

COTTON PATCH COVE
CHEROKEE COUNTY, ALABAMA
LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 10,
TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE HUNTSVILLE MERIDIAN

PROPERTY LIES BELOW ALABAMA POWER COMPANY FLOOD EASEMENT

Plot Book 15 Page 44

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded 4/27/21 1:18:28PM
TOTAL \$68.00
Page 1 of 1

STATE OF ALABAMA:
COUNTY OF CHEROKEE:

I, REGINA GRANT, OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS COTTON PATCH COVE SUBDIVISION, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS COTTON PATCH COVE SUBDIVISION.

REGINA GRANT

I, Mary Jane Tidwell, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT REGINA GRANT, WHOSE NAME IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME THIS DAY THAT HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

DATE: 4-27-21

Mary Jane Tidwell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-30-21



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

DATE: 4-26-21

COURT ENGINEER

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

DATE: 04-21-21

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 9, 2021

Mark Baker

MARK BAKER

REG. #20628



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

SOURCE OF SURVEY: INSTRUMENT# 212707; PREVIOUS SURVEY BY BILLY JOE BAKER DATED 09/21/1992, HIGHWAY PROJECT 1051-H (1959).

R/W DEEDS USED: DEED BOOK 86, PAGE 1999 & DEED BOOK 83, PAGE 369

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.

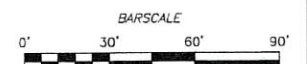
PROPERTY SHOWN HEREON LIES BELOW ALABAMA POWER COMPANY FLOOD EASEMENT (573 CONTOUR) AND IS SUBJECT TO ALL RESTRICTIONS OF SAID ALABAMA POWER COMPANY.

PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 01019C02650, 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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	38.17'	N 55°07'52" W	34.57'
C2	25.00'	40.37'	N 34°52'08" E	36.12'
C3	25.00'	42.35'	S 50°20'16" E	37.47'
C4	25.00'	36.19'	S 39°39'42" W	33.11'
C5	3778.94'	45.00'	S 09°12'38" E	45.00'

Return to: B.H.H



LEGEND

●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)
△	UNMONUMENTED POINT
○	1/2" IRON REBAR
⊕	CONCRETE R/W MARKER FOUND
⊖	CENTERLINE
+	NOT TO SCALE
R/W	RIGHT-OF-WAY

SUBDIVISION SURVEY FOR
COTTON PATCH COVE

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 #: DC20075

SCALE: 1" = 30'

DATE SIGNED: APRIL 15, 2021

REVISION #:

EDWARD MACKEY ESTATE
CHEROKEE COUNTY, ALABAMA
TOWN OF LEESBURG

LOCATED IN THE WEST 1/2 OF THE SW 1/4 IN
SECTION 10, TOWNSHIP 10 SOUTH, RANGE 8 EAST

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 2, 2021

Mark Baker

MARK BAKER REG. #20628

EAST ALABAMA
ZONE GRID



LINE	BEARING	DISTANCE
L1	S 11°27'58" E	189.38'
L2	S 14°59'13" E	75.26'
L3	S 14°59'13" E	143.76'
L4	S 12°31'40" E	70.54'
L5	S 02°31'33" E	37.37'
L6	S 31°14'20" E	21.47'
L7	S 35°35'39" E	12.63'
L8	S 21°05'46" W	18.36'
L9	S 22°26'52" E	55.14'
L10	S 14°20'07" E	133.67'
L11	S 29°14'55" E	49.99'
L12	S 32°21'05" W	82.47'
L13	N 62°23'39" E	74.05'
L14	N 59°06'28" E	49.23'
L15	N 41°58'20" E	87.45'

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

SOURCE OF SURVEY: DEED BOOK 82, PAGE 759.

