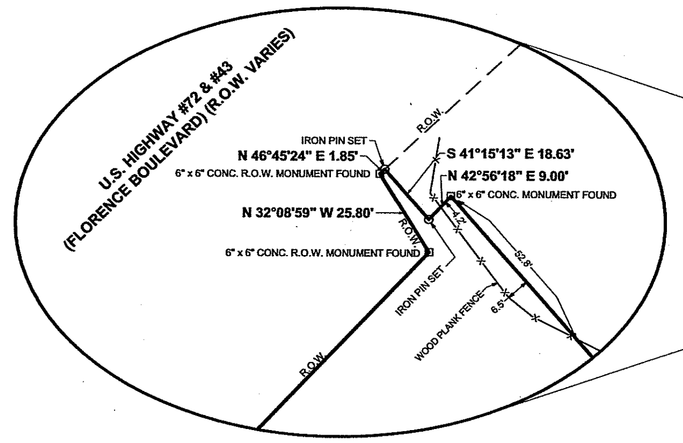
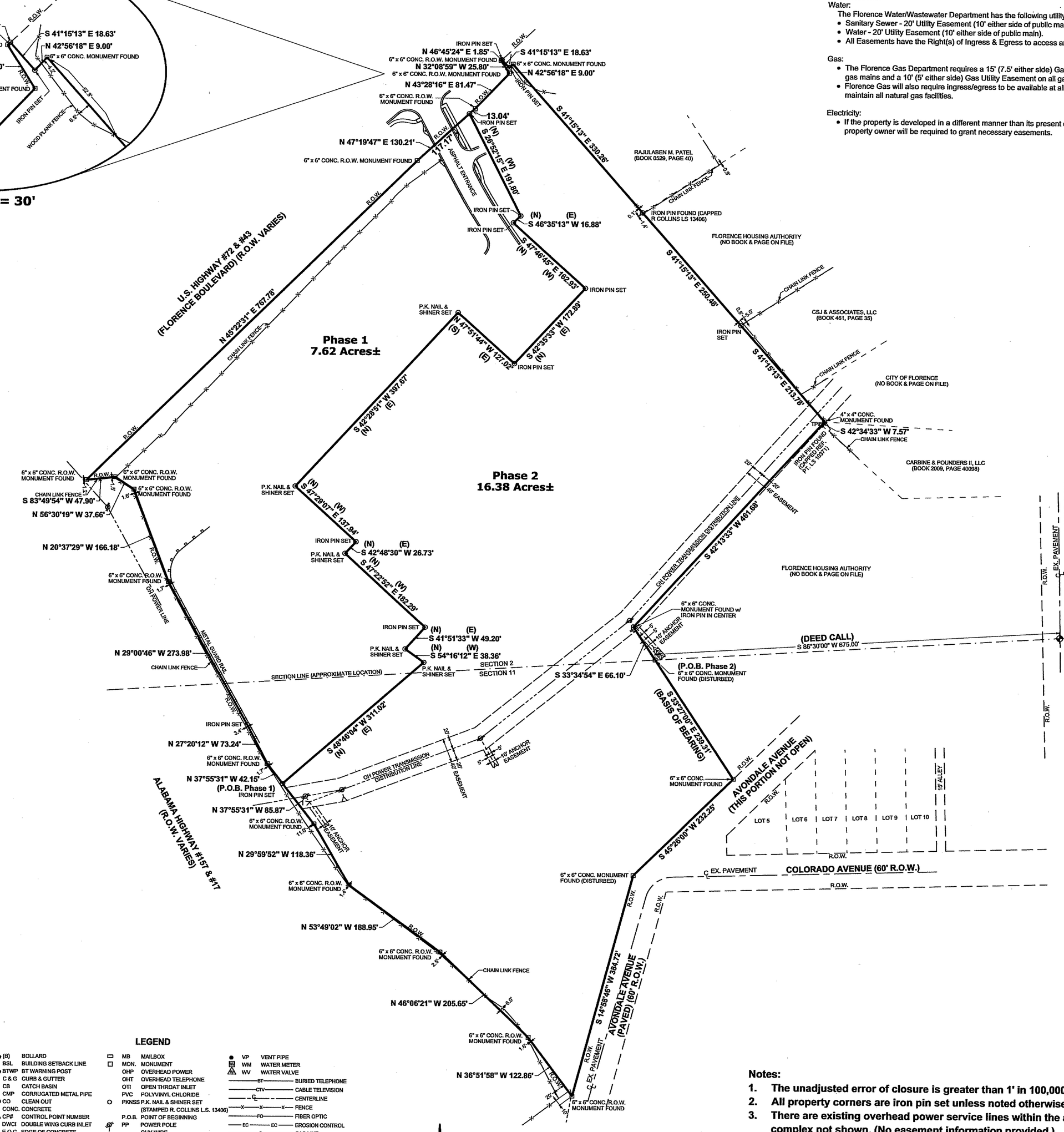
Sweetwater Ridge



