or work outside the scope of work as quoted are identified, it is the responsibility of the CUSTOMER to correct the problem(s) for work to proceed and for the warranty to be valid.
- 5. CHANGE ORDERS: CUSTOMER may request SUNCOAST to make changes in the work of the quote or estimate provided by SUNCOAST consisting of additions, deletions, or other revisions. In the event of a change order, the amount of the quote or estimate shall be adjusted according to SUNCOAST's customary rate.
- WARRANTY: As to any goods provided or work done, SUNCOAST warrants that the goods provided or work under the PROPOSAL will meet the specifications in the scope of work for a period of one (1) year after substantial completion.
- 7. PAYMENT: SUNCOAST shall perform the work set forth in PROPOSAL provided to CUSTOMER in exchange for payment by CUSTOMER of the amount set forth in SUNCOAST's PROPOSAL, SUNCOAST shall aubmit monthly statements and supporting documents to CUSTOMER of the work performed during the period for which payment is being requested, and SUNCOAST shall receive payment of the full amount, within 10 days after each submission of each monthly statement. CUSTOMER will pay an additional charge of 1,5% per month for each month any amount is delinquent. Unless the attached PROPOSAL provides otherwise, SUNCOAST shall not be responsible for securing and/or paying for any construction testing, bonds, and/or permits.
- 8. INDEMNIFICATION: SUNCOAST shall indemnify the CUSTOMER against claims for bodily injury or damage to tangible property, for which CUSTOMER becomes liable, which are proximately caused by the negligent acts or omissions of SUNCOAST or SUNCOAST's subcontractors. Likewise, CUSTOMER shall indemnify SUNCOAST to the same extent as SUNCOAST agrees to indemnify CUSTOMER as set forth herein. This indemnity obligation shall survive performance of the services hereunder.

Page: 2 of 4

PROPOSAL

SUNCOAST INFRASTRUCTURE, INC. P. O. Box 397 Florence, MS 39073 601-420-9662 FAX: 601-420-9300

- 9. INSURANCE: CUSTOMER and SUNCOAST shall maintein workmen's compensation coverage of a form and in an amount as required by state law; comprehensive general liability with maximum limits \$1,000,000/\$2,000,000; automotive liability with maximum limits of \$500,000/\$1,000,000. Either party shall notify the other party of any change in coverage no later than 10 calendar days after becoming aware of such change. If coverage is withdrawn or the replacement policy will not afford the same protection and/or will require a significant increased premium when compared to prior coverage, both partles shall confer as to alternatives available, if any, and shall bargain in good faith in an attempt to achieve conditions acceptable to both. CUSTOMER and SUNCOAST shall exchange certificates or other evidence from insurance carriers of the required insurance coverages. Railroad Protective Insurance is not included. If required, it will be billed at cost plus 10%.
- 10. TERMINATION: This PROPOSAL may be terminated for default by either party upon five (5) days written notice, upon the other party's breach of any material contractual obligation hereunder. CUSTOMER shall be considered to have materially breached its obligations hereunder and to be in default, if CUSTOMER fails to pay SUNCOAST within ten (10) days of the due date for any payment. CUSTOMER may at its convenience, upon ten (10) days prior written notice to SUNCOAST, without cause or fault of either SUNCOAST or CUSTOMER, terminate the PROPOSAL in whole or in part if CUSTOMER in its sole discretion, determines it to be in CUSTOMER's best interest, in case of such termination for CUSTOMER's convenience, SUNCOAST shall be enlitted to receive payment for all work executed, and all costs reasonably incurred by reason of such termination including, but not limited to, all shut down, demobilization and restocking costs and the costs of all goods that have been ordered that cannot be returned.
- 11. HAZARDOUS MATERIALS: SUNCOAST has no responsibility to locate, identify, evaluate, treat or otherwise consider or deal with hazardous materials. CUSTOMER is solely responsible for notifying all appropriate federal, state, municipal or other governmental agencies, including the potentially affected public, of the existence of any hazardous materials located on or in the project site, or located during the performance of the PROPOSAL.
- 12. ATTORNEY'S FEES: Should Illigation be required to enforce the PROPOSAL, all reasonable litigation expenses, collection expenses, witness fees, court costs and attorney's fees shall be paid by the non-prevailing party to the prevailing party.
- 13. SEPARATE PROVISIONS: If any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding. Paragraph headings are for convenience of reference only and shall not modify, define, limit or expand the parties as expressed in this Agreement.
- 14. EXTENT OF AGREEMENT: The PROPOSAL and these TERMS AND CONDITIONS represent the entire agreement between the parties and may be amended only by a written instrument signed by both parties.
- 15. PUNITIVE DAMAGES: In no event will either the SUNCOAST or the CUSTOMER be liable to the other for any punitive damages as a result of any acts or omissions that arise from, or otherwise pertain to, the PROPOSAL.

PROPOSAL

SUNCOAST INFRASTRUCTURE, INC. P. O. Box 397 Florence, MS 39073 601-420-9682 FAX: 601-420-9300

SCHEDULE OF PAY ITEMS

No,	Description	Quantity	Units	Unit Price	
1	36" CIPP-Site 1	188	T LF T	\$440.00	Amount \$82,720.00
2	24" CIPP Site 5	156	LF	\$375.00	\$58,500,00
3	Mobilization	1	LS	\$8,635,00	\$8,635.00
					401000100

BASE TOTAL \$149,855,00

THE ABOVE QUANTITIES ARE ESTIMATES ONLY. PAYMENT SHALL BE MADE FOR THE ACTUAL WORK PERFORMED AT THE SPECIFIED UNIT PRICES.

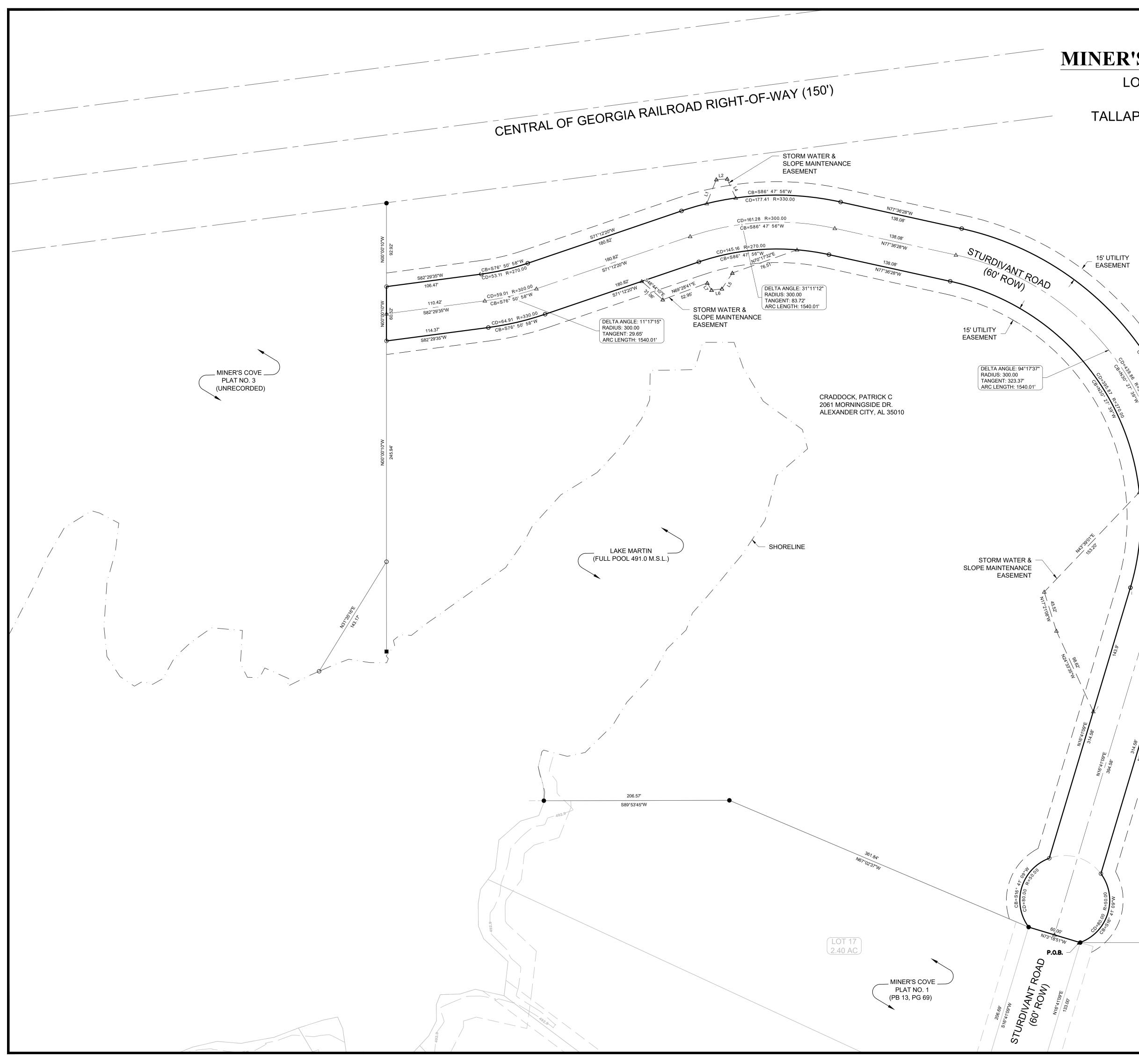
THE ABOVE PRICING IS IN EFFECT FOR 60 CALENDAR DAYS FROM THE DATE OF THIS PROPOSAL.

