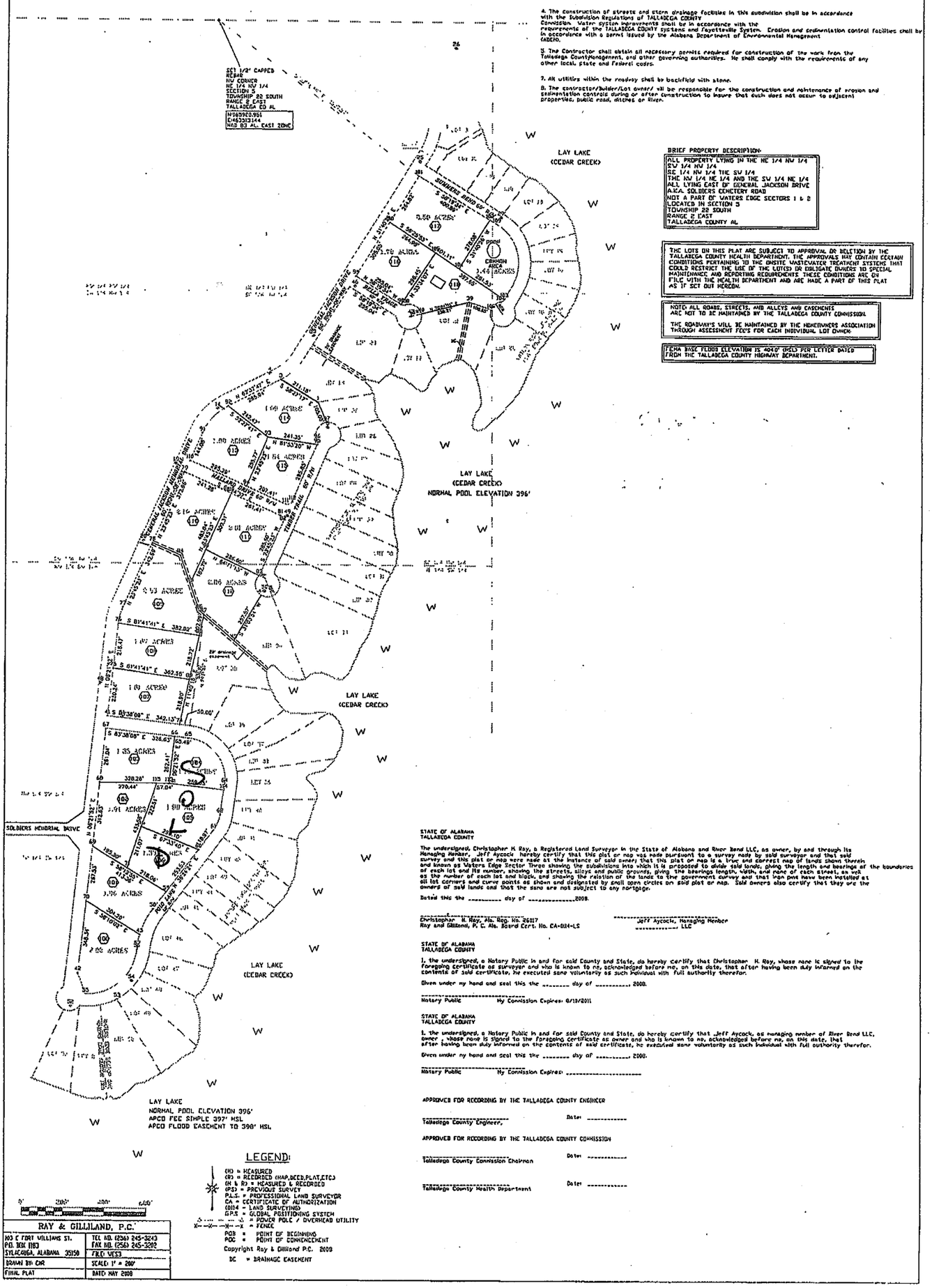
WATERS EDGE SECTOR THREE
A PRIVATE RESIDENTIAL SUBDIVISION PRELIMINARY PLAT



GENERAL NOTES:

1. Contractor shall field verify the location of all existing utilities and all underground piping prior to beginning construction work which could affect such utility and piping. If required to lower, raise, or otherwise relocate these lines, he shall coordinate his work and work of his subcontractors with the Owner and any utility owners. Contractor shall exercise extreme caution in working in those areas where existing pipes are located. Utility owners can be notified by calling Alabama One Call (ASSCALL) at telephone number (205) 252-4444 or (800) 292-8525 and marking of lines can be arranged.

