

THE LANDING AT STILLWATERS, PHASE I
A SUBDIVISION OF PROPERTY SITUATED IN SECTION 12,
TOWNSHIP 20-N, RANGE 22-E, TALLAPOOSA COUNTY,
ALABAMA.

DEVELOPED BY: LAKE MARTIN LAND CO, LLC

CURVE DELTA ANGLE RADIUS ARC TANGENT CHORD CHORD BEARING

DEDICATION

I, J.R. ADAMS, as Vice President of Lake Martin Land Co, LLC have caused the property described herein and embraced in the within plat to be surveyed, laid out and planned to be known as "THE LANDING AT STILLWATERS, PHASE I", a part of Section 12, Township 20-N, Range 22-E, Tallapoosa County, Alabama.

Sign and seal in presence of

WITNESS J.R. ADAMS, Vice President
 of Lake Martin Land Co, LLC

ACKNOWLEDGEMENT

STATE OF ALABAMA,
 COUNTY OF TALLAPOOSA:

I, _____ Notary Public in and for said County, in said State, hereby certify that J.R. Adams, Vice President of Lake Martin Land Co, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged to me on this day that being informed of the contents of this instrument, that he, as such officer of Lake Martin Land Co, LLC, and with full authority executed the same voluntarily for and as an act of said corporation.

GIVEN under my hand and official seal this ____ day of _____, 2020.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE STILLWATERS RESIDENTIAL ASSOCIATION, INC.

The undersigned, as authorized by the STILLWATERS RESIDENTIAL ASSOCIATION, INC. hereby approved the within plat for the recording of same in the Office of the Judge of Probate, Tallapoosa County, Alabama, on this the ____ day of _____, 2020.

_____/M/ BOARD PRESIDENT

_____/M/ BOARD SECRETARY

CERTIFICATE OF APPROVAL BY HARBOR POINTE UTILITIES, LLC

The undersigned, as authorized by HARBOR POINTE UTILITIES, LLC hereby approved the herewith plat for the recording of same in the Office of the Judge of Probate, Tallapoosa County, Alabama, on this the ____ day of _____, 2020.

_____/M/ General Manager

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES, FACILITIES, ETC., WHETHER THESE EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
- 2) LOTS Nos. 8 THROUGH 18 EXTEND ALONG THE LOT LINES SHOWN TO THE RETAINING WALL AT THE HIGH WATER LINE OF LAKE MARTIN. CHORD COURSES ALONG DARNED LINES BETWEEN RESP. CORNER PINS ARE NOT BOUNDARIES.
- 3) COVENANTS AND RESTRICTIONS WHICH HAVE BEEN ESTABLISHED FOR THE LANDING AT STILLWATERS, PHASE I ARE SET FORTH IN RECORDED CASE # _____ IN THE TALLAPOOSA COUNTY PROBATE JUDGES OFFICE. ARE HEREBY MADE A PART OF THIS PLAT.
- 4) THIS IS A PRIVATE SUBDIVISION. ALL ROADS, DRAINAGE AREAS, AND COMMON AREAS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS ESTABLISHED FOR THIS SUBDIVISION AS REFERENCED ABOVE.

- 5) THE BASIS OF BEARINGS IS ACCORDING TO EXISTING CORNER MONUMENTS FOR LOT 21, PEBBLE BEACH SUBDIVISION, STILLWATERS PER PLAT BOOK _____ PAGE _____ IN THE TALLAPOOSA COUNTY, AL. PROBATE JUDGES OFFICE.

- 6) ALABAMA POWER COMPANY IS GRANTED EASEMENTS RIGHTS-OF-WAY AND EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF COMPONENTS FOR PROVIDING ELECTRICAL SERVICE TO THE LOTS IN THIS SUBDIVISION.

- 7) BUILDING SETBACKS ARE 10 FT. FROM LINES BETWEEN LOTS AND 30 FT. FROM STREET R.O.W. MARGINS. EASEMENTS FOR UTILITIES & FACILITIES EXTEND 12 FT. INTO ALL LOTS FROM THE ROAD MARGIN.