PRICING IS BASED OFF OF THE WORK BEING PERFORMED IN ONE MOBILIZATION. ANY ADDITIONAL MOBILIZATIONS AT THE DIRECTION OF THE CONTRACTOR WILL RESULT IN A CHARGE OF \$3500,00

THE ABOVE PRICING IS FOR REHABBING THE PIPES ONLY. THE PRICE DOES NOT INLUDE ANY FILLING OF SINKHOLES.

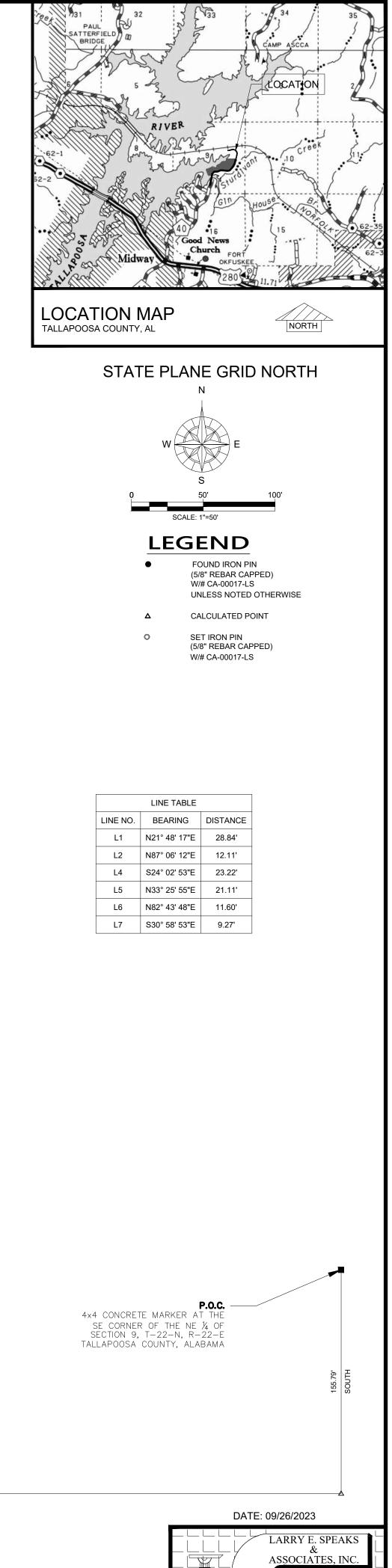
SUNCOAST IS NOT RESPONSIBLE FOR ANY SETTLING THAT TAKES PLACE OR HAS

THE PRICE ABOVE IS BASED UPON DRIVE UP ACCESS TO BOTH THE UPSTREAM AND DOWNSTREAM STRUCTURES BEING PROVIDED.



MINER'S COVE PLAT NO. 1A

LOCATED IN SECTION 9 T-22-N, R-22-E TALLAPOOSA COUNTY, ALABAMA



CRADDOCK, PATRICK C 2061 MORNINGSIDE DR. ALEXANDER CITY, AL 35010

STORM WATER &
 SLOPE MAINTENANCE
 EASEMENT

WEST 528.93'

SHEET 1 of 2

CONSULTING ENGINEERS

535 HERRON STREET MONTGOMERY, AL. 36104 TEL.-334/262-1091

STATE OF ALABAMA COUNTY OF TALLAPOOSA

I, Steven E. Speaks, a Registered Engineer and Land Surveyor of Tallapoosa County, Alabama, hereby certify that I have surveyed the property of River Cove II, L.L.C., an Alabama limited liability company, as owner of Miner's Cove Plat No. 1A, located in Tallapoosa County, Alabama, and being more particularly described as follows:

STATE OF ALABAMA COUNTY OF TALLAPOOSA

I, do hereby further certify that the map of Miner's Cove Plat No. 1A contained hereon, is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and its number, and showing the streets, alleys, and public grounds, and giving the bearings, length, width, and name of the streets. Said map further shows the relation to the land so platted to the government survey, and that permanent monuments have been properly placed at all points marked on said map.

WITNESS my hand this the _____ day of _____, 2023.

Steven E. Speaks, P.E., P.L.S. Alabama Registration No. 308977

DEDICATION:

I, James Patrick Mathews, whose name as Manager of River Cove II, LLC, an Alabama limited liability company, which is the Co-Manager of Miner's Cove LLC, an Alabama limited liability company, has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Miner's Cove Plat No. 1A, located in the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4, and the NE 1/4 of the SE 1/4 of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama.

MINER'S COVE, LLC an Alabama limited liability company

By: RIVER COVE II, L.L.C.

an Alabama limited liability company

Its: Co-Manager

James Patrick Mathews Its Manager

ACKNOWLEDGMENT:

STATE OF ALABAMA COUNTY OF TALLAPOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Patrick Mathews, whose name as Manager of River Cove II, LLC, an Alabama limited liability company, which is the Co-Manager of Miner's Cove LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this _____ day of _____, 2023.

Notary Public

DEDICATION:

I, Christopher Lee Newell, whose name as President of NRB Developers, Inc., an Alabama corporation, the Manager of NRB Properties, LLC, an Alabama limited liability company, which is the Co-Manager of Miner's Cove, LLC, an Alabama limited liability company, has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Miner's Cove Plat No. 1A, located in the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4, and the NE 1/4 of the SE 1/4 of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama.

NRB PROPERTIES, LLC an Alabama limited liability company

Its: Co-Manager

By: NRB DEVELOPERS, INC. An Alabama corporation

Christopher Lee Newell Its President

ACKNOWLEDGMENT:

STATE OF ALABAMA COUNTY OF TALLAPOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Lee Newell, whose name as President of NRB Developers, Inc., an Alabama corporation, the Manager of NRB Properties, LLC, an Alabama limited liability company, which is the Co-Manager of Miner's Cove, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this _____ day of _____, 2023.

Notary Public

CERTIFICATE OF APPROVAL BY THE WATER DEPARTMENT:

The undersigned, as authorized by the Water Department of the City of Alexander City, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama.

This the _____ day of _____, 2023.

Water Department City of Alexander City, Alabama

CERTIFICATE OF

The undersigned, hereby approved t County, Alabama.

This the _____ day

Gas Department City of Alexander (

CERTIFICATE OF The undersigned, a within plat for the re

This the _____ day

Alexander City Ligh

CERTIFICATE OF

The undersigned, a plat for the recordin

This the _____ day

Alabama Power Co

CERTIFICATE OF

The lots on this pla No representation i (OSS). The approp determined when a conditions which re reporting requirement of this plat as if set

The undersigned, a the within plat for t County, Alabama.

This the ____ day

Health Officer Tallapoosa County

CERTIFICATE OF

The undersigned, a hereby approves th of Tallapoosa Cour

This the _____ day

Chairman or Coord

CERTIFICATE OF

The undersigned, a concur on the design

This the _____ da

City Engineer City of Alexander (

CERTIFICATE OF

The undersigned,

hereby approved the County, Alabama.

This the _____ da

City Engineer City of Alexander (

APPROVAL BY T

I hereby certify that Subdivision Regula special conditions, been approved in tl

This the _____ da

Chairman, Plannin

Secretary

CERTIFICATE OF

The undersigned, a approved the withir Tallapoosa County

This the _____ da

County Engineer

APPROVAL BY THE GAS DEPARTMENT:	OFFICE OF THE JU					
as authorized by the Gas Department of the City of Alexander City, Alabama, he within plat for the recording of same in the Probate Office of Tallapoosa	STATE OF ALABAN TALLAPOOSA COU					NOTI 1.
y of, 2023.	I hereby certify that th	nis Plat or Map was file	ed in this Office	for record this		
y or, 2020.	day of		_, 2023, at	o'clock	M, and	2.
	recorded in Book	of Plats and Maps,	Page	Recording		£.
City, Alabama	paid.					
APPROVAL BY THE ALEXANDER CITY LIGHT DEPARTMENT:						3.
as authorized by the Alexander City Light Department, hereby approved the	Judge of Probate					
recording of same in the Probate Office of Tallapoosa County, Alabama.						
y of, 2023.						
ht Department						4.
						5.
APPROVAL BY THE ALABAMA POWER COMPANY:						
as authorized by the Alabama Power Company, hereby approved the within ng of same in the Probate Office of Tallapoosa County, Alabama.						
y of, 2023.						6.
ompany						
APPROVAL BY THE TALLAPOOSA COUNTY HEALTH DEPARTMENT:						
at are subject to approval or deletion by the Tallapoosa Health Department. is made that any lot on this plat will accommodate an Onsite Sewage System						7.
priateness of a lot for wastewater (sewage) treatment and disposal shall be an application is submitted. If permitted, the lot approval may contain certain						
estrict the use of the lot or obligate owners to special maintenance and ents, and these are on file with the said health department and are made a part						
t out here on.						8.
as authorized by the Tallapoosa County Health Department, hereby approves he recording of same in the Office of the Judge of Probate of Tallapoosa						
y of, 2023.						
y or, 2023.						0
						9.
/ Health Department						
APPROVAL BY THE TALLAPOOSA COUNTY E-911 BOARD:						
as authorized by the E-911 Board of Tallapoosa County, Alabama,						
he within plat for the recording of same in the Probate Office nty, Alabama.						
y of, 2023.						
dinator, 911 Board						
APPROVAL BY THE CITY ENGINEER FOR STORM DRAINAGE SYSTEM: as duly appointed City Engineer of the City of Alexander City, Alabama,						10.
gn of the storm drainage system as depicted on this plat.						
ay of, 2023.						4.4
						11.
City, Alabama						12.
						12.
APPROVAL BY THE CITY ENGINEER:						13.
as duly appointed City Engineer of the City of Alexander City, Alabama, he within plat for the recording of same in the Probate Office of Tallapoosa						
						14.
ay of, 2023.						15.
City, Alabama						16.
HE ALEXANDER CITY PLANNING COMMISSION:						
t this plat for River Cove II, L.L.C., has been found to comply with the						
ations for Alexander City, Alabama, with the exception of such variances and if any, as noted in the minutes of the Planning Commission, and that it has the Office of the Probate Judge of Tallapoosa County, Alabama.						
ay of, 2023.						
g Commission						
						17.
as the County Engineer of Tallapoosa County, Alabama, hereby n plat for the recording of same in the Probate Office of						18.
/, Alabama.						
ay of, 2023.						