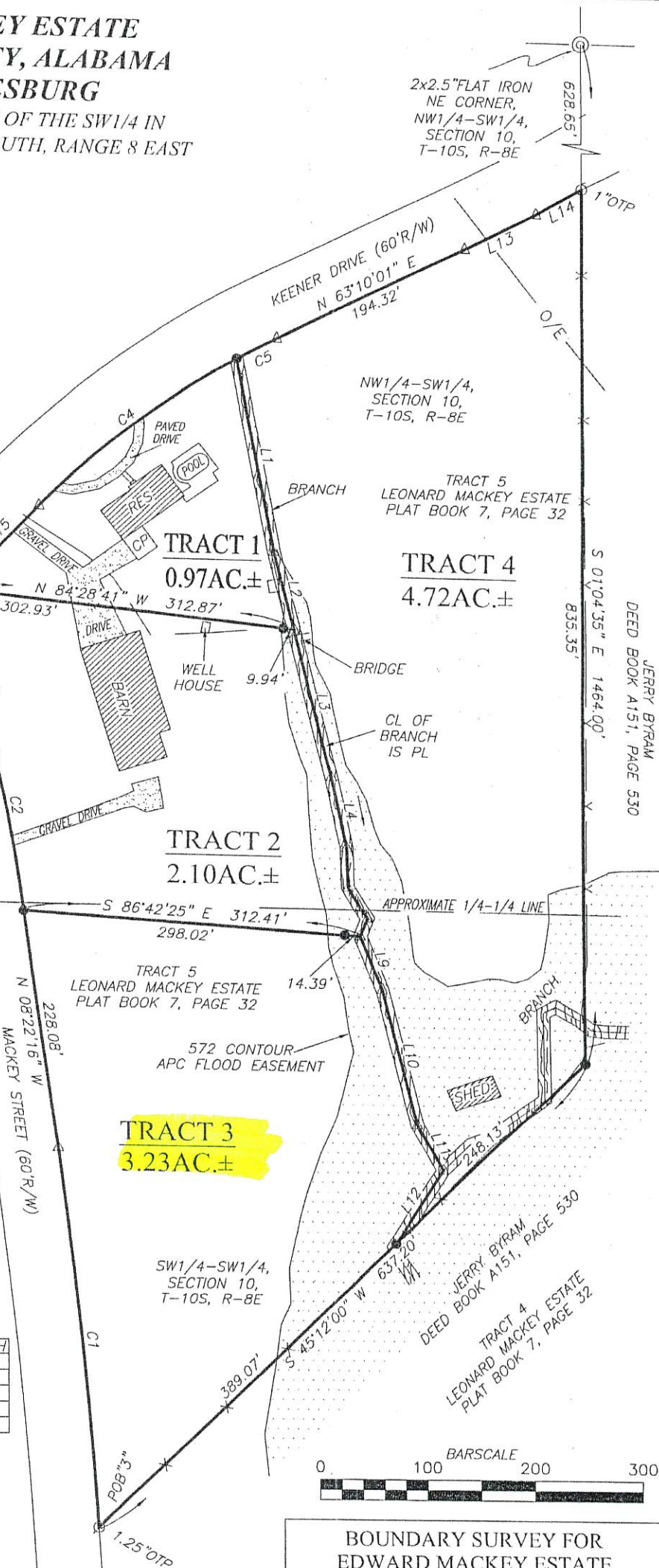
NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR,
AND NO REPRESENTATION IS MADE AS TO THE NATURE
OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS,
RESTRICTIONS, ETC.

FEMA FLOOD MAP 01019C0216C, EFFECTIVE DATE:
01/19/2011 SHOWS PROPERTY NOT LOCATED IN ANY
FLOOD HAZARD AREA. FEMA FLOOD PLAIN "AE"

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4917.00'	362.18'	N 05°52'26" W	362.10'
C2	1741.00'	155.37'	N 10°55'40" W	155.32'
C3	2263.00'	22.57'	N 42°15'28" E	22.57'
C4	744.00'	233.53'	N 50°57'51" E	232.57'
C5	744.00'	41.69'	N 61°33'42" E	41.69'

LEGEND

●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)		
()	DENOTES RECORD BEARING AND/OR DISTANCE.		APC FLOOD EASEMENT (572 CONTOUR)
POB	POINT OF BEGINNING	POC	POINT OF COMMENCEMENT
Δ	UNMONUMENTED POINT	OTP	OPEN TOP PIPE
-O/E-	OVERHEAD ELECTRIC LINE	APC	ALABAMA POWER COMPANY
-X-	NOT TO SCALE	-X-	FENCE LINE



BOUNDARY SURVEY FOR
EDWARD MACKEY ESTATE

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 #: DC21031

SCALE: 1" = 100'

DATE SIGNED: APRIL 6, 2021

REVISION #: