

ADAMS LANDING AT NERO ROCK PLAT NO. 1

LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, T-20-N, R-20-E, ELMORE COUNTY, ALABAMA.



VICINITY MAP

PLATS 25 33
Recorded in Above Book and Page
12/27/2015 04:08:48 PM
JOHN E. ENGLISH
PROBATE JUDGE
Elmore County, AL

DEDICATION

I, CHAD HOLLEY OF J.C. HOLLEY DEVELOPMENT, LLC, THE OWNER(S) OF SAID LANDS SURVEYED BY FLOWERS & WHITE ENGINEERING, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY BRADLEY W. FLOWERS, 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:

BY: *[Signature]*
ITS: *Manager*

STATE OF ALABAMA)
COUNTY OF ELMORE)
Recordings Fee 21.00
TOTAL 21.00

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHAD HOLLEY, WHOSE NAME AS MEMBER OF J.C. HOLLEY DEVELOPMENT, 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21st DAY OF DECEMBER, 2015.

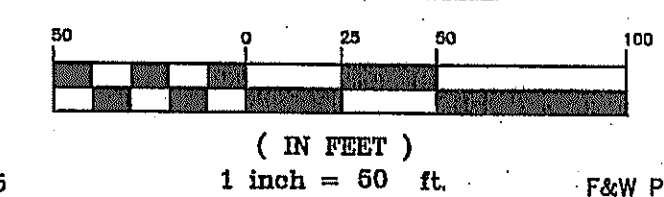
[Signature]
NOTARY PUBLIC

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRADLEY W. FLOWERS, 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 21st DAY OF DECEMBER, 2015.

[Signature]
NOTARY PUBLIC

GRAPHIC SCALE



9-21-15 F&W PROJ: 15-514

FLOWERS & WHITE

ENGINEERING, L.L.C.

PO BOX 231286 - MONTGOMERY, AL 36123
PH. (334) 356-7600 - FAX (334) 356-1231

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)
COUNTY OF ELMORE)