ES:

WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING CONSTRUCTION OF ANY IMPROVEMENT ON SAID LOT.

ALL DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR LAND UPON WHICH IS LOCATED SUCH DRAINAGE EASEMENT. FAILURE TO MAINTAIN AREA AS CONSTRUCTED AND INTENDED, MAY RESULT IN UPSTREAM FLOODING AND COULD RESULT IN A CIVIL LIABILITY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP THE DESCRIBED PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AND THE AREA ABUTTING THE LAKE IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.), ACCORDING TO REVISED MAPS DATED JULY 18, 2011, MAP NO. 01123C0188C

NO LOTS ON THIS PLAT MAY BE FURTHER SUBDIVIDED.

SITE DATA:		
TOTAL TRACT ACREAGE:	2.17	ACRES
SMALLEST LOT SIZE:	N/A	
TOTAL NUMBER OF LOTS:	0	LOTS
LINEAR FOOTAGE OF STREETS	1,520	L.F.

ACCORDING TO A LETTER DATED MAY 6, 2009 FROM THE ALABAMA POWER COMPANY, THE HIGHEST RECORDED POOL ELEVATION MEASURED AT MARTIN DAM SINCE 1940 IS 491.90' M.S.L. THE TALLAPOOSA COUNTY FLOOD DAMAGE PREVENTION ORDINANCE REQUIRES THAT ALL STRUCTURES BE BUILT A MINIMUM 1.00' ABOVE THE HIGHEST RECORDED POOL ELEVATION (492.90' M.S.L.). THE APPROXIMATE LOCATION OF THE ABOVE DESCRIBED 492.90' M.S.L. LINE IS SHOWN ON THE PLAT FOR REFERENCE. LOT OWNERS MUST COMPLY WITH BUILDING SET BACK REQUIREMENTS CONTAINED IN THE CHARTER OR DESIGN GUIDELINES.

IT IS A REQUIREMENT OF THIS PLAT THAT THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ROADWAY ADJACENT TO THE OWNER'S LOT WHICH IS CAUSED BY CONTRACTORS WORKING ON THE OWNER'S LOT.

IN THE EVENT TWO OR MORE ADJACENT LOTS ARE PURCHASED BY THE SAME PERSON AND CONSTRUCTION CROSSES OVER A LOT LINE, THE UTILITY EASEMENT ON SAID LOT LINE SHALL BE VACATED, PROVIDED THE OWNER OF THE LOTS MAKES ARRANGEMENTS WITH THE OWNER OF ANY UTILITIES IN PLACE TO REMOVE AND/OR RELOCATE SAID UTILITIES. IN ADDITION, THE LOT OWNER IS REQUIRED TO FOLLOW THE CITY ADMINISTRATIVE PLAT PROCEDURE TO CONSOLIDATE LOTS.

MINER'S COVE LLC, ITS SUCCESSORS, ASSIGNS, AND ITS DESIGNEES, AT&T TELECOMMUNICATIONS COMPANY AND ALL OTHER UTILITIES. INCLUDING CABLE PROVIDERS, SHALL, WITH THE PRIOR WRITTEN CONSENT OF RIVER COVE II, L.L.C., ITS SUCCESSORS, ASSIGNS, AND ITS DESIGNEES, BE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN THEIR FACILITIES INCLUDING ALL CONDUITS, CABLES, TRANSCLOSURES, PIPE AND OTHER APPLIANCES USEFUL OR NECESSARY IN CONNECTION THEREWITH, WITHIN A TEN (10) FOOT EASEMENT ALONG THAT PORTION OF EACH LOT ABUTTING ROADWAY, OR AS DESCRIBED ON THE PLAT, AND ANY OTHER UTILITY EASEMENT SHOWN, TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITIES AND THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVA THEREOF, AND ALSO, THE RIGHT TO CUT AND KEEP CLEAN ALL TREES, UNDERBRUSH, SHRUBBERY, ROOTS AND OTHER GROWTH AND TO KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES.

BEARINGS AND DISTANCES SHOWN AROUND THE WATER ARE INTENDED TO REPRESENT THE 491' (M.S.L.) CONTOUR OF LAKE MARTIN. THESE BEARINGS AND DISTANCES ARE FOR DETERMINING ACREAGE OF LOTS. IT IS INTENDED THAT ALL LOTS EXTEND TO THE 491' (M.S.L.) CONTOUR AND NOT EXACTLY TO THE POINTS SHOWN BY THE BEARINGS AND DISTANCES.

THERE IS HEREBY GRANTED A 5' MINIMUM BLANKET UTILITY EASEMENT FOR ALL UTILITIES IN THIS SUBDIVISION ALONG EACH SIDE LOT LINE FOR A TOTAL OF 10', UNLESS NOTED OTHERWISE ON THE PLAT.

ALL PARKS, EXPANSION AREAS, COMMON AREAS AND COMMON LAKE ACCESS POINTS IF ANY WILL NOT BE MAINTAINED BY THE COUNTY OR CITY OF ALEXANDER CITY.

DRIVEWAY DRAIN PIPES FOR ALL LOTS WHICH REQUIRE A PIPE, SHALL BE A MINIMUM 15" CLASS III REINFORCED CONCRETE PIPE.

THE LOT OWNER IS RESPONSIBLE FOR THE DRIVEWAY PIPE AS DICTATED BY HYDROLOGY.

IT IS A REQUIREMENT OF THIS PLAT THAT ANY RIGHT-OF-WAY MAINTENANCE IS THE RESPONSIBILITY OF MINER'S COVE LLC, ITS SUCCESSORS AND OR ASSIGNS.

