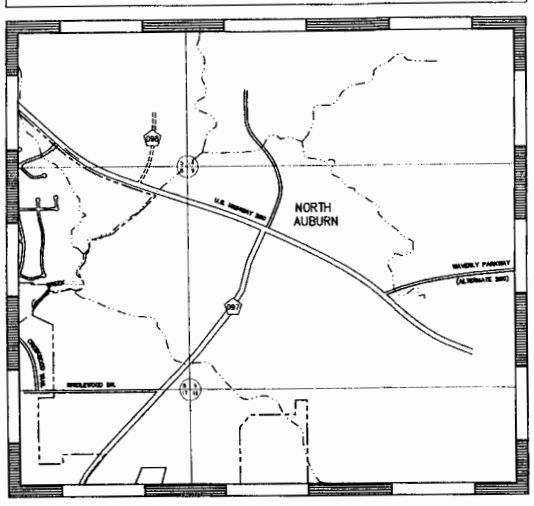
Administrative Subdivisions – November 2013

Shelton Cove – Sector 2	Corrective Plat, Corrected Pin Locations
G and N Subdivision	Division of One Lot Into Two
Glenhaven , South Addition, Sector Five	Removal of Building Lines

SHELTON COVE – SECTOR 2
CORRECTIVE PLAT
SECTION 9 T 18 N R 26 E
AUBURN LEE COUNTY ALABAMA

VICINITY MAP NOT TO SCALE



SITE

35 147
Recorded in the Above
PLAT Book & Page
11-18-2013 03:17:32 PM
Bill English - Probate Judge
Lee County, AL
Book/Pg: 35/147
Term/Cashier: SCAN2 / ss2
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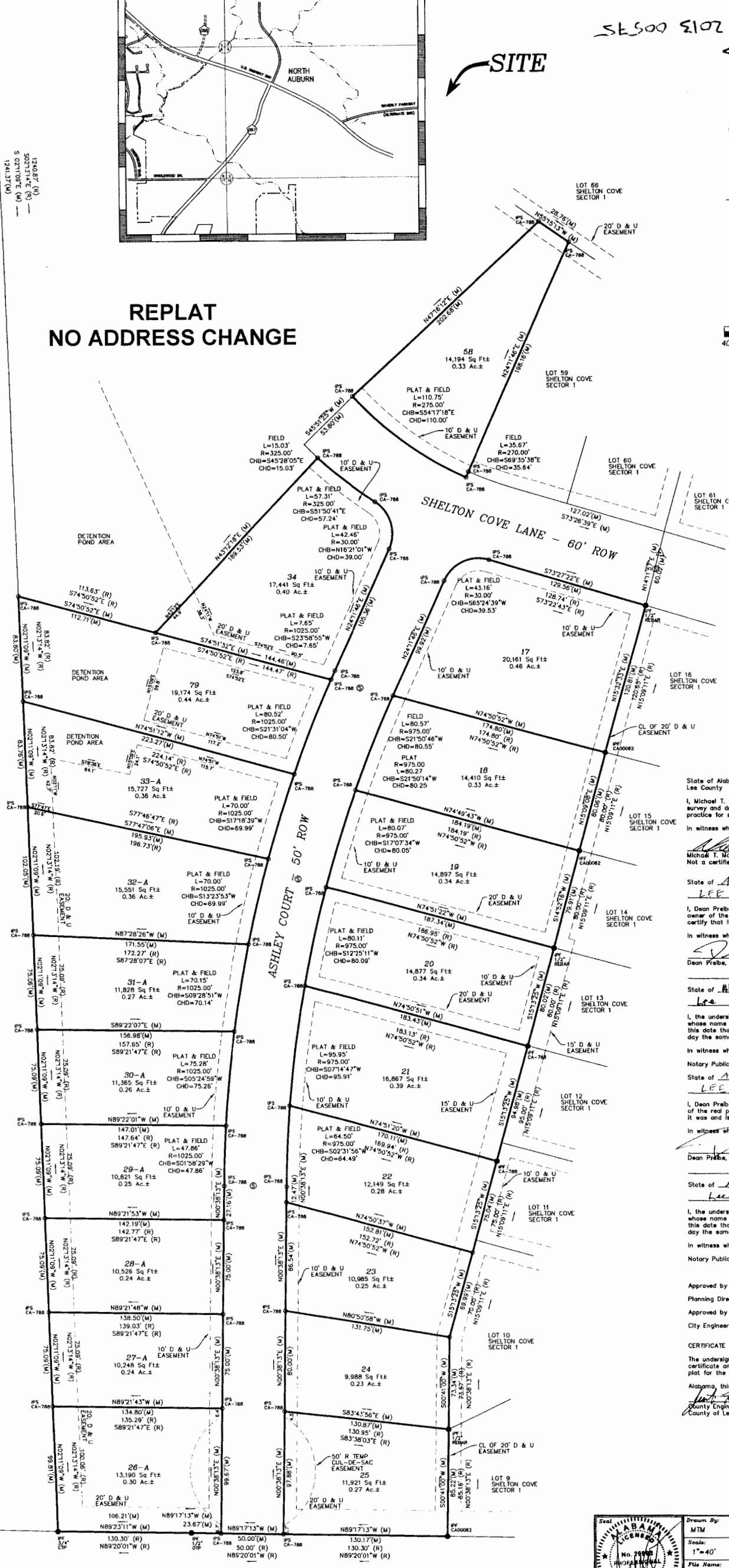
FLA PLAT
REC Recording Fee
Total Fees: $ 25.00

