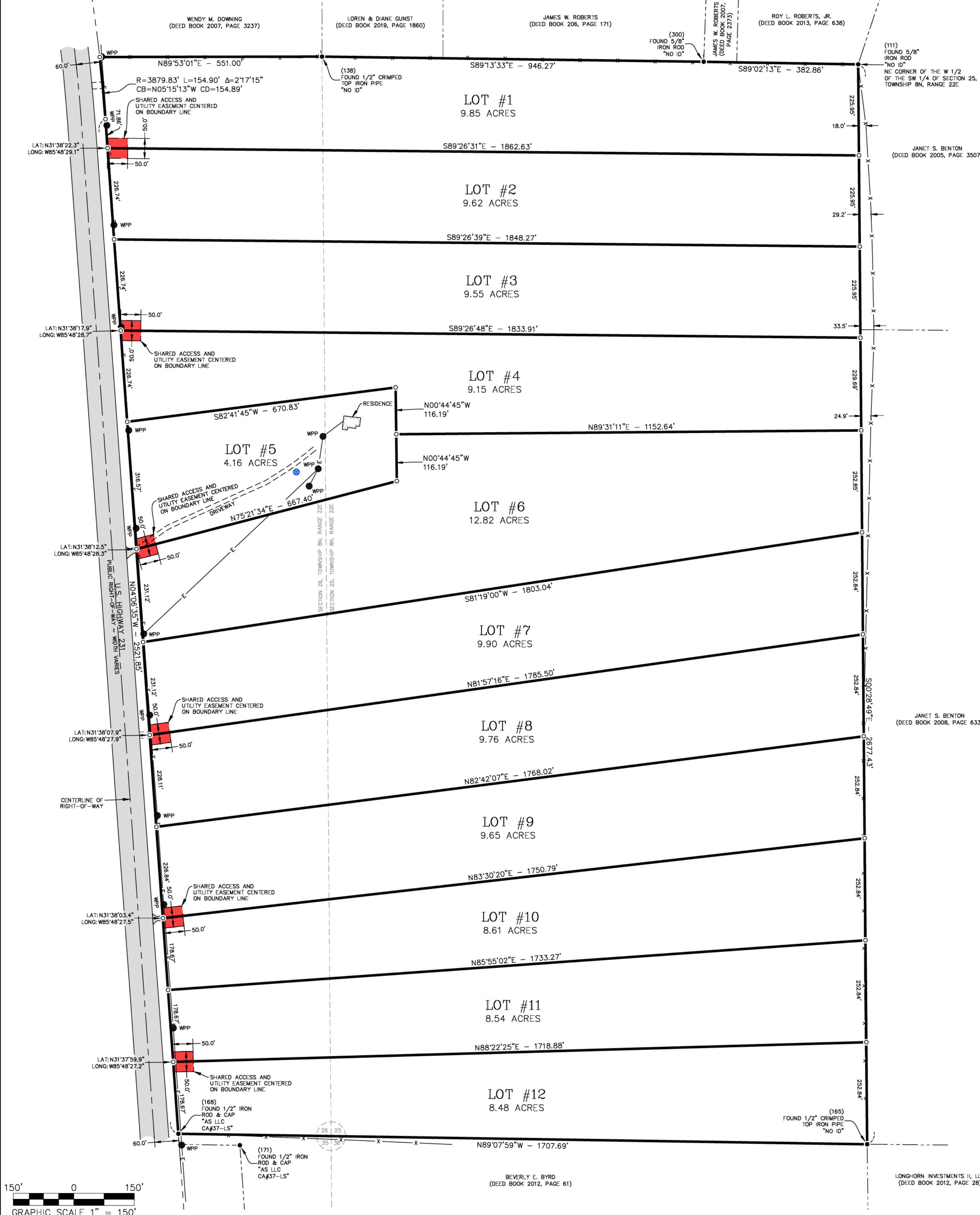


Final Plat of Lakewood at Hamilton Crossings

Being a Subdivision of the Property Described in Deed Book 2025, Page 800

Twelve Parcels of Land Lying in Pike County, Brundidge, Alabama



CERTIFICATION FOR THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THE OFFICE FOR RECORDING THIS THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M., AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORDING FEE \$ _____ PAID.

MICHAEL T. BUNN
JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

DEDICATION

I, _____, THE OWNER(S) OF SAID LANDS SURVEYED BY J.R. BUTTS SURVEYING & MAPPING, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID J.R. BUTTS SURVEYING & MAPPING, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF PIKE)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ (CORPORATE OFFICER'S NAME), WHOSE NAME AS _____ (TITLE) OF THE GAVIN VENTURES, LLC (CORPORATION NAME), IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE/SHE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF PIKE