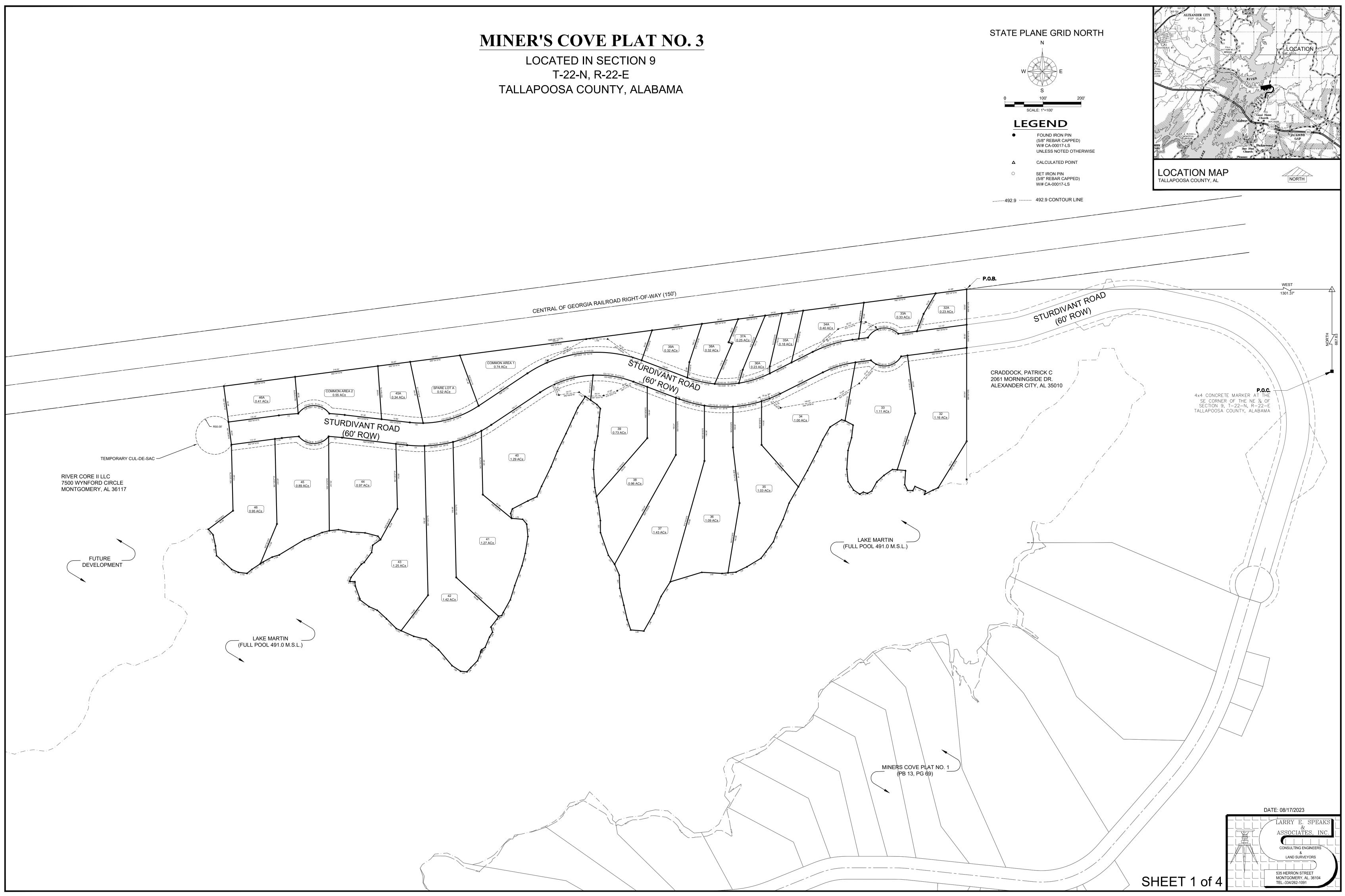
ALABAMA POWER COMPANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATED AND MAINTAIN IT'S FACILITIES, INCLUDING ALL CONDUITS, CABLES, TRANSCLOSURES AND OTHER APPLIANCES USEFUL OR NECESSARY IN CONNECTION THEREWITH, WITHIN A TEN (10) FOOT EASEMENT ALONG THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET, AND ANY OTHER UTILITY EASEMENT SHOWN, FOR THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER. TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITIES AND THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL THEREOF; AND ALSO, THE RIGHT TO CUT AND KEEP CLEAR ALL TREES, UNDERBRUSH, SHRUBBERY, ROOTS AND OTHER GROWTH, AND TO KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES. ALSO INCLUDED IN THE RIGHTS GRANTED HEREIN IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID 10-FOOT WIDE EASEMENT TO THE DWELLINGS OR BUILDINGS CONSTRUCTED ON THE LOTS WITHIN THIS PLAT.

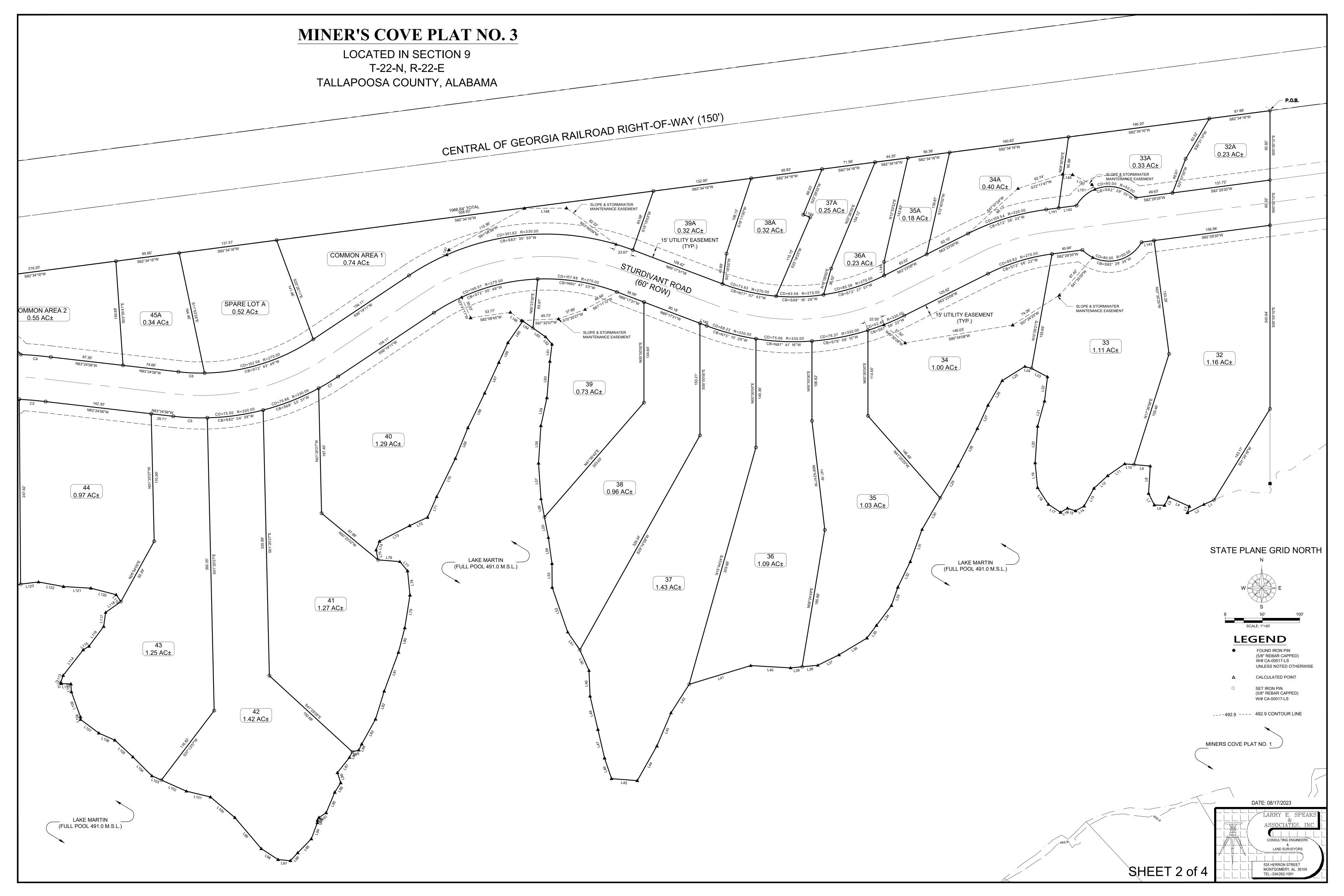
THE MINER'S COVE OWNERS ASSOCIATION, INC. WILL BE RESPONSIBLE FOR THE 811 LINE LOCATES FOR THE INDIVIDUAL ON-SITE SEWER FORCE MAIN LINES.

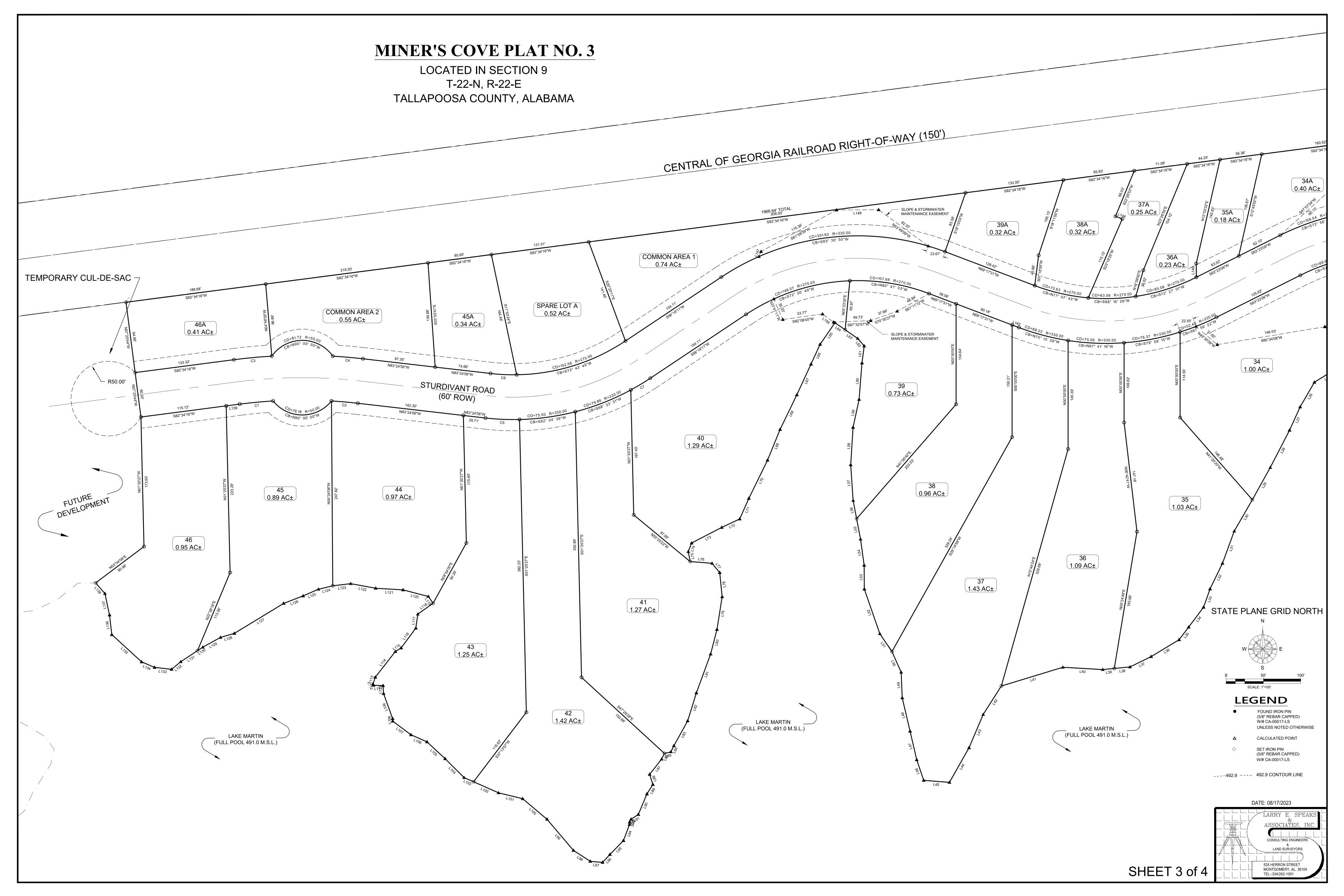
THE INDIVIDUAL ON-SITE SANITARY SEWER SYSTEMS AND FORCE MAINS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. NO PART OF THE INDIVIDUAL SANITARY SEWER SYSTEMS ARE THE RESPONSIBILITY OF THE CITY OF ALEXANDER CITY.