REPLAT
NO ADDRESS CHANGE



NOTES:

1. BEARINGS BASED ON THE PLAT FOR SHELTON COVE, PHASE 2 AS RECORDED IN PLAT BOOK 35, PAGE 26.

2. NO PORTION OF THESE LOTS LIE WITHIN A 100 YEAR FLOOD ZONE PER FEMA FIRM 01081C0064G DATED NOVEMBER 2, 2011.

3. SOURCES OF INFORMATION: PLAT BOOK 30, PAGE 128 (SHELTON COVE, SECTOR TWO); PLAT BOOK 35, PAGE 26 (SHELTON COVE, SECTOR TWO); DEED BOOK 2405, PAGE 505 (SUBJECT DEED); DEED BOOK 2414, PAGE 220 (SUBJECT DEED FOR LOTS 17, 18 AND 34).

4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THAT THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN 10' OF UTILITIES.

5. THESE LOTS ARE IN A CONVENTIONAL SUBDIVISION. REFER TO CURRENT ZONING FOR STANDARDS AND REQUIREMENTS REGARDING SETBACKS AND LOT RESTRICTIONS PRIOR TO BUILDING.

6. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.

7. FIELD WORK COMPLETED JUNE 19, 2013. OFFICE WORK COMPLETED JUNE 26, 2013. REVISED JULY 2, 2013.

8. GROSS AREA = 7.66 ACRES, MORE OR LESS.

9. THIS PLAT REFLECTS THE ACTUAL PIN LOCATIONS ON THESE LOTS, CORRECTS THE BEARINGS AND DISTANCES FROM PLAT BOOK 35, PAGE 26, AND LABELS LOT 79, PREVIOUSLY NOT ASSIGNED A LOT NUMBER. NO RIGHT OF WAY OR EASEMENTS ARE CHANGED AS A PART OF THIS PLAT.

10. LINES LABELED WITH A MEASURED DIMENSION (M) AND NO REFERENCE TO THE RECORDED DIMENSION (R) MATCH THE RECORDED DIMENSIONS.

State of Alabama
Lee County

I, Michael T. Maher, a Professional Licensed Land Surveyor of Alabama, 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.

In witness whereof, I have hereunto set my hand and seal on this the 18 day of October 2013.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
LEE County

I, Dean Preibe, as division manager of Sequoia Land Development Corporation, an Alabama corporation, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this the 18th day of October 2013.

Dean Preibe,
_____ of Sequoia Land Development Corporation

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Dean Preibe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 18th day of October 2013.

Notary Public: _____ My commission expires: June 21, 2016

State of Alabama
LEE County

I, Dean Preibe, as V.P. Operations of Eastbrook Homes Southern, Inc., a Michigan corporation, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this the 18th day of October 2013.

Dean Preibe,
_____ of Eastbrook Homes Southern, Inc.

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Dean Preibe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 18 day of October 2013.

Notary Public: _____ My commission expires: June 21, 2016

Approved by the Auburn City Planning, Auburn, Alabama:
Planning Director: _____ Date: 11-15-13

Approved by the Auburn City Engineer, Auburn, Alabama:
City Engineer: _____ Date: 11-15-13

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the City of Auburn Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County.

Alabama, this 18 day of NOVEMBER 2013.

County Engineer
County of Lee, Alabama

Seal: ALABAMA LICENSED No. 29993 PROFESSIONAL LAND SURVEYOR MICHAEL T. MAHER

Drawn By:	MTM
Scale:	1"=40'
File Name:	13-291-SD1
Date:	JULY 2, 2013

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title: Shelton Cove Subdivision Sector Two Corrective Plat

S:\2013\13-291\sd lines.dwg, 10/15/2013 11:12:30 AM, 1:40

Book/Page 35/146
Recorded in the Above
Plat Book & Page
11-18-2013 03:06:44 PM
Bill Smith - Probate Judge
Lee County, AL

Book/Page 35/146
Total/Cashier: 80842 / TS
Trans: 1-195-198-204-208-2
Recorded: 11-18-2013 15:59:16
EOR Owners 20.00
Total Fees: $ 22.00 1.00

