

STATE OF ALABAMA:
COUNTY OF CHEROKEE:

WE, TIM COLBERT AND JEFF CHESTER, OWNERS OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS RIVERWAY SUBDIVISION, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS RIVERWAY SUBDIVISION.

TIM COLBERT

JEFF CHESTER

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT TIM COLBERT AND JEFF CHESTER WHOSE NAMES ARE SIGNED TO THE FOREGOING PLAT AND WHO ARE KNOWN TO ME ACKNOWLEDGE BEFORE ME THIS DAY THAT THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

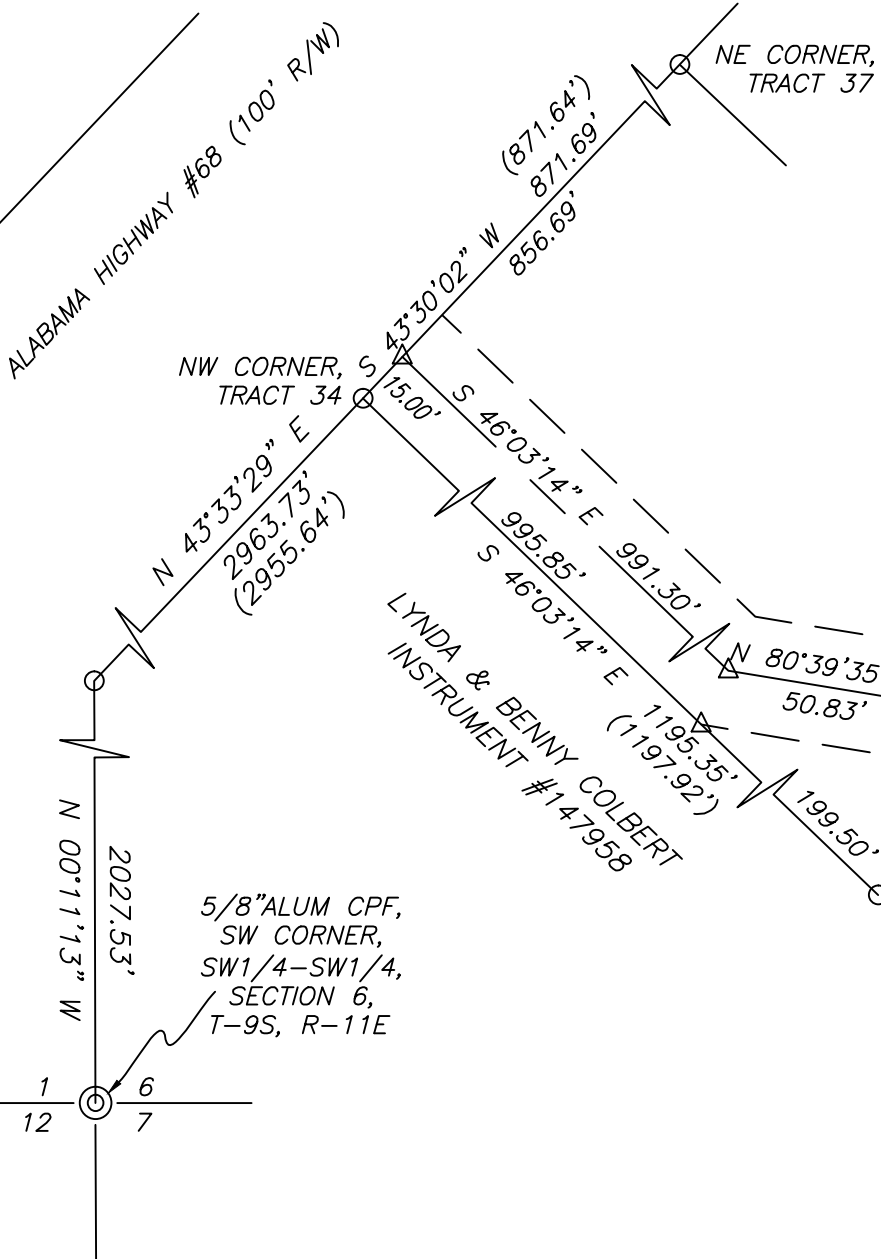
DATE: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

DATE: _____

COUNTY ENGINEER



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

SOURCE OF SKETCH: INSTRUMENT #220369.

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.

PROPERTY SHOWN HEREON LIES BELOW ALABAMA POWER COMPANY FLOOD EASEMENT (575 CONTOUR) AND IS SUBJECT TO ALL RESTRICTIONS OF SAID ALABAMA POWER COMPANY.

PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 01019C0170C, EFFECTIVE DATE JANUARY 19, 2011.

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.

