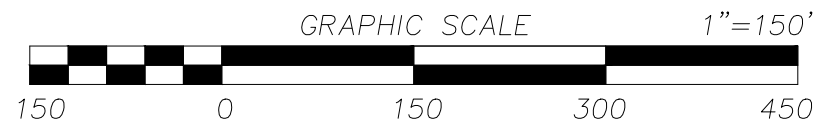
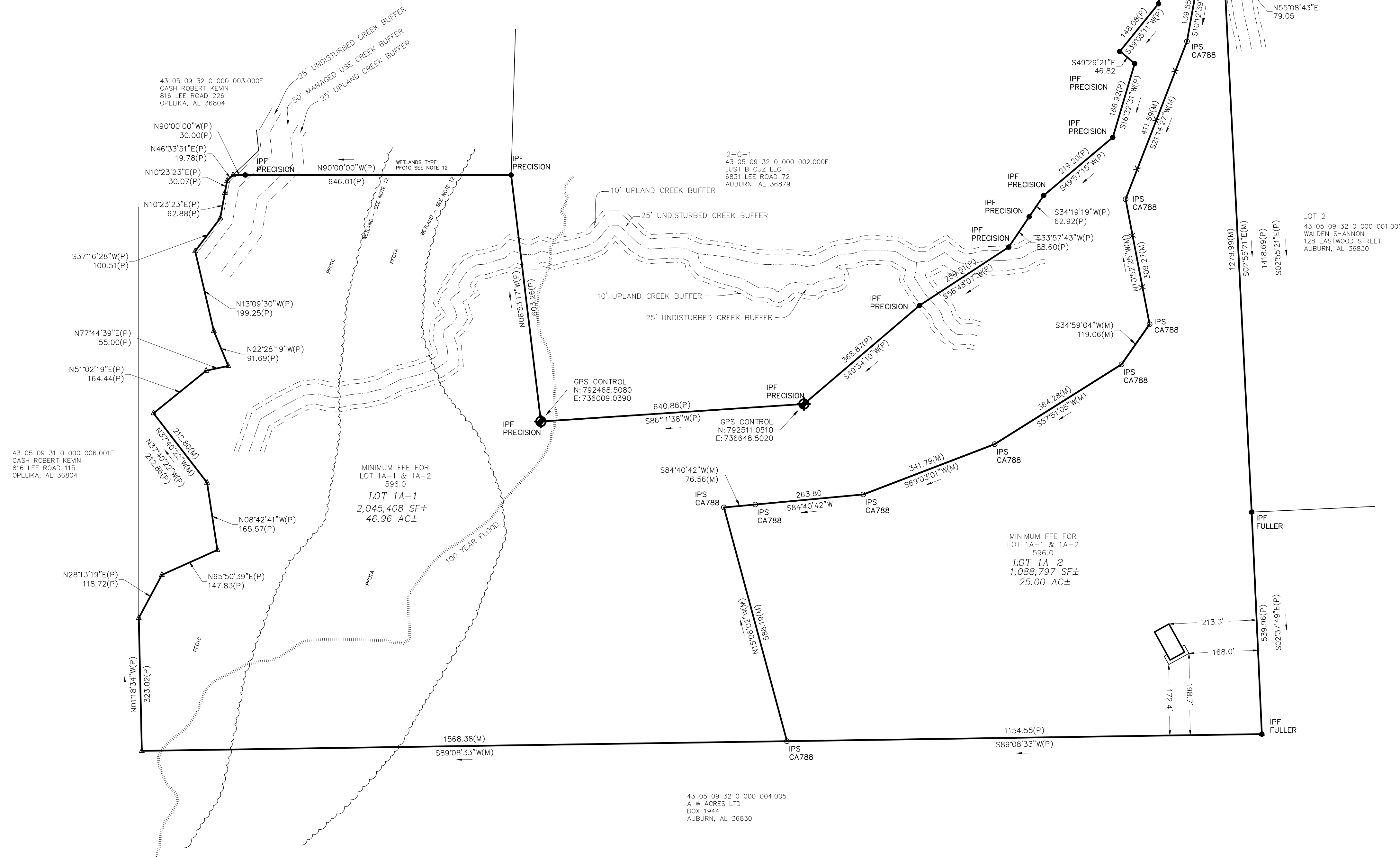


(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
x = POWER POLE
-x-x- = WIRE FENCE
-//--// = WOOD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



NOTES:

1. BEARING BASE, NAD 1983 LABAMA EAST ZONE, US FOOT, ESTABLISHED WITH REFERENCE TO CITY OF AUBURN COURTESY OF THE AUBURN POLICE DEPARTMENT, 1000 4TH AVE, BOX 45, PAGE 38 (LONGLEAF RIDGE, REDVISION OF LOT 2-C AND LOT 1-B)
3. FIELD WORK COMPLETED: 11-1-21. OFFICE WORK COMPLETED: 11-4-2021.
4. A PORTION OF THIS LOT IS LOCATED IN ZONE "AE" ACCORDING TO FEMA FIRM 010810C0040G, DATED NOVEMBER 2, 2011.
5. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENTS. THERE SHALL BE NO OBSTRUCTIONS WITHIN 12' FOOT W/ 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 UTILITY LINES.
6. BY PLACING OBSTRUCTIONS WITHIN OR ENCRACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND AND REIMBURSE THE CITY OF AUBURN AND ITS OFFICIALS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DAMAGES, LOSSES AND COSTS OF DEFENSE INCURRED BY THE CITY 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 LIABILITY 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. MINIMUM FLOOD FLOOR: CRESCENT OF LOT 1-A = 596.0 BASED OFF FEMA FLOOD MAP 010810C0040G DATED 11/2/11, CROSS SECTION X OF FIS LOBLOCKE CREEK. MINIMUM FFE FOR LOT 1-A = 594.8 BASED OFF FEMA FLOOD MAP 010810C0040G DATED 11/2-11, CROSS SECTION X OF FIS LOBLOCKE CREEK.
9. THE STREAM AND WETLAND BUFFERS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AN ACTUAL DELINEATION MAY BE REQUIRED UPON FURTHER INVESTIGATION.
12. WETLANDS LIMITS AND TYPES SHOWN ON THIS PLAN ADDED FROM THE NATIONAL WETLANDS INVENTORY. ACTUAL LIMITS OF WETLANDS WILL VARY.
13. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1A INTO 2 SINGLE FAMILY RESIDENTIAL LOTS.



State of Alabama
Lee County

In witness whereof, I have hereunto set my hand and seal on this
the _____ day of _____, 2022.

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

State of Alabama
Lee County

I, Neil & Laurie Waer, 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 _____ day of _____, 2022.

Neil Waer
State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Neil & Laurie Waer, whose names are signed to the foregoing instrument, and whom are known to me, acknowledged before me on this date that, being informed of the contents of the instrument, they 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 _____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

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

Planning Director: _____ Date: _____

Approved by the Auburn City Engineer, Auburn, Alabama:

City Engineer: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the _____ day of _____, 2022.

Health Officer
County of Lee, Alabama

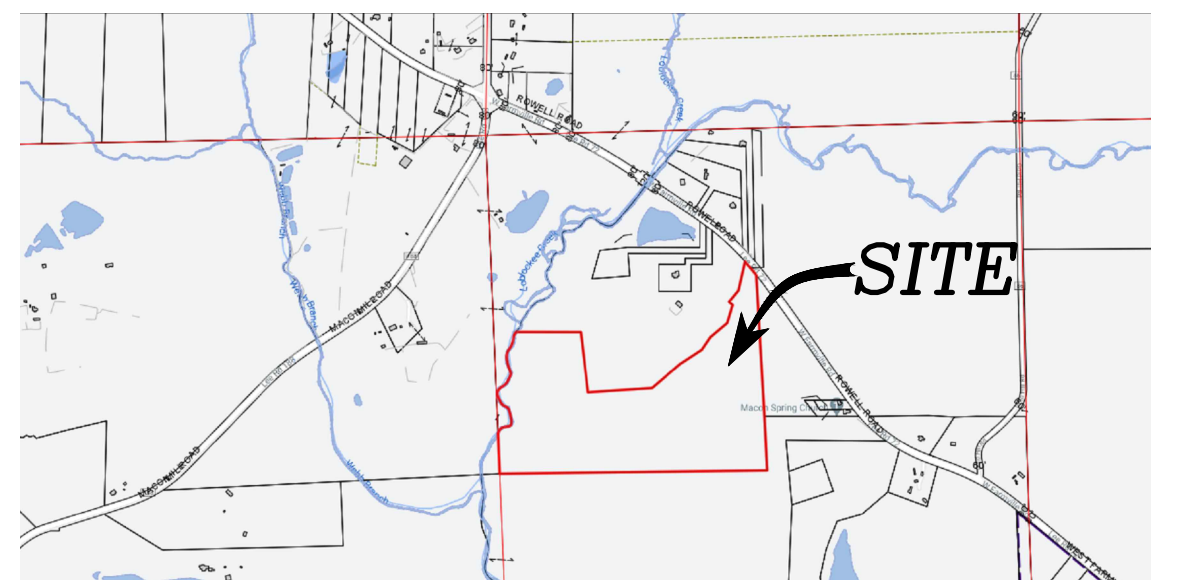
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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 _____ day of _____ 2022.

County Engineer
County of Lee, Alabama

OWNER - DEVELOPER
NEIL AND LAURIE WAER
6657 LEE ROAD 072
WAVERLY, AL 36879



VICINITY MAP
NOT TO SCALE

Seat Drawn By: MTM Scale: 1" = 150' File Name: 21-945-RED 1A Date: 7-12-22		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionssurveying.biz
	Sheet Title: LONGLEAF RIDGE REDIVISION OF LOTS 2C AND LOT 1 REDIVISION OF LOT 1A	