DATE: 09/26/2023

SHEET 2 of 2







STATE OF ALABAMA COUNTY OF TALLAPOOSA

I, Steven E. Speaks, a Registered Engineer and Land Surveyor of Tallapoosa County, Alabama, hereby certify that I have surveyed the property of River Cove II, L.L.C., an Alabama limited liability company, as owner of Miner's Cove Plat No. 3, located in Tallapoosa County, Alabama, and being more particularly described as follows:

STATE OF ALABAMA **COUNTY OF TALLAPOOSA**

Commence at a found 4" x 4" concrete marker known as the Southeast Corner of the NE 1/4 of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama; thence North 667.63' to a point; thence West 1,301.37' to a found iron pin located on the South Right-of-Way (150') of Central of Georgia Railroad and the POINT OF BEGINNING for the herein described parcel of land; thence leaving said South Right-of-Way (150') of Central of Georgia Railroad S 00°00'10" E 399.38' to a found iron pin; thence S 31°35'16" W 143.17' to a found iron pin located on the highwater line (491' m.s.l. contour) of Lake Martin; thence meandering along said highwater line (491' m.s.l. contour) of Lake Martin which generally follows the following one hundred and thirty-eight courses: (1) S 66°25'46" W 14.85'; (2) S 63°16'25" W 24.63'; (3) N 17°12'10" E 8.88'; (4) N 66°03'06" W 30.20'; (5) S 27°33'04" W 12.32'; (6) N 87°56'27" W 13.64'; (7) N 26°39'32" W 17.19'; (8) N 03°33'16" E 36.86'; (9) N 85°05'19" W 22.01'; (10) N 85°05'19" W 12.47'; (11) S 55°01'12" W 27.81'; (12) S 47°23'31" W 24.89'; (13) S 29°03'58" W 27.22': (14) S 60°53'06" W 13.17': (15) N 72°15'59" W 11.34': (16) S 59°48'35" W 10.80'; (17) N 56°21'01" W 19.29'; (18) N 32°55'57" W 26.77'; (19) N 05°37'20" W 33.32'; (20) N 03°49'00" E 49.18'; (21) N 15°21'43" E 34.90'; (22) N 07°02'14" E 32.74'; (23) N 62°15'53" W 24.11'; (24) N 73°47'39" W 9.33'; (25) S 58°01'27" W 35.72'; (26) S 30°03'51" W 38.12'; (27) S 24°32'00" W 34.26'; (28) S 27°16'09" W 56.31'; (29) S 29°07'36" W 49.24'; (30) S 29°54'57" W 48.60'; (31) S 20°05'24" W 45.88'; (32) S 25°55'54" W 38.19'; (33) S 19°30'46" W 25.94'; (34) S 36°48'46" W 33.26'; (35) S 37°11'19" W 21.29'; (36) S 58°55'44" W 43.72'; (37) S 63°56'23" W 31.53'; (38) S 84°29'32" W 21.09'; (39) S 84°29'32" W 15.52'; (40) N 86°42'45" W 53.50'; (41) S 73°04'29" W 86.13'; (42) S 32°31'06" W 45.30'; (43) S 22°57'42" W 48.32'; (44) S 29°34'51" W 53.30'; (45) N 85°31'31" W 34.59'; (46) N 18°40'26" W 29.13'; (47) N 13°06'53" W 39.29'; (48) N 13°11'01" W 45.88'; (49) N 02°24'52" W 34.25'; (50) N 23°58'05" W 30.24'; (51) N 34°14'54" W 28.94'; (52) N 19°06'33" W 63.30'; (53) N 00°29'35" W 31.96'; (54) N 07°55'53" W 35.28'; (55) N 10°46'17" W 27.84'; (56) N 10°46'17" W 24.90'; (57) N 03°58'48" W 47.75'; (58) N 03°38'49" E 50.35'; (59) N 12°09'31" E 38.27'; (60) N 04°33'49" E 48.98'; (61) N 07°17'56" E 23.02'; (62) N 40°58'03" W 13.25'; (63) N 55°17'39" W 20.39'; (64) N 55°17'39" W 16.63'; (65) S 34°28'37" W 35.18'; (66) S 24°39'02" W 29.13'; (67) S 24°48'23" W 45.32'; (68) S 25°52'04" W 51.48'; (69) S 22°09'33" W 44.35'; (70) S 26°02'18" W 57.02'; (71) S 24°00'10" W 30.25'; (72) S 64°59'49" W 26.53'; (73) S 62°30'59" W 45.42'; (74) S 21°24'21" W 12.37'; (75) S 10°42'37" E 13.51'; (76) S 85°20'29" E 29.40'; (77) S 39°52' 05" E 16.10'; (78) S 05°40'14" E 32.64'; (79) S 09°00'38" W 44.29'; (80) S 14°28'37" W 33.94'; (81) S 20°10'09" W 55.39'; (82) S 17°15'08" W 39.35'; (83) S 28°56'22" W 38.10'; (84) S 26°08'26" W 9.00'; (85) S 75°45'29" W 8.92'; (86) S 26°38'54" W 8.62'; (87) S 38°14'41" W 25.90'; (88) S 17°58'21" E 14.26'; (89) S 32°14'21" W 14.99'; (90) S 22°49'12" W 29.78'; (91) S 56°34'10" W 11.58'; (92) S 27°33'54" W 4.20'; (93) S 03°07'15" W 3.23'; (94) S 20°31'36" W 23.13'; (95) S 44°19'40" W 26.03'; (96) S 42°50'12" W 14.39'; (97) N 85°03'12" W 16.53'; (98) N 57°01'08" W 26.83'; (99) N 40°19'30" W 54.74'; (100) N 49°48'57" W 42.64'; (101) N 76°21'04" W 33.33'; (102) N 66°06'53" W 36.56'; (103) N 66°06'53" W 13.95'; (104) N 45°05'10" W 35.79'; (105) N 47°04'46" W 33.07'; (106) N 66°12'45" W 23.49': (107) N 53°14'49" W 30.51': (108) N 02°04'49" W 3.47': (109) N 19°55'35" W 35.71'; (110) N 03°35'22" W 10.56'; (111) N 87°34'15" W 12.84'; (112) N 22°50'24" W 1.78'; (113) N 18°58'20" E 9.68'; (114) N 38°02'02" E 43.58'; (115) N 57°46'00" E 9.16'; (116) N 36°36'29" E 32.99'; (117) N 07°58'00" E 18.98'; (118) N 54°46'51" E 25.00'; (119) N 34°28'34" W 11.20'; (120) N 75°24'54" W 34.99'; (121) N 86°40'50" W 36.68'; (122) N 79°34'04" W 34.02'; (123) S 83°09'48" W 24.19'; (124) S 76°33'24" W 19.71'; (125) S 66°30'04" W 22.42'; (126) S 68°58'27" W 27.97' (127) S 58°39'04" W 77.13'; (128) S 73°43'54" W 19.40'; (129) S 61°07'48" W 27.08'; (130) S 56°36'31" W 8.49'; (131) S 56°36'31" W 26.85'; (132) S 50°20'04" W 16.03'; (133) N 83°30'44" W 22.91'; (134) N 66°49'04" W 18.87'; (135) N 47°31'55" W 54.08'; (136) N 06°34'41" W 26.50'; (137) N 12°11'48" W 29.35'; (138) N 41°01'47" W 18.88' to a set iron pin; thence leaving said highwater line (491' m.s.l. contour) of Lake Martin N 53°04'09" E 80.96' to a set iron pin; thence N 01°20'27" W 173.60' to a set iron pin located on the South Right-of-Way (60') of Sturdivant Road; thence leaving said South Right-of-Way (60') of Sturdivant Road N 07°25'44" W 154.96' to a set iron pin located on the South Right-of-Way (150') of Central of Georgia Railroad; thence along said South Right-of-Way (150') of Central of Georgia Railroad N 82°34'16" E 1,966.64' to the point of beginning. Containing 24.28 acres, more or less, and lying in and being a part of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama.