RIVERWAY SUBDIVISION CHEROKEE COUNTY, ALABAMA

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 6,
TOWNSHIP 9 SOUTH, RANGE 11 EAST OF THE HUNTSVILLE MERIDIAN

PROPERTY LIES BELOW ALABAMA POWER COMPANY FLOOD EASEMENT

EAST ALABAMA
ZONE GRID



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

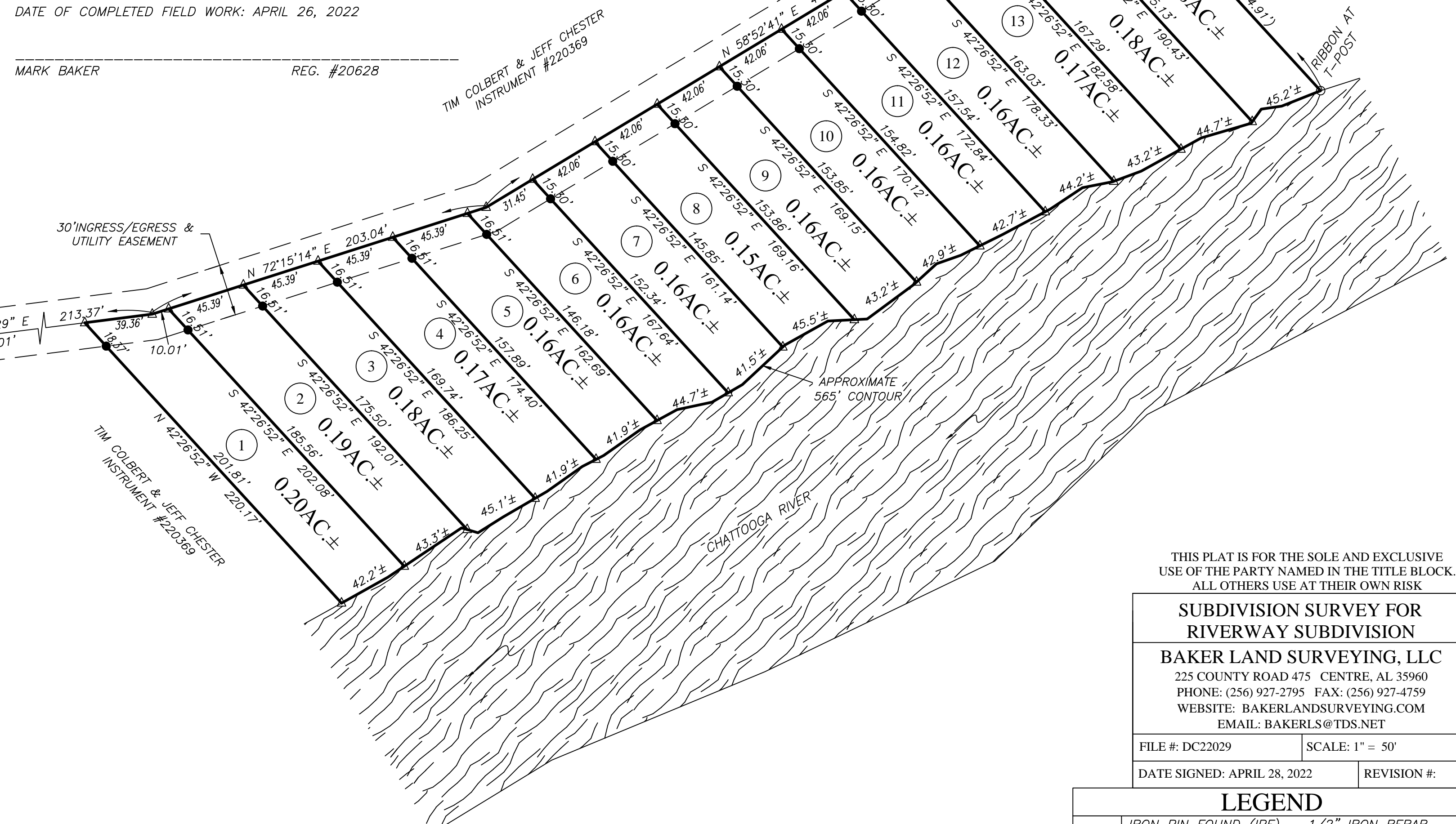
DATE: _____

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: APRIL 26, 2022

MARK BAKER REG. #20628



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

SUBDIVISION SURVEY FOR RIVERWAY SUBDIVISION	
BAKER LAND SURVEYING, LLC 225 COUNTY ROAD 475 CENTRE, AL 35960 PHONE: (256) 927-2795 FAX: (256) 927-4759 WEBSITE: BAKERLANDSURVEYING.COM EMAIL: BAKERL@TDS.NET	
FILE #: DC22029	SCALE: 1" = 50'
DATE SIGNED: APRIL 28, 2022	REVISION #:

LEGEND	
○	IRON PIN FOUND (IPF) - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)
●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)
()	DENOTES RECORD BEARING AND/OR DISTANCE.
— —	NOT TO SCALE
△	UNMONUMENTED POINT