Detail 1" = 30'



Plat Notations:

Water:

The Florence Water/Wastewater Department has the following utility easements:

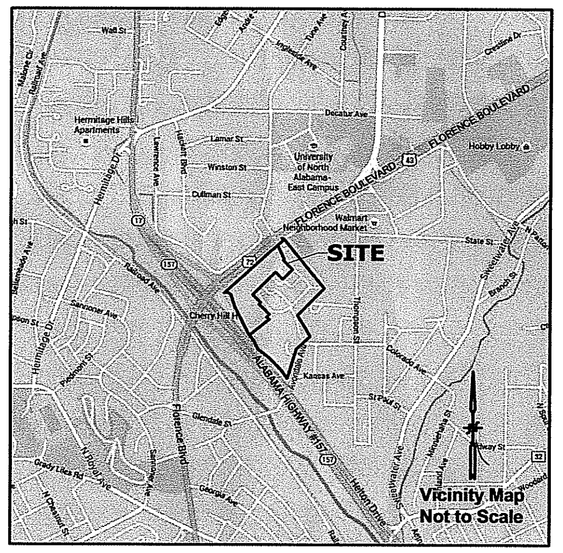
- Sanitary Sewer - 20' Utility Easement (10' either side of public main).
- Water - 20' Utility Easement (10' either side of public main).
- All Easements have the Right(s) of Ingress & Egress to access and maintain all facilities.

Gas:

- The Florence Gas Department requires a 15' (7.5' either side) Gas Utility Easement on all gas mains and a 10' (5' either side) Gas Utility Easement on all gas service lines.
- Florence Gas will also require ingress/egress to be available at all times to access and maintain all natural gas facilities.

Electricity:

- If the property is developed in a different manner than its present configuration, the property owner will be required to grant necessary easements.



ELECTRONIC FILE DISCLAIMER:
The official drawings are those that are signed, sealed and dated by the Professional Engineer or Professional Land Surveyor. Information transferred electronically to clients is not necessarily a true representation of the official document. White, Lynn, Collins and Associates, Inc. is not responsible for information on these plans or surveys in electronic form, provided verbally by others, written by others or interpreted by others.

G:\Acad Drawings\Cherry Hill Homes\CHH Final Plat 11032017.dwg,Layout (1), Jul/11/2018 - 2:14pm, dawn

LEGEND

(B)	BOLLARD	MB	MAILBOX
BSL	BUILDING SETBACK LINE	MON.	MONUMENT
BTWP	BT WARNING POST	OHP	OVERHEAD POWER
C & G	CURB & GUTTER	OHT	OVERHEAD TELEPHONE
CB	CATCH BASIN	OTI	OPEN THROAT INLET
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PKNSS	P.K. NAIL & SHINER SET (STAMPED R. COLLINS L.S. 13406)
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING
CP#	CONTROL POINT NUMBER	PP	POWER POLE
DWC	DOUBLE WING CURB INLET		GUY WIRE
E.O.C.	EDGE OF CONCRETE		ANCHOR
E.O.G.	EDGE OF GRAVEL	RCP	REINFORCED CONCRETE PIPE
E.O.P.	EDGE OF PAVEMENT	RD	ROOF DRAIN
EX.	EXISTING	REF.	REFERENCE
FFE	FINISH FLOOR ELEVATION	SMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SPHW	SLOPED PAVED HEADWALL
GFL	GROUND FLOOD LIGHT	SPR	SPRINKLER
GM	GAS METER	SS	SANITARY SEWER
GV	GAS VALVE	S-T-R	SECTION TOWNSHIP RANGE
GLWP	GAS LINE WARNING POST	STMH	STORM SEWER MANHOLE
GTI	GRATE TOP INLET	STR	STRUCTURE
HC	HANDICAP	SWCI	SINGLE WING CURB INLET
ICV	IRRIGATION CONTROL VALVE	TMH	TELEPHONE MANHOLE
INV.	INVERT	TP	TELEPHONE PEDESTAL
I.P.F.	IRON PIN FOUND	T.O.M.	TEMPORARY BENCH MARK
I.P.S.	IRON PIN SET (CAPPED R. COLLINS L.S. 13406)	TSB	TRAFFIC SIGNAL BOX
JB	JUNCTION BOX	TSP	TRAFFIC SIGNAL POLE
LP	LIGHT POLE	TYP.	TYPICAL