I, do hereby further certify that the map of Miner's Cove Plat No. 3 contained hereon, is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and its number, and showing the streets, alleys, and public grounds, and giving the bearings, length, width, and name of the streets. Said map further shows the relation to the land so platted to the government survey, and that permanent monuments have been properly placed at all points marked on said map.

WITNESS my hand this the _____ day of _____, 2023.

Steven E. Speaks, P.E., P.L.S. Alabama Registration No. 308977

DEDICATION:

I, James Patrick Mathews, whose name as Manager of River Cove II, LLC, an Alabama limited liability company, which is the Co-Manager of Miner's Cove LLC, an Alabama limited liability company, has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Miner's Cove Plat No. 3, located in the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4, and the NE 1/4 of the SE 1/4 of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama.

MINER'S COVE, LLC an Alabama limited liability company

By: RIVER COVE II, L.L.C.

an Alabama limited liability company

Its: Co-Manager

James Patrick Mathews Its Manager

MINER'S COVE PLAT NO. 3

LOCATED IN SECTION 9 T-22-N, R-22-E TALLAPOOSA COUNTY, ALABAMA

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF TALLAPOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James Patrick Mathews, whose name as Manager of River Cove II, LLC, an Alabama liability company, which is the Co-Manager of Miner's Cove LLC, an Alabama limited lia company, is signed to the foregoing instrument and who is known to me, acknowledged me on this day that, being informed of the contents of the instrument, he, as such office full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this _____ day of _____, 2023

Notary Public

DEDICATION:

I, Christopher Lee Newell, whose name as President of NRB Developers, Inc., an Alaba corporation, the Manager of NRB Properties, LLC, an Alabama limited liability company is the Co-Manager of Miner's Cove, LLC, an Alabama limited liability company, has cau land embraced in the within plat to be surveyed, laid out and platted to be known as Mir Cove Plat No. 3. located in the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4, and the of the SE 1/4 of Section 9, T-22-N, R-22-E, Tallapoosa County, Alabama.

NRB PROPERTIES, LLC

an Alabama limited liability company

Its: Co-Manager

By: NRB DEVELOPERS, INC. An Alabama corporation

Christopher Lee Newell Its President

ACKNOWLEDGMENT

STATE OF ALABAMA **COUNTY OF TALLAPOOSA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Christopher Lee Newell, whose name as President of NRB Developers, Inc., an Alabar corporation, the Manager of NRB Properties, LLC, an Alabama limited liability company is the Co-Manager of Miner's Cove, LLC, an Alabama limited liability company, is signed foregoing instrument and who is known to me, acknowledged before me on this day that informed of the contents of the instrument, he, as such officer and with full authority, exe the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this _____ day of _____, 2023

Notary Public

CERTIFICATE OF APPROVAL BY THE WATER DEPARTMENT:

The undersigned, as authorized by the Water Department of the City of Alexander City, Alabama, hereby approved the within plat for the recording of same in the Probate Offic Tallapoosa County, Alabama,

This the _____ day of _____ , 2023.

Water Department City of Alexander City, Alabama

CERTIFICATE OF APPROVAL BY THE GAS DEPARTMENT:

The undersigned, as authorized by the Gas Department of the City of Alexander City, A hereby approved the within plat for the recording of same in the Probate Office of Tallag County, Alabama.

This the _____ day of _____, 2023.

Gas Department City of Alexander City, Alabama

CERTIFICATE OF APPROVAL BY THE ALEXANDER CITY LIGHT DEPARTMENT:

The undersigned, as authorized by the Alexander City Light Department, hereby approv within plat for the recording of same in the Probate Office of Tallapoosa County, Alaban

This the day of , 2023.

Alexander City Light Department

CERTIFICATE OF APPROVAL BY THE ALABAMA POWER COMPANY:

The undersigned, as authorized by the Alabama Power Company, hereby approved the plat for the recording of same in the Probate Office of Tallapoosa County, Alabama.

This the day of , 2023.

Alabama Power Company

	CERTIFICATE OF APPROVAL BY THE TALLAPOOSA COUNTY HEALTH DEPARTMENT:
ed ty sfore	The lots on this plat are subject to approval or deletion by the Tallapoosa Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) 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 par of this plat as if set out here on.
nd with	The undersigned, as authorized by the Tallapoosa County Health Department, hereby approves the within plat for the recording of same in the Office of the Judge of Probate of Tallapoosa County, Alabama.
	This the day of, 2023.
	Health Officer Tallapoosa County Health Department
a hich	CERTIFICATE OF APPROVAL BY THE TALLAPOOSA COUNTY E-911 BOARD:
d the s E 1/4	The undersigned, as authorized by the E-911 Board of Tallapoosa County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama.
	This the day of, 2023.
	Chairman or Coordinator, 911 Board
	CERTIFICATE OF APPROVAL BY THE CITY ENGINEER FOR STORM DRAINAGE SYSTEM:
	The undersigned, as duly appointed City Engineer of the City of Alexander City, Alabama, concur on the design of the storm drainage system as depicted on this plat.
	This the day of, 2023.
	City Engineer City of Alexander City, Alabama
	CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:
hich o the being	The undersigned, as duly appointed City Engineer of the City of Alexander City, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama.
Ited	This the day of, 2023.
	City Engineer City of Alexander City, Alabama
	APPROVAL BY THE ALEXANDER CITY PLANNING COMMISSION:
of	I hereby certify that this plat for River Cove II, L.L.C., has been found to comply with the Subdivision Regulations for Alexander City, Alabama, with the exception of such variances and special conditions, if any, as noted in the minutes of the Planning Commission, and that it has been approved in the Office of the Probate Judge of Tallapoosa County, Alabama.
,	This the day of, 2023.
	Chairman, Planning Commission
	Secretary
ama,	CERTIFICATE OF APPROVAL BY THE TALLAPOOSA COUNTY ENGINEER:
sa	The undersigned, as the County Engineer of Tallapoosa County, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama.
	This the day of, 2023.
	County Engineer
the	OFFICE OF THE JUDGE OF PROBATE:
	STATE OF ALABAMA TALLAPOOSA COUNTY
	I hereby certify that this Plat or Map was filed in this Office for record this
	day of, 2023, ato'clockM, and
	recorded in Book of Plats and Maps, Page Recording
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- WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING CONSTRUCTION OF ANY IMPROVEMENT ON SAID LOT.
- ALL DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR LAND UPON WHICH IS LOCATED SUCH DRAINAGE EASEMENT. FAILURE TO MAINTAIN AREA AS CONSTRUCTED AND INTENDED, MAY RESULT IN UPSTREAM FLOODING AND COULD RESULT IN A CIVIL LIABILITY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AC FLOOD INSURANCE RATE MAP THE DESCRIBED PROPERTY IS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNU FLOODPLAIN.) AND THE AREA ABUTTING THE LAKE IS LOCATE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETR ACCORDING TO REVISED MAPS DATED JULY 18, 2011, MAP NO. 01123C0188C

4. NO LOTS ON THIS PLAT MAY BE FURTHER SUBDIVIDED.

SITE DATA: TOTAL TRACT ACREAGE: 24.28 ACRES SMALLEST LOT SIZE: 0.73 ACRES TOTAL NUMBER OF LOTS: 15 LOTS LINEAR FOOTAGE OF STREETS 2,000 L.F. (EXISTING STREETS) LOTS 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 45A, 46A, AND A SPARE LOT "A" FOR ONSITE SEWAGE DISPOSAL.