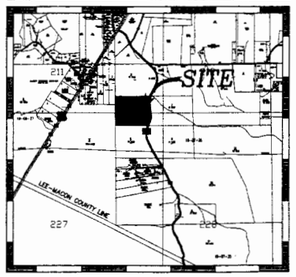
G AND N SUBDIVISION

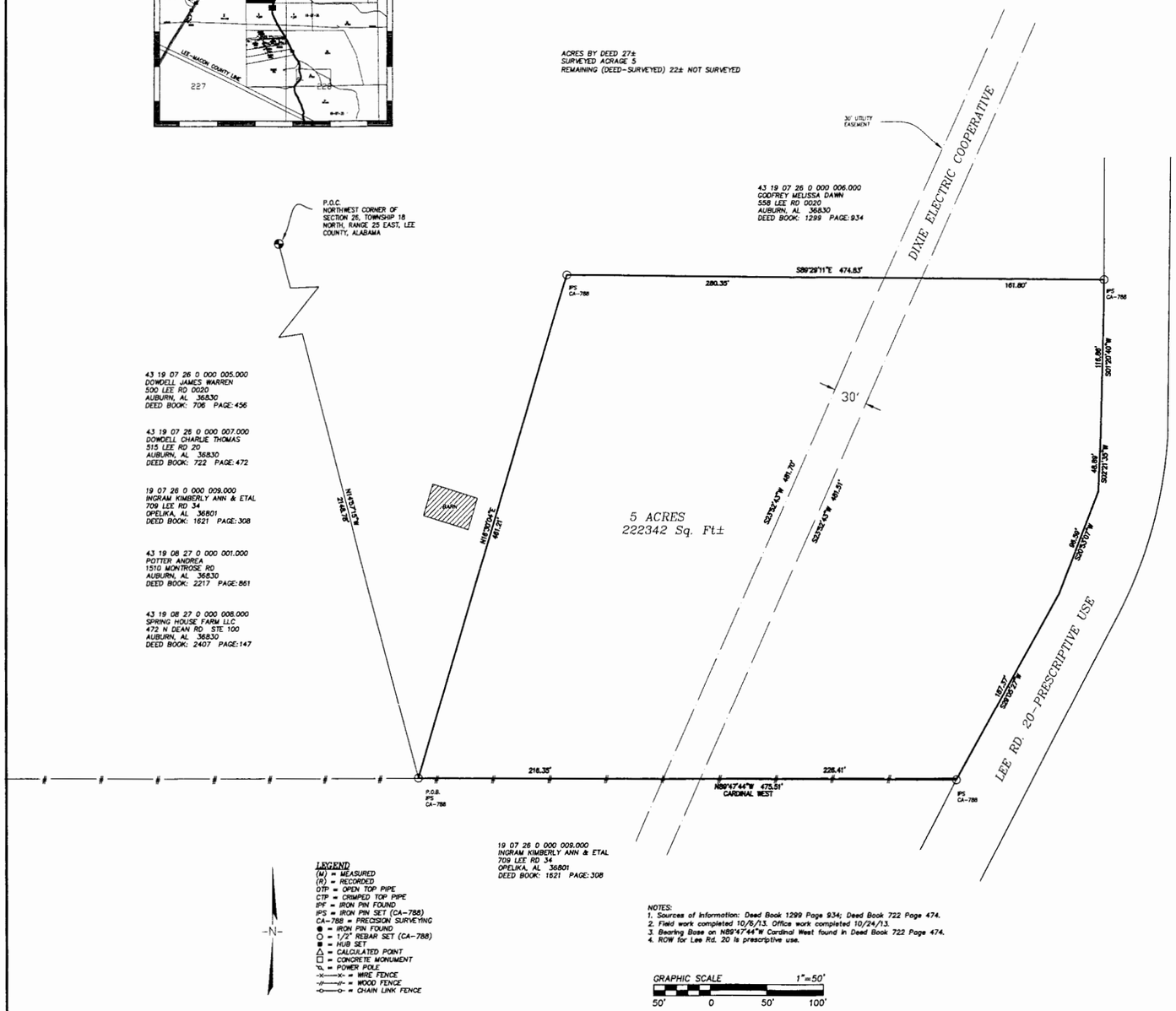
SEC. 26 T 18 N R 25 E

AUBURN LEE COUNTY ALABAMA

11/20/13
PC 2013 00934

VICINITY MAP NOT TO SCALE





LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
= POWER POLE
-x-----x- = WIRE FENCE
-//-----//- = WOOD FENCE
-o-----o- = CHAIN LINK FENCE

NOTES:
1. Sources of Information: Deed Book 1299 Page 934; Deed Book 722 Page 474.
2. Field work completed 10/6/13. Office work completed 10/24/13.
3. Bearing Base on N89°47'44"W Cardinal West found in Deed Book 722 Page 474.
4. ROW for Lee Rd. 20 is prescriptive use.

GRAPHIC SCALE 1"=50'
50' 0 50' 100'

State of Alabama
Lee County

I, Chris B. Fulghum, a Professional Licensed Land Surveyor of Alabama, 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.

In witness whereof, I have hereunto set my hand and seal on this the 1st day of November 2013.

Chris B. Fulghum, Alabama License No. 26956
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Melissa Dawn Godfrey, owner of the real property shown on this plat, hereby join in the statement of Chris B. Fulghum, and certify that it was and is my purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this the 21 day of October 2013.

Melissa Dawn Godfrey

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Melissa Dawn Godfrey, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 31st day of October 2013.

Notary Public: Gwen H. Beard My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 14, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Approved by the Auburn City Planning Director, Auburn, Alabama:

Planning Director: Date: 11-15-13

Approved by the Auburn City Engineer, Auburn, Alabama:

City Engineer: Date: 11-15-13

STATE OF ALABAMA
LEE COUNTY

The lots on this plat are subject to approval or deletion by the Lee County Health Department. the approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot (s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with said Health Department and are made a part of this plat as if set out hereon.

This the 14th day of Nov 2013.

Health Officer
County of Lee, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the City of Auburn Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama,

this 18 day of NOVEMBER 20 13

County Engineer
County of Lee, Alabama

OUTSIDE AUBURN CITY LIMITS

Seal: ALABAMA LICENSED No. 26956 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B. FULGHUM

Drawn By:	JRT
Scale:	1"=50'
File Name:	13-611-SD
Date:	OCTOBER 17, 2013

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title: G AND N SUBDIVISION

S:\2013\13-611\13-611-SD.dwg, 10/25/2013 3:42:20 PM, 1:50

CERTIFICATE OF APPROVAL
CITY OF AUBURN ENGINEER

APPROVED BY THE CITY ENGINEER, CITY OF AUBURN, LEE COUNTY, ALABAMA.

CITY ENGINEER _____ DATE 10-18-13

CERTIFICATE OF APPROVAL
AUBURN PLANNING DIRECTOR

APPROVED BY THE AUBURN PLANNING DIRECTOR, CITY OF AUBURN, LEE COUNTY, ALABAMA.

PLANNING COMMISSION OF THE CITY OF AUBURN, ALABAMA

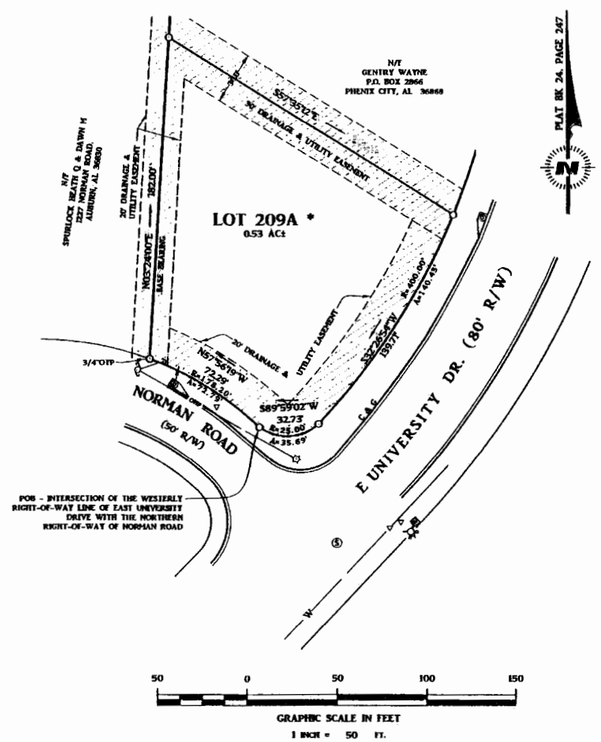
PLANNING DIRECTOR _____ DATE 10-17-13

CERTIFICATE OF LEE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF AUBURN PLANNING COMMISSION (OR PLANNING DEPARTMENT IF THE PLAT IS ADMINISTRATIVE) APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS 22 DAY OF OCTOBER, 20 13.

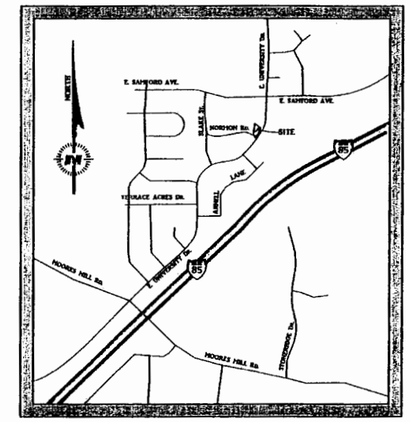
COUNTY ENGINEER _____ DATE _____

REPLAT
NO ADDRESS CHANGE



LEGEND

○	IRON PIN FOUND
⊛	IRON PIN SET (1/2"RBC)
RBR	REBAR
RBC	REBAR & CAP
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
△	CALCULATED POINT
N/F	NOW OR FORMERLY
	FIRE HYDRANT
W	WATER METER
	POWER POLE
( )	RECORD BEARING / DISTANCE
—W—	UNDERGROUND WATER LINE
—OHP—	OVERHEAD POWER LINE
⊕	STORM MANHOLE
C&G	CURB & GUTTER
—SD—	STORM DRAIN PIPE
☼	LIGHT POLE
Ⓢ	SEWER MANHOLE
▽	WATER VALVE



VICINITY MAP

REFERENCES

1) DEED BOOK 2417, PAGE 683.

DIVISION DETAILS

* TOTAL ACREAGE:	0.53 ACRES±
* TOTAL NUMBER OF LOTS:	1
* SMALLEST LOT SIZE:	0.53 ACRES±

33 134
Recorded in the Above
PLAT Book & Page
10-23-2013 10:23:16 AM
Bill Emslish - Probate Judge
Lee County, AL

Book/Pg: 33/134
Term/Cashier: SCAN3 / ss3
Tran: 11957.184856.246127
Recorded: 10-23-2013 10:24:54
PLA PLAT 20.00
REC Recording Fee 3.00
Total Fees: $ 23.00

11/4/13
PL 2013 00803

CERTIFICATE OF OWNERSHIP

I, WAYNE GENTRY, THE OWNER OF SAID LANDS SURVEYED BY McBRIDE McGILL LLC., DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER AND JOIN IN THE FOREGOING STATEMENT MADE BY D. NATHAN McBRIDE, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY 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.