I, BRADLEY W. FLOWERS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR FLOWERS & WHITE ENGINEERING, LLC STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS 1 THROUGH 9, INCLUSIVE OF ADAMS LANDING AT NERO ROCK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CORNER AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 20 EAST, ELMORE COUNTY, ALABAMA; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID QUARTER SECTION 13, A DISTANCE OF 1335.09 FEET TO AN IRON PIN; THENCE RUN S89°57'06"E, A DISTANCE OF 42.06 FEET TO AN IRON PIN; THENCE RUN S87°32'45"E, A DISTANCE OF 31.56 FEET TO AN IRON PIN; THENCE RUN N02°28'38"W, A DISTANCE OF 447.47 FEET TO AN IRON PIN; THENCE RUN N87°29'06"E, A DISTANCE OF 65.32 FEET TO AN IRON PIN; THENCE RUN N14°08'07"E, A DISTANCE OF 147.87 FEET TO AN IRON PIN; IRON PIN BEING THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: N61°20'12"W, 49.61 FEET TO AN IRON PIN; S87°27'10"W, 65.44 FEET TO AN IRON PIN; N02°14'08"W, 116.11 FEET TO AN IRON PIN; N89°30'24"E, 81.13 FEET TO AN IRON PIN; N06°40'40"W, 193.54 FEET TO AN IRON PIN; N01°45'55"W, 61.93 FEET TO AN IRON PIN FOUND AT HIGH WATER MARK OF LAKE MARTIN; THENCE RUN ALONG THE MEANDERINGS OF SAID LAKE MARTIN THE FOLLOWING TWENTY TWO (22) COURSES AND DISTANCES: S88°59'56"E, 18.24 FEET; N48°12'32"E, 38.02 FEET; S51°32'51"E, 10.83 FEET; S05°49'29"E, 19.35 FEET; S81°38'27"E, 41.18 FEET; S34°36'07"E, 102.97 FEET; S20°35'50"E, 30.84 FEET; S20°03'50"E, 32.98 FEET; S39°26'01"E, 53.04 FEET; S32°04'56"E, 81.20 FEET; S29°29'57"E, 57.91 FEET; S59°08'53"E, 50.02 FEET; N44°36'29"E, 100.38 FEET; S64°21'39"E, 52.70 FEET; S52°18'17"E, 84.18 FEET; S33°07'49"E, 29.01 FEET; S13°08'00"E, 35.49 FEET; S67°34'11"E, 71.86 FEET; S85°05'36"E, 55.05 FEET; S46°58'01"E, 51.16 FEET; S62°53'49"E, 41.72 FEET; S87°14'22"E, 34.42 FEET TO AN IRON PIN LYING AT THE CENTERLINE OF AN EXISTING BRANCH; THENCE RUN ALONG THE MEANDERINGS OF SAID BRANCH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S33°53'32"E, 28.97; S31°32'33"E, 74.86 FEET; S29°38'31"E, 33.14 FEET; S20°24'41"E, 23.30 FEET; S33°36'10"E, 45.82 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY LINE OF NEROS POINT ROAD (60 FEET RIGHT OF WAY WIDTH); THENCE RUN ALONG SAID RIGHT OF WAY LINE ALONG A CURVE (CONCAVE NORTHWESTERLY) WITH A RADIUS OF 386.07 FEET, THE CHORD OF WHICH BEARS A DIRECTION OF S36°05'31"W, WITH A CHORD DISTANCE OF 199.83 FEET TO AN IRON PIN; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S41°28'26"W, A DISTANCE OF 96.43 FEET TO AN IRON PIN; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ALONG A CURVE (CONCAVE SOUTHEASTERLY) WITH A RADIUS OF 1220.88 FEET, THE CHORD OF WHICH BEARS A DIRECTION OF S37°52'13"W, WITH A CHORD DISTANCE OF 653.47 FEET TO AN IRON PIN; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S41°28'26"W, A DISTANCE OF 34.39 FEET TO AN IRON PIN FOUND AT THE NORTH END OF NEROS ROCK ROAD (80 FEET RIGHT OF WAY WIDTH); THENCE RUN ALONG NORTH RIGHT OF WAY LINE OF SAID ROAD S87°37'01"W, A DISTANCE OF 50.95 FEET TO AN IRON PIN; THENCE, LEAVING SAID RIGHT OF WAY LINE; RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: N15°28'57"W, 118.62 FEET TO AN IRON PIN; ALONG A CURVE (CONCAVE WESTERLY) WITH A RADIUS OF 600.38 FEET, CHORD N21°19'26"W, CHORD DISTANCE 163.82 FEET TO AN IRON PIN; ALONG A CURVE (CONCAVE SOUTHWESTERLY) WITH A RADIUS OF 296.24 FEET, CHORD S39°52'14"W, 110.06 FEET TO AN IRON PIN; ALONG A CURVE (CONCAVE WESTERLY) WITH A RADIUS OF 151.23 FEET, CHORD N64°10'55"W, CHORD DISTANCE 71.15 FEET; N77°47'17"W, 62.70 FEET TO AN IRON PIN; N77°47'17"W, 62.70 FEET TO AN IRON PIN; S68°31'19"W, 18.03 FEET TO AN IRON PIN; ALONG A CURVE (CONCAVE NORTHERLY) WITH A RADIUS OF 18.00 FEET, CHORD N49°58'44"W, CHORD DISTANCE 167.95 FEET TO AN IRON PIN; ALONG A CURVE (CONCAVE SOUTHWESTERLY) WITH A RADIUS OF 130.00 FEET, CHORD N41°45'14"W, CHORD DISTANCE 87.15 FEET TO AN IRON PIN; N61°20'12"W, 2.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, T-20-N, R-20-E, ELMORE COUNTY, ALABAMA, AND CONTAINS 7.19 ACRES MORE OR LESS.

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330-x-14-.05 (G) ON MARCH 31, 1990 (OR MOST CURRENT REVISED RULE) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE 21st DAY OF DECEMBER, 2015

[Signature]
BRADLEY W. FLOWERS
ALABAMA PLS #31832

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRADLEY W. FLOWERS, AN INDIVIDUAL, 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 21st DAY OF DECEMBER, 2015.

[Signature]
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I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHAD HOLLEY, AN INDIVIDUAL, 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.

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I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MATTHEW BISHOP, AN INDIVIDUAL, 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.

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NOTARY PUBLIC

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JENNIFER GARDNER, AN INDIVIDUAL, 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 21st DAY OF DECEMBER, 2015.

CERTIFICATE OF ENGINEERING DESIGN BY A PROFESSIONAL ENGINEER

I, H. KENNETH WHITE, JR., A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NUMBER 27033, DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM FOR ADAMS LANDING AT NERO ROCK SUBDIVISION HAVE BEEN DESIGNED UNDER MY SUPERVISION.

I FURTHER CERTIFY THAT THE DRAINAGE SYSTEM HAS BEEN DESIGNED TO MEET THE 25 YEAR STORM CRITERIA. THIS DESIGN MEETS THE REQUIREMENTS OF THE ELMORE COUNTY SUBDIVISION REGULATIONS FOR STORMWATER DETENTION.

I FURTHER CERTIFY THAT THE STREETS ARE DESIGNED FOR A DESIGN SPEED OF 20 MPH TO MEET APPLICABLE DESIGN CRITERIA FOR SAFETY, GEOMETRY, PROFILE, AND TYPICAL SECTIONS ACCORDING TO THE ALABAMA DEPARTMENT OF TRANSPORTATION'S "COUNTY ROAD DESIGN POLICY."

[Signature]
H. KENNETH WHITE, JR.
ALABAMA PLS #27033
PROFESSIONAL ENGINEER
DATE 12/21/15

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT H. KENNETH WHITE, JR., AN INDIVIDUAL, 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.

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CURVELENGTH	CHORD	DELTA	TANGENT	RADIUS	
C1	171.18	N21°19'26"W	170.64	15°40'59"	88.13
C2	120.04	S39°52'14"W	119.34	21°24'37"	60.73
C3	83.70	N64°10'55"W	82.91	27°12'44"	42.65
C4	150.46	S49°58'44"E	144.62	55°37'05"	81.75
C5	55.22	S32°22'33"W	54.93	20°24'43"	27.91
C6	90.40	S25°19'01"E	89.04	34°31'47"	46.62
C7	73.06	S30°37'16"E	72.53	23°55'17"	37.07
C8	84.98	S03°03'33"E	75.12	87°22'57"	56.90
C9	30.68	S83°18'41"W	30.20	35°09'35"	15.84
C10	138.73	N19°40'18"W	98.32	58°58'27"	269.44
C11	30.35	S35°37'37"E	30.27	13°54'36"	15.23
C12	9.92	N41°00'12"W	9.92	3°09'24"	4.96

OWNER OF PROPERTY:
J.C. HOLLEY DEVELOPMENT, LLC
ATTN: CHAD HOLLEY
PO OFFICE DRAWER 210097
MONTGOMERY AL 36121-0097

TOTAL SITE: 7.18 ACRES
SMALLEST LOT: 0.40 ACRES
LOTS: 9
LF STREET: 1040 LF
LAKE MARTIN: ZONE A, FIRM PANEL 01051C0207E, EFFECTIVE DATE 7-18-11

5. WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.

6. THERE ARE NO KNOWN WETLANDS OR OTHER CONDITIONS AFFECTING THE PROPERTY. THE BASE FLOOD ELEVATION FOR THIS PROJECT IS 491.9 MSL. ALL STRUCTURES MUST ACQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE COUNTY PRIOR TO CONSTRUCTION.

7. LOT 1 CANNOT BE FURTHER SUBDIVIDED.

8. ACCESS PROVIDED ACROSS PARCEL A FOR ADJACENT PROPERTY OWNERS.

NOTES:

1. STREETS SHOWN HEREBON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.

2. EASEMENTS ARE DEDICATED TO THEIR RESPECTIVE UTILITY COMPANIES, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.

3. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

4. ALL DRAINAGE EASEMENTS, SPILLAGE EASEMENTS AND DETENTION PONDS AS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR LAND UPON WHICH LOCATED SUCH DRAINAGE EASEMENT, SPILLAGE EASEMENT AND/OR DETENTION POND. FAILURE TO MAINTAIN AREA AS CONSTRUCTED AND INTENDED, MAY RESULT IN UPSTREAM AND DOWNSTREAM FLOODING AND COULD RESULT IN A CIVIL LIABILITY.

5. WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.

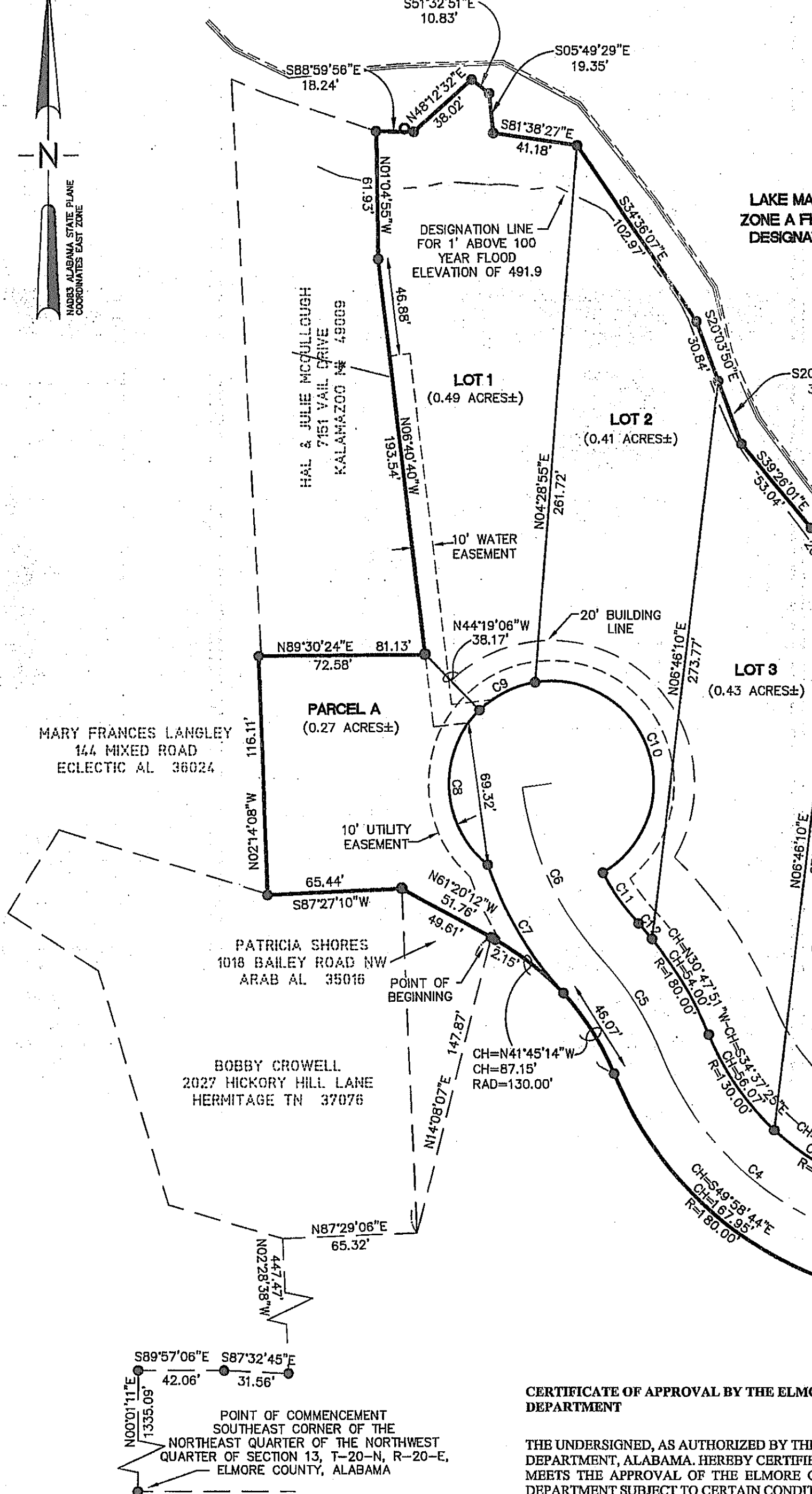
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LEGEND

- LOT LINE
- EASEMENT LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (CA09066)
- PLAT BEARING AND DISTANCE N00°59'35"E 77.98'
- ADJACENT PROPERTY LINE
- SHORE LINE



CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY ALABAMA POWER COMPANY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE CENTRAL ELMORE WATER & SEWER AUTHORITY

CERTIFICATE OF APPROVAL BY THE CENTRAL ELMORE WATER & SEWER AUTHORITY

CERTIFICATE OF APPROVAL BY THE E-911 BOARD

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSION

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STATE OF ALABAMA)
ELMORE COUNTY)

THE UNDERSIGNED, ROBERT GARDNER, AN INDIVIDUAL; MATTHEW BISHOP, AN INDIVIDUAL; MIKE HEARTSILL, AN INDIVIDUAL; AND BONITA HEARTSILL, AN INDIVIDUAL, ALL HOLDERS OF THE MORTGAGE OF THE PROPERTY SHOWN, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT AND APPROVE SAID PLAT ON THIS THE 21st DAY OF DECEMBER, 2015.

THE UNDERSIGNED DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY BRADLEY W. FLOWERS, 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.

[Signature]
ROBERT GARDNER

[Signature]
MATTHEW BISHOP

[Signature]
MIKE HEARTSILL

[Signature]
BONITA HEARTSILL

STATE OF ALABAMA)
COUNTY OF ELMORE)
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