- LOT 32A MUST BE CONVEYED WITH LOT 32 FOR ON-SITE SEWAGE DISPOSAL LOT 33A MUST BE CONVEYED WITH LOT 33 FOR ON-SITE SEWAGE DISPOSAL. LOT 34A MUST BE CONVEYED WITH LOT 34 FOR ON-SITE SEWAGE DISPOSAL LOT 35A MUST BE CONVEYED WITH LOT 35 FOR ON-SITE SEWAGE DISPOSAL LOT 36A MUST BE CONVEYED WITH LOT 36 FOR ON-SITE SEWAGE DISPOSAL LOT 37A MUST BE CONVEYED WITH LOT 37 FOR ON-SITE SEWAGE DISPOSAL. LOT 38A MUST BE CONVEYED WITH LOT 38 FOR ON-SITE SEWAGE DISPOSAL LOT 39A MUST BE CONVEYED WITH LOT 39 FOR ON-SITE SEWAGE DISPOSAL LOT 45A MUST BE CONVEYED WITH LOT 45 FOR ON-SITE SEWAGE DISPOSAL LOT 46A MUST BE CONVEYED WITH LOT 46 FOR ON-SITE SEWAGE DISPOSAL AND A SPARE LOT "A" FOR ON-SITE SEWAGE DISPOSAL.
- ACCORDING TO A LETTER DATED MAY 6, 2009 FROM THE ALABAMA POWER COMPANY, THE HIGHEST RECORDED POOL ELEVATION MEASURED AT MARTIN DAM SINCE 1940 IS 491.90' M.S.L. THE TALLAPOOSA COUNTY FLOOD DAMAGE PREVENTION ORDINANCE REQUIRES THAT ALL STRUCTURES BE BUILT A MINIMUM 1.00' ABOVE THE HIGHEST RECORDED POOL ELEVATION (492.90' M.S.L.). THE APPROXIMATE LOCATION OF THE ABOVE DESCRIBED 492.90' M.S.L. LINE IS SHOWN ON THE PLAT FOR REFERENCE. LOT OWNERS MUST COMPLY WITH BUILDING SET BACK REQUIREMENTS CONTAINED IN THE CHARTER OR DESIGN GUIDELINES.
- IT IS A REQUIREMENT OF THIS PLAT THAT THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ROADWAY ADJACENT TO THE OWNER'S LOT WHICH IS CAUSED BY CONTRACTORS WORKING ON THE OWNER'S LOT.
- IN THE EVENT TWO OR MORE ADJACENT LOTS ARE PURCHASED BY THE SAME PERSON AND CONSTRUCTION CROSSES OVER A LOT LINE, THE UTILITY EASEMENT ON SAID LOT LINE SHALL BE VACATED, PROVIDED THE OWNER OF THE LOTS MAKES ARRANGEMENTS WITH THE OWNER OF ANY UTILITIES IN PLACE TO REMOVE AND/OR RELOCATE SAID UTILITIES. IN ADDITION . THE LOT OWNER IS REQUIRED TO FOLLOW THE CITY ADMINISTRATIVE PLAT PROCEDURE TO CONSOLIDATE LOTS.
- 10. MINER'S COVE LLC, ITS SUCCESSORS, ASSIGNS, AND ITS DESIGNEES, AT&T TELECOMMUNICATIONS COMPANY AND ALL OTHER UTILITIES, INCLUDING CABLE PROVIDERS, SHALL, WITH THE PRIOR WRITTEN CONSENT OF RIVER COVE II, L.L.C., ITS SUCCESSORS, ASSIGNS, AND ITS DESIGNEES, BE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN THEIR FACILITIES INCLUDING ALL CONDUITS, CABLES TRANSCLOSURES, PIPE AND OTHER APPLIANCES USEFUL OR NECESSARY IN CONNECTION THEREWITH, WITHIN A TEN (10) FOOT EASEMENT ALONG THAT PORTION OF EACH LOT ABUTTING ROADWAY, OR AS DESCRIBED ON THE PLAT, AND ANY OTHER UTILITY EASEMENT SHOWN, TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITIES AND THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL THEREOF, AND ALSO, THE RIGHT TO CUT AND KEEP CLEAN ALL TREES, UNDERBRUSH, SHRUBBERY, ROOTS AND OTHER GROWTH AND TO KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES.
- 11. BEARINGS AND DISTANCES SHOWN AROUND THE WATER ARE INTENDED TO REPRESENT THE 491' (M.S.L.) CONTOUR OF LAKE MARTIN. THESE BEARINGS AND DISTANCES ARE FOR DETERMINING ACREAGE OF LOTS. IT IS INTENDED THAT ALL LOTS EXTEND TO THE 491' (M.S.L.) CONTOUR AND NOT EXACTLY TO THE POINTS SHOWN BY THE BEARINGS AND DISTANCES.
- 12. THERE IS HEREBY GRANTED A 5' MINIMUM BLANKET UTILITY EASEMENT FOR ALL UTILITIES IN THIS SUBDIVISION ALONG EACH SIDE LOT LINE FOR A TOTAL OF 10', UNLESS NOTED OTHERWISE ON THE PLAT.
- 13. ALL PARKS, EXPANSION AREAS, COMMON AREAS AND COMMON LAKE ACCESS POINTS IF ANY WILL NOT BE MAINTAINED BY THE COUNTY OR CITY OF ALEXANDER CITY.
- 14. DRIVEWAY DRAIN PIPES FOR ALL LOTS WHICH REQUIRE A PIPE, SHALL BE A MINIMUM 15" CLASS III REINFORCED CONCRETE PIPE.
- 15. THE LOT OWNER IS RESPONSIBLE FOR THE DRIVEWAY PIPE AS DICTATED BY HYDROLOGY.
- 16. IT IS A REQUIREMENT OF THIS PLAT THAT ANY RIGHT-OF-WAY MAINTENANCE IS THE RESPONSIBILITY OF MINER'S COVE LLC, ITS SUCCESSORS AND OR ASSIGNS.
- 17. ALABAMA POWER COMPANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATED AND MAINTAIN IT'S FACILITIES, INCLUDING ALL CONDUITS, CABLES, TRANSCLOSURES AND OTHER APPLIANCES USEFUL OR NECESSARY IN CONNECTION THEREWITH, WITHIN A TEN (10) FOOT EASEMENT ALONG THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET, AND ANY OTHER UTILITY EASEMENT SHOWN, FOR THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER. TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITIES AND THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL THEREOF; AND ALSO, THE RIGHT TO CUT AND KEEP CLEAR ALL TREES, UNDERBRUSH, SHRUBBERY, ROOTS AND OTHER GROWTH, AND TO KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES. ALSO INCLUDED IN THE RIGHTS GRANTED HEREIN IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID 10-FOOT WIDE EASEMENT TO THE DWELLINGS OR BUILDINGS CONSTRUCTED ON THE LOTS WITHIN THIS PLAT.
- 18. THE MINER'S COVE OWNERS ASSOCIATION, INC. WILL BE RESPONSIBLE FOR THE 811 LINE LOCATES FOR THE INDIVIDUAL ON-SITE SEWER FORCE MAIN LINES.
- 19. THE INDIVIDUAL ON-SITE SANITARY SEWER SYSTEMS AND FORCE MAINS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. NO PART OF THE INDIVIDUAL SANITARY SEWER SYSTEMS ARE THE RESPONSIBILITY OF THE CITY OF ALEXANDER CITY.

