

# ROOSTERS LANDING, LLP CHEROKEE COUNTY, ALABAMA

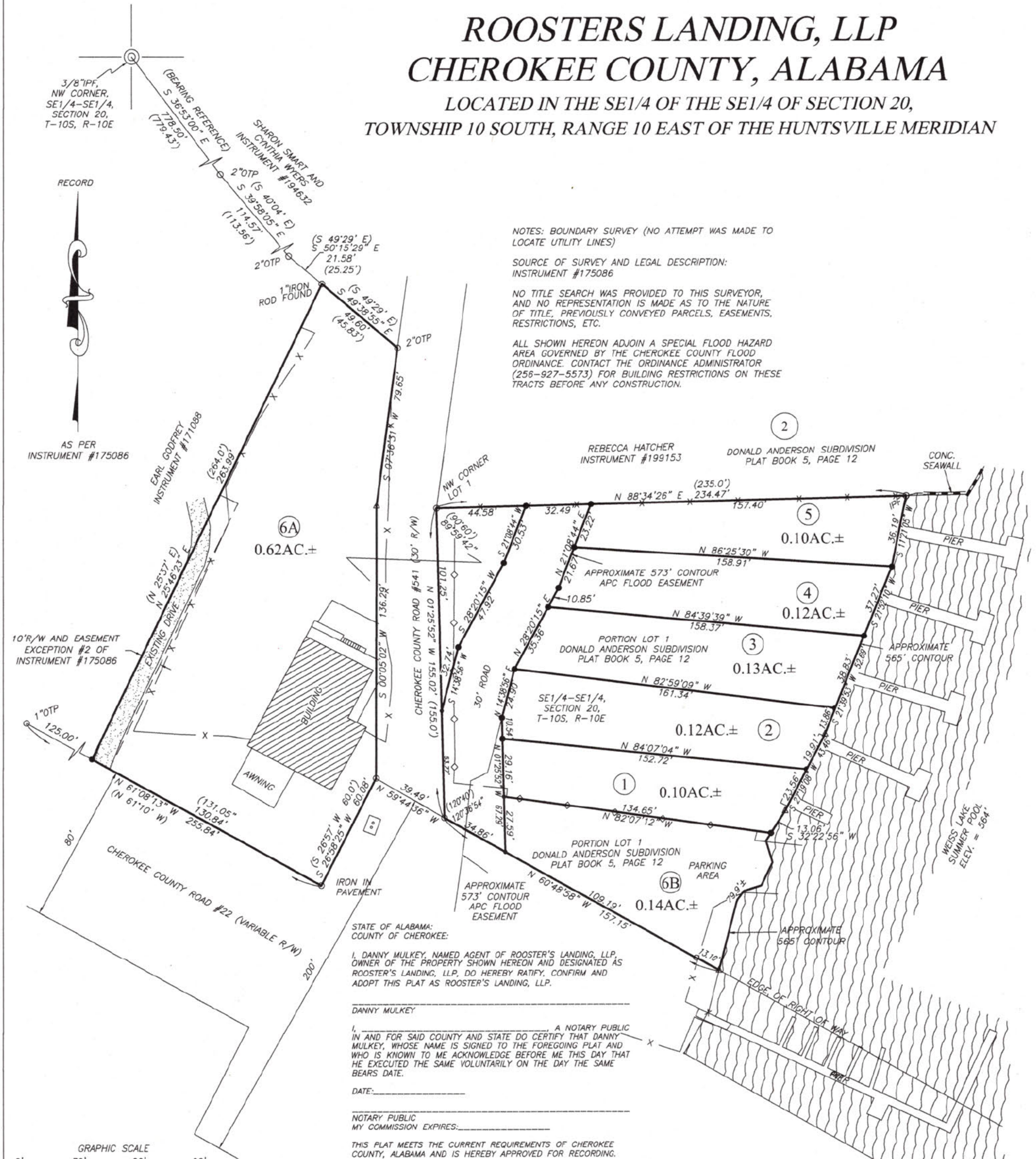
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 20,  
TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE HUNTSVILLE MERIDIAN

NOTES: BOUNDARY SURVEY (NO ATTEMPT WAS MADE TO  
LOCATE UTILITY LINES)

SOURCE OF SURVEY AND LEGAL DESCRIPTION:  
INSTRUMENT #175086

NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR,  
AND NO REPRESENTATION IS MADE AS TO THE NATURE  
OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS,  
RESTRICTIONS, ETC.