I, JOSHUA R. BUTTS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR J.R. BUTTS SURVEYING AND MAPPING, LLC, STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS 1-12, INCLUSIVE, OF THE FINAL PLAT OF LAKEWOOD AT HAMILTON CROSSINGS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 22 EAST AND THE EAST HALF OF THE SOUTHEAST QUARTER, LYING EAST OF U.S. HIGHWAY 231, OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 22 EAST, PIKE COUNTY, ALABAMA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 22 EAST; THENCE WITH THE EAST LINE OF THE WEST HALF OF SAID QUARTER SECTION SOUTH 00°28'49"E, A DISTANCE OF 2677.43 FEET TO A FOUND 1/2" INCH CRIMPED TOP IRON PIPE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE WITH THE SOUTH LINE OF SAID SECTION 25 NORTH 89°07'59"W, A DISTANCE OF 1707.69 FEET TO A FOUND 1/2" IRON ROD AND CAP STAMPED "AS LLC CA#37-LS" ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 231; THENCE WITH THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 231 NORTH 04°06'35"W, A DISTANCE OF 2521.85 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042", THENCE WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3879.83 FEET AND A LENGTH OF 154.90 FEET, CHORD BEARING OF NORTH 05°15'13"W, AND A CHORD DISTANCE OF 154.89 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 22 EAST; THENCE WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26 NORTH 89°53'01"E, A DISTANCE OF 551.00 FEET TO A FOUND 1/2" INCH CRIMPED TOP IRON PIPE AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE WITH THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE FOREMENTIONED SECTION 25 SOUTH 89°13'33"E, A DISTANCE OF 946.27 FEET TO A FOUND 5/8" IRON ROD; THENCE CONTINUE WITH THE NORTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER SOUTH 89°02'13"E, A DISTANCE OF 382.86 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN AND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 22 EAST AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 22 EAST, PIKE COUNTY, ALABAMA, AND CONTAINING 110.10 ACRES, MORE OR LESS.

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 330-X-14-.05 (G) ON JULY 27, 2012 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2025.

PRELIMINARY ~ FOR REVIEW ONLY
JOSHUA R. BUTTS
ALABAMA LICENSE NUMBER: PL5500056

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF PIKE)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOSHUA R. BUTTS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

LOCATION MAP

NOT-TO-SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011, ALABAMA STATE PLANE EAST ZONE COORDINATE SYSTEM.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET, UNLESS NOTED.
3. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (WRITTEN OR IMPLIED), RIGHT-OF-WAYS OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
4. ALL ABOVE GROUND IMPROVEMENTS WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES UNLESS SHOWN HEREON.
5. FIELD WORK WAS COMPLETED _____, 2025.
6. THIS IS AN EXEMPT PLAT PER PIKE COUNTY, ALABAMA SUBDIVISION REGULATIONS SECTION 2-1-60(D).
7. THE DRIVEWAYS AND/OR ANY WORK PERFORMED ON ALDOT RIGHT-OF-WAY, SHALL BE PERMITTED BY THE ALABAMA DEPARTMENT OF TRANSPORTATION, DISTRICT 75 - TROY OFFICE, CONTACT NUMBER 334-670-2474.
8. THE DRIVEWAY CUTS AS SHOWN ARE DUAL USE DRIVEWAY CUTS TO BE USED BY THE OWNERS OF EACH TRACT AND ARE THE ONLY APPROVED ENTRANCE BY ALDOT FOR THE TRACTS IN WHICH THEY JOIN. IT IS THE RESPONSIBILITY OF THE PURCHASER(S) TO PROPERLY PERMIT THROUGH ALDOT AND INSTALL THE ENTRANCES TO THE PROPERTY AS PER ALDOT GUIDELINES. THESE DRIVEWAYS CUTS ARE FOR RESIDENTIAL USE ONLY. NO COMMERCIAL USES ARE PERMITTED WITHOUT KNOWLEDGE AND PERMISSION THROUGH THE ALABAMA DEPARTMENT OF TRANSPORTATION.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PIKE COUNTY UNINCORPORATED AREAS. SAID MAP BEING DESIGNATED AS MAP NUMBER 01109003750, EFFECTIVE DECEMBER 2, 2011.
10. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS SURVEY MAY NOT BE REVISED, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF J.R. BUTTS SURVEYING & MAPPING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.
11. THIS SURVEY IS CERTIFIED TO:
GAVIN VENTURES, LLC

LEGEND

- (xxx) = POINT NUMBER
- = SET 1/2" IRON ROD & CAP "J.R. BUTTS LSCA50042"
- = FOUND PROPERTY CORNER
- WPP = WOOD UTILITY POLE
- = WELL
- = BOUNDARY LINE
- - - = RIGHT-OF-WAY LINE
- - - = ADJOINING LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS
- x — = FENCE LINE
- E — = OVERHEAD UTILITY LINE
- - - - - = PARCEL/DEED LINE
- - - - - = EASEMENT LINE
- = SHARED ACCESS & UTILITY EASEMENT

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF PIKE, ALABAMA, HEREBY CERTIFIES APPROVAL OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF PIKE COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

COUNTY ENGINEER
COUNTY OF PIKE, ALABAMA

J.R. BUTTS SURVEYING & MAPPING

231 HENDERSON ROAD
LIVERNE, ALABAMA 36049
(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50042

FINAL PLAT OF
LAKEWOOD AT HAMILTON CROSSINGS
SECTIONS 25&26-T8N-R22E, PIKE COUNTY
BRUNDIDGE, ALABAMA

Scale: 1"=150'	Date: 4/21/2025	File & Drawing No: 24-1017-02
Drawn By: JRB	Checked By: JRB	Sheet 1 of 1

No.	Revisions	Date	By