CURVE NO. CHORD BEARING CHORD DISTANCE RADIUS

GENCY
S LOCATED IN
JAL CHANCE
ED IN ZONE
BY THE 1%
ERMINED.),
01122001880

L2	S63° 16' 25"W	24.63'
L3	N17° 12' 10"E	8.88'
L4	N66° 03' 06"W	30.20'
L5	S27° 33' 04"W	12.32'
L6	N87° 56' 27"W	13.64'
L7	N26° 39' 32"W	17.19'
L8	N03° 33' 16"E	36.86'
L9	N85° 05' 19"W	22.01'
L10	N85° 05' 19"W	12.47'
L11	S55° 01' 12"W	27.81'
L12	S47° 23' 31"W	24.89'
L13	S29° 03' 58"W	27.22'
L14	S60° 53' 06"W	13.17'
L15	N72° 15' 59"W	11.34'
L16	S59° 48' 35"W	10.80'
L17	N56° 21' 01"W	19.29'
L18	N32° 55' 57"W	26.77'
L19	N05° 37' 20"W	33.32'
L20	N03° 49' 00"E	49.18'
L21	N15° 21' 43"E	34.90'
L22	N07° 02' 14"E	32.74'
L23	N62° 15' 53"W	24.11'
L24	N73° 47' 39"W	9.33'
L25	S58° 01' 27"W	35.72'
L26	S30° 03' 51"W	38.12'
L20	S24° 32' 00"W	34.26'
L28	S27° 16' 09"W	56.31'
L29	S29° 07' 36"W	49.24'
L30	S29° 54' 57"W	48.60'
L31	S20° 05' 24"W	45.88'
L32	S25° 55' 54"W	38.19'
L33	S19° 30' 46"W	25.94'
L34	S36° 48' 46"W	33.26'
L35	S37° 11' 19"W	21.29'
L36	S58° 55' 44"W	43.72'
L37	S63° 56' 23"W	31.53'
L38	S84° 29' 32"W	21.09'
L39	S84° 29' 32"W	15.52'
L40	N86° 42' 45"W	53.50'
L40 L41	N86° 42' 45"W S73° 04' 29"W	53.50' 86.13'
L41	S73° 04' 29"W	86.13'
L41 L42	S73° 04' 29"W S32° 31' 06"W	86.13' 45.30'
L41 L42 L43	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W	86.13' 45.30' 48.32'
L41 L42 L43 L44	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W	86.13' 45.30' 48.32' 53.30'
L41 L42 L43 L44 L45 L46	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13'
L41 L42 L43 L44 L45 L46 L47	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29'
L41 L42 L43 L44 L45 L46 L47 L48	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88'
L41 L42 L43 L44 L45 L46 L47 L48 L49	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24'
L41 L42 L43 L44 L45 L46 L46 L47 L48 L49 L50 L51	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24'
L41 L42 L43 L44 L45 L46 L46 L47 L48 L49 L50 L51	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L53 L54 L55	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N00° 29' 35"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N07° 55' 53"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N01° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N23° 58' 05"W N19° 06' 33"W N00° 29' 35"W N00° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N04° 33' 49"E N07° 17' 56"E	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N01° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N04° 33' 49"E N07° 17' 56"E N40° 58' 03"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L55 L56 L57 L58 L59 L60 L61 L62 L63	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 38' 49"E N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N04° 33' 49"E N04° 33' 49"E N40° 58' 03"W N55° 17' 39"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N10° 46' 17"W N10° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N03° 38' 49"E N04° 33' 49"E N04° 33' 49"E N40° 58' 03"W N55° 17' 39"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L55 L56 L57 L58 L59 L60 L61 L62 L63	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N00° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N04° 33' 49"E N07° 17' 56"E N40° 58' 03"W N55° 17' 39"W N55° 17' 39"W S34° 28' 37"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N10° 46' 17"W N10° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 38' 49"E N03° 38' 49"E N04° 33' 49"E N04° 33' 49"E N40° 58' 03"W N55° 17' 39"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N00° 46' 17"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N04° 33' 49"E N07° 17' 56"E N40° 58' 03"W N55° 17' 39"W N55° 17' 39"W S34° 28' 37"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N13° 06' 53"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N10° 46' 17"W N03° 58' 48"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N04° 33' 49"E N07° 17' 56"E N40° 58' 03"W N55° 17' 39"W S34° 28' 37"W S24° 39' 02"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N07° 55' 53"W N00° 29' 35"W N00° 46' 17"W N03° 58' 48"W N03° 58' 37"W N04° 33' 49"E N40° 58' 03"W N55° 17' 39"W S34° 28' 37"W S24° 38' 02"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N00° 46' 17"W N03° 58' 48"W N03° 17' 56"E N40° 58' 03"W N55° 17' 39"W S24° 38' 02"W S24° 48' 23"W S25° 52' 04"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N10° 46' 17"W N03° 58' 48"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N03° 38' 49"E N03° 38' 49"E N03° 58' 03"W N03° 58' 03"W N03° 58' 03"W N03° 58' 03"W S55° 17' 39"W S24° 39' 02"W S24° 39' 02"W S24° 39' 02"W S24° 39' 02"W S22° 09' 33"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N10° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 58' 37"W N04° 33' 49"E N04° 58' 03"W N55° 17' 39"W S24° 39' 02"W S24° 39' 02"W S24° 48' 23"W S22° 09' 33"W S22° 09' 33"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N34° 14' 54"W N19° 06' 33"W N00° 29' 35"W N01° 46' 17"W N03° 58' 48"W N03° 58' 48"W N03° 38' 49"E N12° 09' 31"E N03° 38' 49"E N03° 58' 03"W N03° 58' 03"W N03° 58' 48"W N03° 58' 38"W N03° 58' 38"W S03° 58' 03"W N55° 17' 39"W S24° 39' 02"W S24° 39' 02"W S24° 39' 02"W S22° 09' 33"W S22° 09' 33"W S22° 09' 33"W S24° 00' 10"W	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N02° 29' 35"W N03° 58' 48"W N00° 46' 17"W N10° 46' 17"W N03° 58' 48"W N03° 58' 37"W S04° 33' 49"E N04° 33' 49"E N05° 17' 39"W S34° 28' 37"W S24° 39' 02"W S24° 39' 02"W S24° 39' 02"W S22° 09' 33"W S22° 09' 33"W S22° 09' 33"W S24° 00' 10"W S24° 00' 10"W S24° 00' 10"W S24° 00' 10"W S64° 59' 49"W <td>86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53'</td>	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N03° 58' 48"W N03° 58' 03"W N04° 58' 03"W N55° 17' 39"W N55° 17' 39"W S24° 39' 02"W S226° 02' 18"W S226° 02' 18"W S226° 02' 18"W S24° 00' 10"W S64° 59' 49"W S64° 59' 49"W S21° 24' 21"W <td>86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'</td>	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S22° 34' 51"W N85° 31' 31"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N23° 58' 05"W N34° 14' 54"W N02° 24' 52"W N34° 14' 54"W N02° 29' 35"W N07° 55' 53"W N07° 55' 53"W N07° 46' 17"W N03° 58' 48"W N03° 58' 48"W N03° 58' 48"W N03° 58' 48"W N03° 58' 34"W N03° 58' 34"W N03° 58' 48"W S24° 39' 02"W S24° 39' 02"W S24° 39' 02"W S22° 09' 33"W S22° 09' 33"W <td< td=""><td>86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'</td></td<>	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'
L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74	S73° 04' 29"W S32° 31' 06"W S22° 57' 42"W S29° 34' 51"W N85° 31' 31"W N85° 31' 31"W N18° 40' 26"W N13° 06' 53"W N13° 11' 01"W N02° 24' 52"W N23° 58' 05"W N34° 14' 54"W N00° 29' 35"W N00° 29' 35"W N00° 29' 35"W N00° 46' 17"W N03° 58' 48"W N03° 58' 03"W N04° 58' 03"W N55° 17' 39"W N55° 17' 39"W S24° 39' 02"W S226° 02' 18"W S226° 02' 18"W S226° 02' 18"W S24° 00' 10"W S64° 59' 49"W S64° 59' 49"W S21° 24' 21"W <td>86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'</td>	86.13' 45.30' 48.32' 53.30' 34.59' 29.13' 39.29' 45.88' 34.25' 30.24' 28.94' 63.30' 31.96' 35.28' 27.84' 24.90' 47.75' 50.35' 38.27' 48.98' 23.02' 13.25' 20.39' 16.63' 35.18' 29.13' 45.32' 51.48' 44.35' 57.02' 30.25' 26.53' 45.42' 12.37'

LINE TABLE

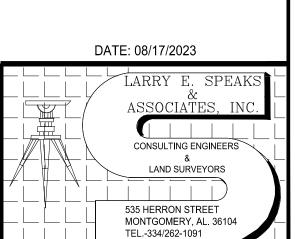
LINE NO. BEARING DISTANCE

L2 S63° 16' 25"W 24.63'

14.85

L1 S66° 25' 46"W

	LINE TABLE	
LINE NO.	BEARING	DISTANCE
L77 L78	S39° 52' 05"E	16.10' 32.64'
L78 L79	S05° 40' 14"E S09° 00' 38"W	44.29'
L80	S14° 28' 37"W	33.94'
L81	S20° 10' 09"W	55.39'
L82 L83	S17° 15' 08"W S28° 56' 22"W	39.35' 38.10'
L84	S26° 08' 26"W	9.00'
L85	S75° 45' 29"W	8.92'
L86 L87	S26° 38' 54"W S38° 14' 41"W	8.62' 25.90'
L88	S17° 58' 21"E	14.26'
L89	S32° 14' 21"W	14.99'
L90 L91	S22° 49' 12"W S56° 34' 10"W	29.78' 11.58'
L92	S27° 33' 54"W	4.20'
L93	S03° 07' 15"W	3.23'
L94 L95	S20° 31' 36"W S44° 19' 40"W	23.13' 26.03'
L96	S42° 50' 12"W	14.39'
L97	N85° 03' 12"W	16.53'
L98 L99	N57° 01' 08"W N40° 19' 30"W	26.83' 54.74'
L99 L100	N40 19 30 W N49° 48' 57"W	42.64'
L101	N76° 21' 04"W	33.33'
L102	N66° 06' 53"W	36.56'
L103	N66° 06' 53"W N45° 05' 10"W	13.95' 35.79'
L105	N47° 04' 46"W	33.07'
L106	N66° 12' 45"W	23.49'
L107 L108	N53° 14' 49"W N02° 04' 49"W	30.51' 3.47'
L109	N19° 55' 35"W	35.71'
L110	N03° 35' 22"W	10.56'
L111	N87° 34' 15"W N22° 50' 24"W	12.84' 1.78'
L112 L113	N18° 58' 20"E	9.68'
L114	N38° 02' 02"E	43.58'
L115	N57° 46' 00"E	9.16'
L116 L117	N36° 36' 29"E N07° 58' 00"E	32.99' 18.98'
L118	N54° 46' 51"E	25.00'
L119	N34° 28' 34"W	11.20'
L120	N75° 24' 54"W N86° 40' 50"W	34.99' 36.68'
L122	N79° 34' 04"W	34.02'
L123	S83° 09' 48"W	24.19'
L124 L125	S76° 33' 24"W S66° 30' 04"W	19.71' 22.42'
L126	S68° 58' 27"W	27.97'
L127	S58° 39' 04"W	77.13'
L128 L129	S73° 43' 54"W S61° 07' 48"W	19.40' 27.08'
L129	S56° 36' 31"W	8.49'
L131	S56° 36' 31"W	26.85'
L132 L133	S50° 20' 04"W	16.03' 22.91'
L133	N83° 30' 44"W N66° 49' 04"W	18.87'
L135	N47° 31' 55"W	54.08'
L136	N06° 34' 41"W	26.50'
L137 L138	N12° 11' 48"W N41° 01' 47"W	29.35' 18.88'
L139	S82° 34' 16"W	18.20'
L140	N69° 17' 31"W	9.66'
L141	S82° 29' 35"W	16.66' 24.28'
L142 L143	S82° 29' 35"W S82° 29' 35"W	24.28' 16.89'
L144	S69° 40' 37"E	9.81'
L145	N00° 16' 34"W	18.36'
L146	N53° 34' 17"W S23° 23' 18"W	18.40' 7.28'
L147 L148	S23 23 18 W S89° 42' 11"W	56.48'
L149	N87° 08' 19"W	13.36'
L150	N63° 04' 16"W	29.11'
L151	N31° 45' 54"W	7.58'



SHEET 4 of 4

648.56'

648.56'

708.56'

708.56'

330.00'

270.00'

330.00'

CURVE TABLE

44.97'

35.42'

50.98'

40.54'

45.69'

35.05'

30.45'

S84° 33' 28"W

N84° 58' 48"W

S84° 37' 58"W

N85° 03' 18"W

N87° 23' 05"W

N87° 08' 15"W

S58° 57' 51"W

C1

C2

C3

C4

C5

C6

C7