4. The construction of streets and storm drainage facilities in this subdivision shall be in accordance with the Subdivision Regulations of TALLADEGA COUNTY Commission. Water system improvements shall be in accordance with the requirements of the TALLADEGA COUNTY systems and Fayetteville System. Erosion and sedimentation control facilities shall be in accordance with a permit issued by the Alabama Department of Environmental Management (ADEM).

5. The Contractor shall obtain all necessary permits required for construction of the work from the Talladega County Management, and other governing authorities. He shall comply with the requirements of any other local, state and Federal codes.

7. All utilities within the roadway shall be backfield with stone.

8. The contractor/builder/Lot owner/ will be responsible for the construction and maintenance of erosion and sedimentation controls during or after construction to insure that such does not occur to adjacent properties, public road, ditches or River.

BRIEF PROPERTY DESCRIPTION:

ALL PROPERTY LYING IN THE NE 1/4 NW 1/4
SW 1/4 NW 1/4
SE 1/4 NW 1/4 THE SW 1/4
THE NW 1/4 NE 1/4 AND THE SW 1/4 NE 1/4
ALL LYING EAST OF GENERAL JACKSON DRIVE
A.K.A. SOLDIERS CEMETERY ROAD
NOW A PART OF WATERS EDGE SECTORS 1 & 2
LOCATED IN SECTION 5
TOWNSHIP 22 SOUTH
RANGE 2 EAST
TALLADEGA COUNTY AL

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR RELETION BY THE TALLADEGA COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEMS THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

NOTE: ALL ROADS, STREETS, AND ALLEYS AND EASEMENTS ARE NOT TO BE MAINTAINED BY THE TALLADEGA COUNTY COMMISSION.

THE ROADWAYS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION THROUGH ASSESSMENT FEES FOR EACH INDIVIDUAL LOT OWNER.

FEMA BASE FLOOD ELEVATION IS 404.0' (NGVD) PER LETTER DATED FROM THE TALLADEGA COUNTY HIGHWAY DEPARTMENT.

STATE OF ALABAMA
TALLADEGA COUNTY

The undersigned, Christopher H. Ray, a Registered Land Surveyor in the State of Alabama and River Bend LLC, as owner, by and through its Managing Member, Jeff Aycock hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as Waters Edge Sector Three showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings length, width, and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

Dated this the _____ day of _____2008.

_____ Christopher H. Ray, Ala. Reg. No. 26817 Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS

_____ Jeff Aycock, Managing Member _____ LLC

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher H. Ray, whose name is signed to the foregoing certificate as surveyor and who is known to my, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2008.

_____ Notary Public My Commission Expires: 8/19/2011

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jeff Aycock, as managing member of River Bend LLC, owner, whose name is signed to the foregoing certificate as owner and who is known to my, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2008.

_____ Notary Public My Commission Expires: _____

APPROVED FOR RECORDING BY THE TALLADEGA COUNTY ENGINEER

_____ Talladega County Engineer, Date _____

APPROVED FOR RECORDING BY THE TALLADEGA COUNTY COMMISSION

_____ Talladega County Commission Chairman Date _____

_____ Talladega County Health Department Date _____

LEGEND:

(M) = MEASURED
(R) = RECORDED (MAP,DEED,PLAT,ETC)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION
(0014 = LAND SURVEYING
G.P.S. = GLOBAL POSITIONING SYSTEM
= POWER POLE / OVERHEAD UTILITY
= FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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DE = DRAINAGE EASEMENT

RAY & GILLILAND, P.C.
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P.O. BOX 1193
SYLACAUGA, ALABAMA 35150
TEL NO. (256) 245-5243
FAX NO. (256) 245-5292
FIELD WORK
DRAWN BY: CHR
SCALE: 1" = 200'
FINAL PLAT
DATED: MAY 2008