- LEGEND
- 1/2" REBAR SET
 - 1/2" REBAR FOUND
 - COMPUTED POINT
 - 4" SQ. WOOD POST

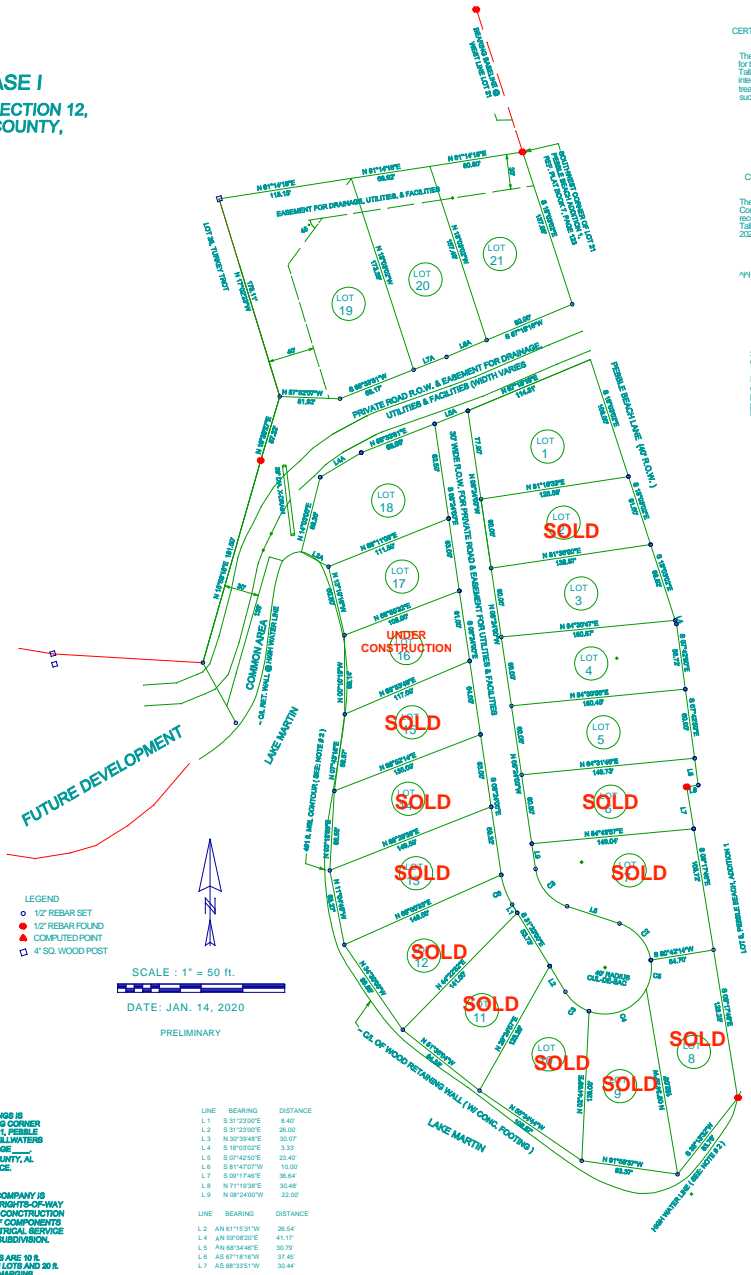
SCALE : 1" = 50 Ft.

DATE: JAN. 14, 2020

PRELIMINARY

LINE	BEARING	DISTANCE
L.1	S 31°22'00"E	8.40
L.2	S 31°22'00"E	26.00
L.3	N 50°08'00"E	20.07
L.4	S 18°03'00"E	3.33
L.5	S 0°42'00"E	23.40
L.6	S 81°47'30"W	10.00
L.7	S 90°17'00"E	26.84
L.8	N 11°15'00"E	20.48
L.9	N 01°24'00"W	22.00

LINE	BEARING	DISTANCE
L.2	AN 81°53'10"W	26.54
L.4	AN 50°08'00"E	43.17
L.5	AN 88°54'48"E	30.79
L.6	AS 81°18'10"W	37.40
L.7	AS 88°33'50"W	30.44



CERTIFICATE OF APPROVAL BY THE TALLAPOOSA COUNTY HEALTH DEPARTMENT

The Tallapoosa County Health Department hereby approves this plat for the purpose of recording in the Office of the Judge of Probate, Tallapoosa County, Alabama, but stipulates that no approval is intended, implied, or given regarding any on-site or off-site sewage treatment and disposal system, or as to the suitability of any such system to serve the property embraced in herein plat.

Health Officer, Tallapoosa County Health Department
 DATE: _____

CERTIFICATE OF APPROVAL BY 911 BOARD

The undersigned, as authorized by the 911 Board of Tallapoosa County, Alabama, hereby approved the within plat for the recording of same in the Office of the Judge of Probate, Tallapoosa County, Alabama, This the ____ day of _____, 2020.

_____/M/ Chairman or Coordinator, 911 Board

SURVEYORS CERTIFICATE

STATE OF ALABAMA,
 COUNTY OF TALLAPOOSA:

I, Mitchell L. Downing, a registered Land Surveyor in the State of Alabama, do hereby certify: that I have surveyed the property embraced in the herein plat in accordance with the plan of J.R. Adams, Vice President of Lake Martin Land Co, LLC, whose name appears in the Dedication Certificate herewith; I further certify that all parts of this survey and plat were completed in accordance with the "Regulations Concerning Subdivisions in Tallapoosa County, Alabama", and 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.

WITNESS my hand this the ____ day of _____, 2020.

Mitchell L. Downing, AL PLS Reg. # 20036
 77 Clubview Drive, Dothan, AL 36853
 Phone: (256) 825-5472

CERTIFICATE OF APPROVAL BY WALNUT HILL WATER AUTHORITY

The undersigned, as authorized by the WALNUT HILL WATER Authority, hereby approved the within plat for the recording of same in the Office of the Judge of Probate, Tallapoosa County, Alabama, This the ____ day of _____, 2020.

_____/M/ Authorized signature

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Tallapoosa, Alabama, hereby approved the within plat for the recording of same in the Office of the Judge of Probate, Tallapoosa County, Alabama, This the ____ day of _____, 2020.

_____/M/ County Engineer
 County of Tallapoosa, Alabama.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSION

The within plat of THE LANDING AT STILLWATERS, PHASE I, is hereby approved by the County Commission of Tallapoosa County, Alabama, on this the ____ day of _____, 2020.

COUNTY COMMISSION OF THE
 COUNTY OF TALLAPOOSA, ALABAMA

_____/M/ Chairman

CURVE DELTA ANGLE RADIUS ARC TANGENT CHORD CHORD BEARING