THE ORCHARDS
PLAT NO. 1B

LYING IN THE SOUTHWEST QUARTER OF SECTION 26,
T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA.

NOTES:

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

2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE SANITARY SEWER AND WATER MAIN ACCESS EASEMENTS SHOWN HEREON ARE HEREBY TENDERED FOR DEDICATION TO THE TOWN OF PIKE ROAD, ALABAMA FOR PUBLIC USE. THESE DEDICATED EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY THE TOWN OF PIKE ROAD EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.

3. EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.

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

5. THE PRIVATE SEWAGE DISPOSAL SYSTEM SERVICE FOR THIS PLAT IS NOT AND WILL NOT BE THE RESPONSIBILITY OF THE TOWN OF PIKE ROAD OR MONTGOMERY COUNTY, ALABAMA.

6. ALL LOTS HAVE IRON PINS INSTALLED AT CORNERS.

7. THE HOME OWNER ASSOCIATION SHALL OWN AND MAINTAIN ALL PEDESTRIAN PARCELS AND PARCEL E.

8. OWNERS/DEVELOPERS OF LAND ON THIS PLAT DO HEREBY GRANT TO THE TOWN OF PIKE ROAD, ALABAMA DEVELOPED STORM WATER SPILLAGE RIGHTS ONTO ALL THE LANDS ON THIS PLAT WHERE RUNOFF FROM PUBLIC RIGHTS OF WAY DRAINS ACROSS PRIVATE PROPERTY IN CONSIDERATION OF THE APPROVAL OF THIS PLAT AND HOLDS HARMLESS THE TOWN OF PIKE ROAD, ITS SUCCESSORS AND ASSIGNS FROM ANY DAMAGES OR INJURIES TO PHYSICAL PROPERTY OF LIFE, HUMAN OR ANIMAL, OCCURRING AS A RESULT OF SAID WATER DISCHARGING.

10. EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO ALABAMA WASTEWATER SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER, AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES, AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

11. NO LOTS CAN BE CONVEYED UNTIL THE COVENANTS AND RESTRICTIONS ARE RECORDED.

12. ALL STUBOUT STREET SHALL PROVIDE ACCESS TO ADJACENT PROPERTY.

TOTAL ACREAGE	**7.9**
COMMON AREAS	**2.38 ACRES**
NUMBER OF LOTS	**18**
DENSITY	**2.28 LOTS PER ACRE**

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, H. KENNETH WHITE, JR. A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 27033, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE TOWN OF PIKE ROAD, ALABAMA.

_____
H. KENNETH WHITE, JR., PE

_____
DATE

THE ORCHARDS PLAT 1B

CERTIFICATE OF APPROVAL
BY SOUTHEAST ALABAMA GAS DISTRICT:

THE PUBLIC SEWER PROVIDER ACCEPTS THE DEDICATION OF ALL EASEMENTS AND INSTALLATIONS RELATING TO WASTEWATER SERVICE WHICH ARE SHOWN ON THIS PLAT OR APPROPRIATE SURETY HAS BEEN PROVIDED.

BY: _____

CERTIFICATE OF APPROVAL
BY DIXIE ELECTRIC COOPERATIVE:

THE PUBLIC SEWER PROVIDER ACCEPTS THE DEDICATION OF ALL EASEMENTS AND INSTALLATIONS RELATING TO WASTEWATER SERVICE WHICH ARE SHOWN ON THIS PLAT OR APPROPRIATE SURETY HAS BEEN PROVIDED.

BY: _____

APPROVAL OF THE TOWN OF PIKE ROAD PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE TOWN OF PIKE ROAD PLANNING COMMISSION, ALABAMA, ON _____ AND IS HEREBY APPROVED.

BY: _____
CHRIS DUNN, CHAIRMAN

APPROVAL OF THE ENGINEERING DEPARTMENT
MONTGOMERY COUNTY, ALABAMA:

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

_____ _____
GEORGE C. SPEAKE DATE
MONTGOMERY COUNTY ENGINEER

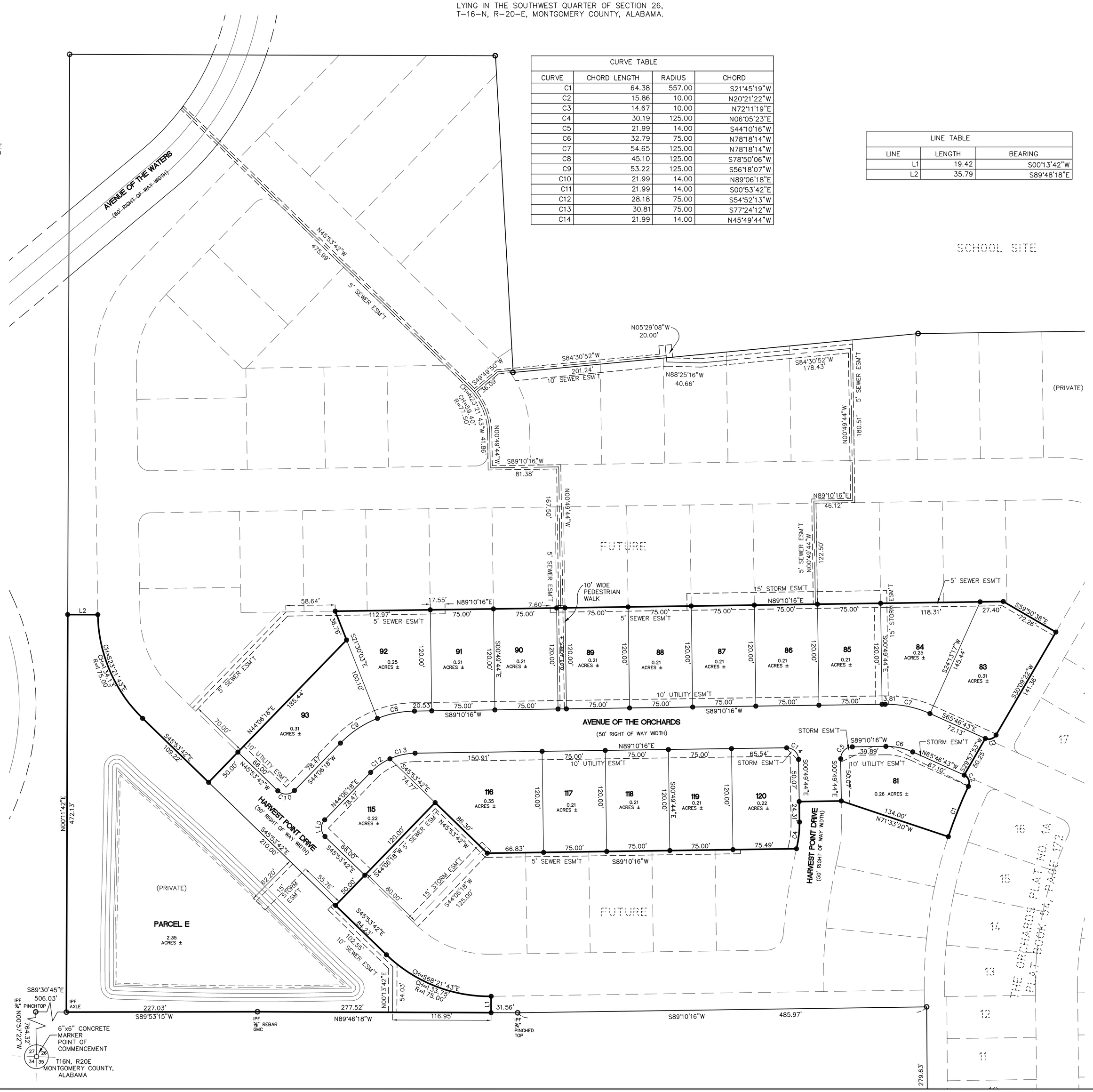
STATE OF ALABAMA)
MONTGOMERY COUNTY)