ALL SHOWN HEREON ADJOIN A SPECIAL FLOOD HAZARD  
AREA GOVERNED BY THE CHEROKEE COUNTY FLOOD  
ORDINANCE. CONTACT THE ORDINANCE ADMINISTRATOR  
(256-927-5573) FOR BUILDING RESTRICTIONS ON THESE  
TRACTS BEFORE ANY CONSTRUCTION.



NOT RECORDED  
YET

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE  
USE OF THE PARTY NAMED IN THE TITLE BLOCK.  
ALL OTHERS USE AT THEIR OWN RISK

BOUNDARY SURVEY FOR  
ROOSTERS LANDING, LLP

BAKER LAND SURVEYING, LLC  
225 COUNTY ROAD 475 CENTRE, AL 35960  
PHONE: (256) 927-2795 FAX: (256) 927-4759  
WEBSITE: BAKERLANDSURVEYING.COM  
EMAIL: BAKERLS@TDS.NET

FILE #: DC21017-3 SCALE: 1" = 30'  
DATE SIGNED: MAY 20, 2022 REVISION #:

## LEGEND

IPF	IRON PIN FOUND - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)		
CPF	CAPPED PIN FOUND - 1/2" CAPPED REBAR FOUND STAMPED "BAKER #20628"		
●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)		
OTP	OPEN TOP PIPE	APC	ALABAMA POWER COMPANY
Δ	UNMONUMENTED POINT	□ ● ●	PROPANE TANK
( )	DENOTES RECORD BEARING AND/OR DISTANCE.	—○—	WOOD FENCE LINE
—X—	NOT TO SCALE	—X—	CHAINLINK FENCE LINE

COUNTY ENGINEER

I, DUSTIN ST. CLAIR, REVENUE COMMISSIONER, DO HEREBY ACCEPT THIS PLAT.

DATE: \_\_\_\_\_

REVENUE COMMISSIONER CHEROKEE COUNTY, ALABAMA

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE OF COMPLETED FIELD WORK: JANUARY 4, 2022

Preliminary

MARK BAKER

REG. #20628

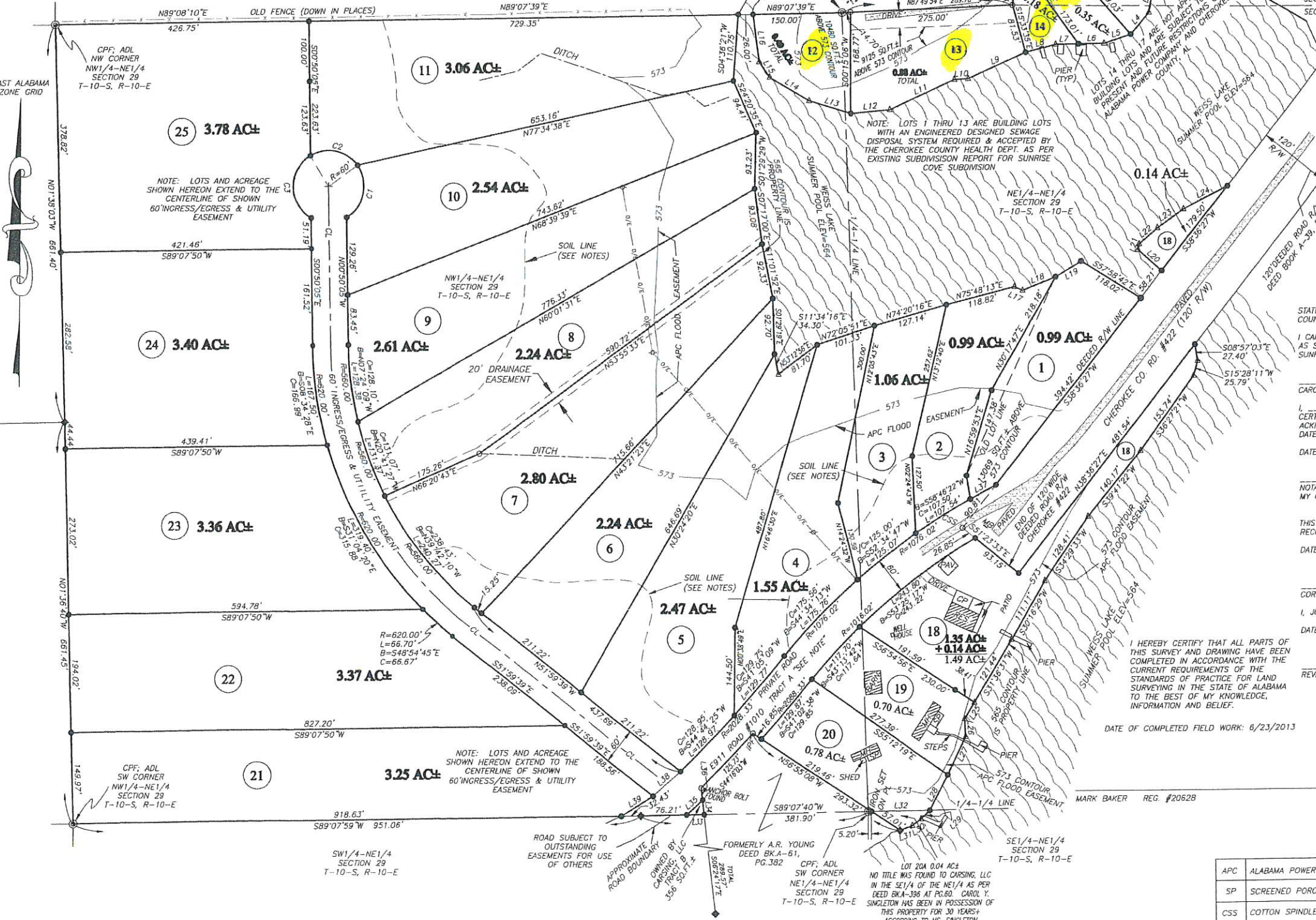


**SUNRISE COVE SUBDIVISION REVISED & ADDITION**  
**CHEROKEE COUNTY, ALABAMA**

LOCATED IN THE NORTH 1/2 OF THE NE 1/4 AND A SMALL PORTION OF THE SE 1/4 OF THE NE 1/4, ALL IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 10 EAST. ALSO A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 10 EAST

LOTS 1 THRU 20 ARE SUBJECT TO THE CHEROKEE COUNTY FLOOD ORDINANCE. CONTACT THE ORDINANCE ADMINISTRATOR (256) 927-5573 PRIOR TO ANY CONSTRUCTION. THE FEMA BASE FLOOD ELEVATION FOR THIS AREA IS 573 CONTOUR.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	99.74'	S11°32'51"W	88.65'
C2	60.00'	88.75'	S78°27'29"E	80.88'
C3	60.00'	125.66'	N00°50'05"W	103.92'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S61°55'41"W	27.50'	L19	N58°37'52"E	49.86'
L2	S02°07'14"W	63.83'	L20	N49°06'33"W	53.39'
L3	S10°36'41"W	43.61'	L21	N12°34'09"E	9.91'
L4	S40°57'44"W	47.64'	L22	N50°13'42"E	41.41'
L5	S71°57'15"W	47.71'	L23	N55°12'58"E	54.30'
L6	S89°21'16"W	43.10'	L24	N62°38'38"E	83.08'
L7	S89°21'16"W	37.83'	L25	S31°36'31"W	31.71'
L8	S75°27'51"W	53.51'	L26	S03°29'19"E	28.78'
L9	S66°00'20"W	106.99'	L27	S26°01'23"W	69.80'
L10	S87°03'38"W	22.95'	L28	S27°54'24"W	65.56'
L11	S65°35'45"W	120.94'	L29	S45°45'54"W	19.81'
L12	S84°52'23"W	66.88'	L30	S53°54'56"W	18.61'
L13	N72°42'10"W	73.29'	L31	S69°58'15"W	22.87'
L14	N59°29'50"W	77.48'	L32	N89°07'54"E	98.50'
L15	N33°47'16"W	30.82'	L33	N89°07'40"E	29.95'
L16	N07°14'13"W	79.83'	L34	N08°24'17"W	36.48'
L17	S65°57'00"E	14.84'	L35	S48°25'56"W	19.61'
L18	N68°08'55"E	60.94'	L36	S06°24'17"E	49.30'
			L37	S61°41'18"W	61.01'
			L38	S48°25'56"W	61.01'
			L39	S58°29'10"W	62.10'

NOTES: SUBDIVISION SURVEY  
SOURCE OF SURVEY: DEED BKA-396, PG.60; PREVIOUS SURVEY BY ADL, INC. DATED 5/25/99.  
NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, RESTRICTIONS, ETC.  
PROPERTY SUBJECT TO EXISTING EASEMENTS FOR UNDERGROUND & OVERHEAD UTILITIES AS EXIST.  
NORTHEAST ALABAMA WATER AUTHORITY, RETAINS A 15' UTILITY EASMENT ALONG EXISTING WATERLINES. LOCATION OF SAID WATERLINES SHOULD PROCEED ANY CONSTRUCTION WORK.  
PROPERTY SHOWN HEREON WAS PREVIOUSLY A CAMPGROUND, MATERIALS SUCH AS SEPTIC TANKS, BARRELS, ETC., MAY BE LOCATED ON PROPERTY.  
SOIL MAPPING AND DATA PROVIDED BY RIVERBEND SOIL CONSULTING, CONSULT CHEROKEE COUNTY HEALTH DEPARTMENT FOR INSTRUCTIONS.  
PROPERTY LYING ABOVE SHOWN SOIL LINE IS FOR ON-SITE SEWAGE DISPOSAL. DO NOT DISTURB UNLESS APPROVED BY THE CHEROKEE COUNTY HEALTH DEPARTMENT.  
LOTS 21 THRU 25 ARE GREATER THAN 3 ACRES IN SIZE AND NO SOIL TESTING HAS BEEN PERFORMED ON THESE LOTS AND NO REPRESENTATION IS MADE AS TO THE NATURE OF SOIL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS.  
LOTS 18-20 HAVE AN EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM. NO REPRESENTATION IS MADE AS TO THE PERFORMANCE OF SAID SYSTEMS.  
TRACT A IS THE PRIVATELY MAINTAINED ROAD OWNED BY CARISING, LLC. LOTS 1-11, AND LOTS 18-25 SHOULD RECEIVE AN INTEREST IN SAID TRACT A. TRACT A IS SUBJECT TO EXISTING UTILITY EASEMENTS AND OUTSTANDING EASEMENTS FOR USE OF OTHERS.

STATE OF ALABAMA:  
COUNTY OF CHEROKEE:  
I, CAROL Y. SINGLETON, PRESIDENT OF CARISING, LLC, OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS SUNRISE COVE SUBDIVISION REVISED & ADDITION, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS SUNRISE COVE SUBDIVISION REVISED & ADDITION.

CAROL Y. SINGLETON OWNER  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO CERTIFY THAT CAROL Y. SINGLETON, WHOSE NAME IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME THIS DAY THAT SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

DATE: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT MEETS THE CURRENT REQUIREMENTS OF CHEROKEE COUNTY, ALABAMA AND IS HEREBY APPROVED FOR RECORDING.  
DATE: \_\_\_\_\_

COREY CHAMBERS COUNTY ENGINEER  
I, JOHN A. ROBERTS, REVENUE COMMISSIONER, DO HEREBY ACCEPT THIS PLAT.  
DATE: \_\_\_\_\_

REVENUE COMMISSIONER CHEROKEE COUNTY, ALABAMA

LEGEND

- ◆ DENOTES A 1/2" CAPPED REBAR FOUND STAMPED "ADL"
- IPF IRON PIN FOUND - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)
- CPF CAPPED PIN FOUND - 1/2" CAPPED REBAR FOUND WITH NAME AND/OR REG. # SHOWN
- IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" OR SET PREVIOUSLY
- BURIED CONCRETE R/W MARKER FOUND
- MB MAILBOXES
- MH MOBILE HOME
- CL CENTERLINE
- Δ UNMONUMENTED POINT
- O- POWER POLE
- OVERHEAD ELECTRIC LINE
- R/W RIGHT OF WAY
- X- FENCE LINE
- NOT TO SCALE

GRAPHIC SCALE  
0' 80' 160' 240'

SUBDIVISION SURVEY FOR  
**CARISING, LLC**  
**BAKER LAND SURVEYING, LLC**  
223 COUNTY ROAD 475 CENTER, AL 35960  
PHONE: (256) 927-2795 FAX: (256) 927-4759  
WEBSITE: BAKERLANDSURVEYING.COM  
EMAIL: BAKERL@TDS.NET

FILE #: 06164-2 SCALE: 1" = 80'  
DATE SIGNED: JUNE 23, 2013 REVISION #:

APC	ALABAMA POWER CO.
SP	SCREENED PORCH
CSS	COTTON SPINDLE SET
-O/-	
-X-	