

THE PINES AT THE COOSA RIVER CHEROKEE COUNTY, ALABAMA

LOCATED IN THE EAST 1/2 OF THE NW1/4
OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 11 EAST
OF THE HUNTSVILLE MERIDIAN AND BEING LOTS
15 AND 16 OF GAVIN VENTRES, LLC AS
RECORDED IN PLAT BOOK 15, PAGE 40

LOTS 1-51 ARE BELOW ALABAMA POWER COMPANY FLOOD EASEMENT

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OR IMPLEMENTATION

EAST ALABAMA
ZONE GRID



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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STATE OF ALABAMA:
COUNTY OF CHEROKEE:

I, BILLY SCOTT WITHEROW, OWNER OF THE
PROPERTY SHOWN HEREON AND DESIGNATED AS THE PINES AT THE
COOSA RIVER, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS
THE PINES AT THE COOSA RIVER.

BILLY SCOTT WITHEROW

I, _____ A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT
WHOSE NAME IS (ARE) SIGNED TO THE
FOREGOING PLAT AND WHO IS (ARE) KNOWN TO ME ACKNOWLEDGE
BEFORE ME THIS DAY THAT HE (SHE, 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

I, DUSTIN STCLAR, 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: MAY 15, 2022

MARK BAKER REG. #20626

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

SOURCE OF SURVEY: INSTRUMENT #215976

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.

PORTIONS OF THE PROPERTY SHOWN HEREON LIES BELOW ALABAMA
POWER COMPANY FLOOD EASEMENT (578' CONTOUR) AND IS
SUBJECT TO ALL RESTRICTIONS OF SAID ALABAMA POWER COMPANY.

PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAN AS SHOWN
ON FEMA FLOOD HAZARD BOUNDARY MAP 0101000280C, EFFECTIVE
DATE JANUARY 18, 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.

NO PERCOLATION TESTS OR SOIL TESTS WERE PERFORMED ON THIS
PROPERTY AND NO REPRESENTATION IS MADE AS TO THE
SUITABILITY OF SOIL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS.

LEGEND	
○	1/2" CAPPED REBAR FOUND STAMPED "NOV14M 31835" (UNLESS NOTED OTHERWISE)
IPF	IRON PIN FOUND - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)
●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20626" (UNLESS NOTED OTHERWISE)
()	DENOTES RECORD BEARING AND/OR DISTANCE.
◆	MAGNETIZED NAIL FOUND
+	NOT TO SCALE
APC	ALABAMA POWER COMPANY
Δ	UNMOUNTED POINT

BAR SCALE
0 40 80 120

SUBDIVISION SURVEY:
THE PINES AT THE COOSA RIVER
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 #: 21146_FINAL_CR SCALE: 1" = 40'
DATE SIGNED: MAY 17, 2022 REVISION #:

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