WAYNE GENTRY _____ DATE 10-10-13

NOTARY

Jennifer Whiddon Wright, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT AND TO ME PERSONALLY KNOWN, APPEARED BEFORE ME AND MADE THE ABOVE OATH.

10/10/13
DATE OF EXECUTION _____ NOTARY PUBLIC

MY COMMISSION EXPIRES March 10, 2017

Jennifer Whiddon Wright
NOTARY PUBLIC
Stewart County, Georgia
My Commission Expires March 10, 2017

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP OF AUBURN, LEE COUNTY, ALABAMA, COMMUNITY MAP PANEL #01081C0202G, EFFECTIVE NOVEMBER 2, 2011.

* SEWER UTILITY NOTE

THE INDICATED LOTS HAVE POTENTIAL SEWER BACKFLOW ISSUES DUE TO THE FINISHED GRADE ELEVATION BEING LESS THAN 12-INCHES ABOVE THE NEAREST UPSTREAM SANITARY SEWER MANHOLE RIM ELEVATION. THESE LOTS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES INSTALLED ON THE CUSTOMER'S SEWER SERVICE LINE IF THE FINISHED FLOOR ELEVATION IS LESS THAN 12-INCHES ABOVE THE NEAREST UPSTREAM SANITARY SEWER MANHOLE RIM ELEVATION. THE PROPERTY OWNER, SUCCESSORS, AND ASSIGNS FOR EACH LOT OF RECORD AS INDICATED SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THIS BACKFLOW PREVENTION DEVICE AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY OF AUBURN FOR ANY BACKFLOWS THAT OCCUR DUE TO IMPROPER MAINTENANCE, USE, OR OMITTANCE OF THIS DEVICE.

NOTE:

1. MINIMUM RESIDENCE FINISHED FLOOR ELEVATION MUST BE ABOVE ELEVATION 604.5.

SURVEYOR'S NOTES

1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4) NOT ALL IMPROVEMENTS ARE SHOWN.
5) BASIS OF BEARINGS PER REFERENCE 1.
6) THE UNDERGROUND WATER LINE LOCATION SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. VERIFICATION SHOULD BE MADE PRIOR TO ANY CONSTRUCTION OR DESIGN.
7) ALL PROPERTY CORNERS ARE 1/2" REBAR & CAPS UNLESS OTHERWISE NOTED.
8) NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM TWELVE (12) FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
9) BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.

I, DAVID NATHAN MCBRIDE, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

D. NATHAN MCBRIDE _____ DATE 10-10-13
AL. LICENSE NO. 23345

ALABAMA REGISTERED NO. 23345 PROFESSIONAL LAND SURVEYOR D. NATHAN McBRIDE

McBride-McGill, LLC
Civil Engineering & Surveying
2505 Crawford Road, Phenix City, AL. 36867
Office: (334) 297-5717 * Fax: (334) 297-1066
E-mail: comments@mcbride-mcgill.com
Web: http://www.McBride-McGill.com

REV	REVISION DESCRIPTION	DATE
1	ADDED PAD ELEVATION NOTE	9/24/2013
2	REVISED SIGNATURE CERTIFICATIONS	10/09/2013

DATE OF FIELD SURVEY: 06 / 21 / 2013
JOB NUMBER: 129113 DRAWN BY: GDM

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE-MCGILL, LLC.

BOUNDARY SURVEY

REPLAT OF LOT 209, GLENHAVEN SUBDIVISION, SOUTH ADDITION
SECTOR FIVE, UNITS THREE, LYING IN SECTION 33,
TOWNSHIP 19 NORTH,, RANGE 28 EAST, LEE COUNTY, ALABAMA

OWNER OF RECORD:
WAYNE GENTRY

DATE: 9 / 24 / 2013
SCALE: 1" = 50'
SHEET NO: 1 OF 1