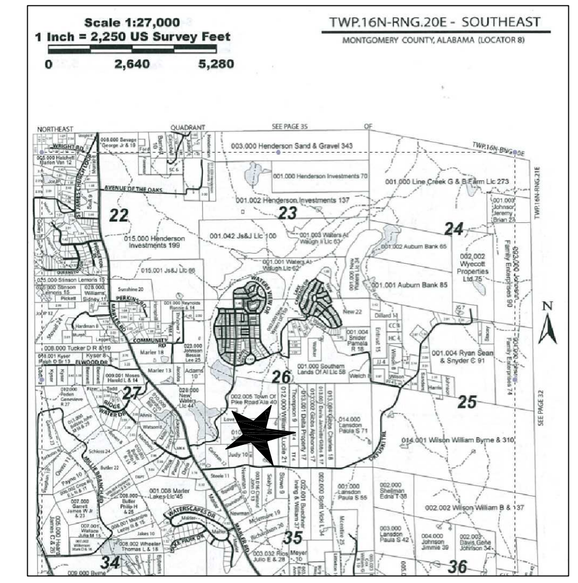
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. ACCORDING TO MY SURVEY THIS THE ____ DAY OF MARCH, 2015.

_____
BRADLEY W. FLOWERS, PLS
ALABAMA LICENSE NO. 31832

CURVE TABLE			
CURVE	CHORD LENGTH	RADIUS	CHORD
C1	64.38	557.00	S21°45'19"W
C2	15.86	10.00	N20°21'22"W
C3	14.67	10.00	N72°11'19"E
C4	30.19	125.00	N06°05'23"E
C5	21.99	14.00	S44°10'16"W
C6	32.79	75.00	N78°18'14"W
C7	54.65	125.00	N78°18'14"W
C8	45.10	125.00	S78°50'06"W
C9	53.22	125.00	S56°18'07"W
C10	21.99	14.00	N89°06'18"E
C11	21.99	14.00	S00°53'42"E
C12	28.18	75.00	S54°52'13"W
C13	30.81	75.00	S77°24'12"W
C14	21.99	14.00	N45°49'44"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.42	S00°13'42"W
L2	35.79	S89°48'18"E





VICINITY MAP

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, NRB DEVELOPERS, AN ALABAMA CORPORATION, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT ON THIS THE _____ DAY OF MARCH, 2015.

BY: _____
CHRIS NEWELL, NRB DEVELOPERS, INC.

ITS: PRESIDENT

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT CHRIS NEWELL, PRESIDENT OF NRB DEVELOPERS, INC., OWNER OF THE PROPERTY AS SHOWN ABOVE IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP, HE, AS SUCH AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF.

GIVEN UNDER MY HAND THIS _____ DAY OF MARCH, 2015.

_____(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
BY ALABAMA WASTEWATER SYSTEMS, INC:

THE PUBLIC SEWER PROVIDER CERTIFIES THAT IT HAS OBTAINED THE APPROPRIATE STATE AND/OR FEDERAL WASTEWATER PERMITS FOR THE PUBLIC WASTEWATER SYSTEM TO SERVE THE BUILDING LOTS SHOWN ON THIS PLAT AND THAT IT WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM INSTALLED TO SERVICE THE SAID LOTS.

THE PUBLIC SEWER PROVIDER ACCEPTS THE DEDICATION OF ALL EASEMENTS AND INSTALLATIONS RELATING TO WASTEWATER SERVICE WHICH ARE SHOWN ON THIS PLAT OR APPROPRIATE SURETY HAS BEEN PROVIDED.

BY: _____

CERTIFICATE OF APPROVAL
BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT:

THE UNDERSIGNED AS AUTHORIZED BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, ALABAMA, THIS THE _____ DAY OF MARCH, 2015.

_____
E911 ADDRESSING COORDINATOR

APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER

THIS PLAT IS HEREBY APPROVED AND MEETS ALL REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.

BY: _____

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

3/9/15

FLOWERS & WHITE
ENGINEERING, L.L.C.

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