VP	VENT PIPE		BURIED TELEPHONE
WM	WATER METER		CABLE TELEVISION
WV	WATER VALVE		CENTERLINE
			FENCE
			FIBER OPTIC
		EC / EC	EROSION CONTROL
			GAS LINE
			OVERHEAD POWER
		OHT	OVERHEAD TELEPHONE
		R.O.W.	RIGHT OF WAY
		SF / SF	SILT FENCE
		SS	SANITARY SEWER
		ST	STORM SEWER
		T.O.B.	TOP OF BANK
		T.O.E.	TOE OF BANK
		UE	UNDERGROUND ELECTRIC
		W	WATER LINE
			DITCH
		502	INTERMEDIATE CONTOUR
		500	INDEX CONTOUR
		+ 516.23	EXISTING SPOT ELEV
		500	PROPOSED CONTOUR
		+ 508.50	PROPOSED SPOT ELEV

NORTH BASED ON DEED

100 50 0 100

SCALE : 1"= 100'

Source of Information:
Commonwealth Land Title Insurance Company
File No: 2028892-301172
Effective Date: January 20, 2015 @8:00 Am

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.

RICHARD T. COLLINS L.S.
ALABAMA LICENSE NO. 13406 DATE: 07/13/2018

ALABAMA LICENSED No. 13406 PROFESSIONAL LAND SURVEYOR RICHARD T. COLLINS

DATE OF FIELD SURVEY: 11/07/2017

Notes:

1. **The unadjusted error of closure is greater than 1' in 100,000'.**
2. **All property corners are iron pin set unless noted otherwise.**
3. **There are existing overhead power service lines within the apartment complex not shown. (No easement information provided.)**
4. **All fence line and overhead power line locations are approximate.**

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Richard T. Collins, A Licensed Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as **Sweetwater Ridge**, on the annexed plat situated in Sections 2 and 11, Township 3 South, Range 11 West, Lauderdale County, Alabama. I have subdivided said tract into lots showing the streets and easements therein, giving the bearings, lengths, widths, names of each street, as well as the size and number of each lot. I further certify that the annexed plat is a true and correct plat of said subdivision and shows the proper relationship to the U.S. Government Survey of Public Lands in the State of Alabama.

Given under my hand and seal, this the 13th day of July, 2018.

Richard T. Collins, L.S.
Alabama License No. 13406

ALABAMA LICENSED No. 13406 PROFESSIONAL LAND SURVEYOR RICHARD T. COLLINS

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I the undersigned, Florence Housing Authority, Owner of the property platted on the annexed plat and designated as **Sweetwater Ridge**, hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to our successors, and assigns, do hereby grant and convey to the City of Florence and County of Lauderdale, Alabama, its successors and assigns, an easement or right of way over, under, across, and above the streets and public roads and alleys shown hereon for electric, telephone, water, gas and sewer lines, and also for such purposes other easements as shown, with the right of ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective right of way, including the right to cut and clear trees or parts thereof or other objects that may injure or endanger utility lines.

Given under my hand this the 13th day of July, 2018.

Florence Housing Authority
Rhonda Richardson - Executive Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the person whose name is signed to the foregoing and who is known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of July, 2018.

Notary Public

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 24th day of July 2018.

Chairman, Planning Commission, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the City Engineer, City of Florence, Alabama, this the 23rd day of JULY, 2018.

William B. Batson, III, City Engineer, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of **Sweetwater Ridge,** was filed for recording and was duly recorded in Plat Book 7 Page 367, this the 30th day of JUN, 2018.

Will Motlow, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as County Engineer of the County of Lauderdale of Alabama, hereby certifies on this the 26th day of July, 2018, that the Florence Planning Commission has submitted the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama.

Eric Hill, County Engineer, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this the 25TH day of JULY, 2018.

City of Florence Electricity Department

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Certificate of Approval By The City of Florence Flood Management Department
The undersigned, as authorized by the City of Florence Flood Management Department, Alabama, here by approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama,

This the 18th day of July, 2018.

City of Florence Flood Management Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Certificate of Approval By The E911 Board
The undersigned, as authorized by the Lauderdale County 911 Board, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this the 25 day of July, 2018.

E911 Director, County of Lauderdale, Alabama

24.00 Acres±
(This tract is subject to any easements of record or easements existing on site)
(Formerly Florence Housing Authority - Cherry Hill Homes)

Part of the Southeast 1/4 of Section 2, and Part of the Northeast 1/4 of Section 11 Township 3 South, Range 11 West Lauderdale County, Alabama

WLC civil engineers land surveyors
White, Lynn, Collins, & Associates, Inc.
219 W. ALABAMA STREET • FLORENCE, ALABAMA 35630
PHONE (256) 766-1051 • FAX (256) 766-1201
EMAIL: WLCASSO@AOL.COM

REVISED:
REVISED:

"Final Plat"
Sweetwater Ridge

Bennett Group Consulting, LLC
710 Old Stage Road
Auburn, Alabama 36830

HORZ 1"= 100'	SHEET
VERT 1"=	OF
SURVEYED BY:	LAYOUT
IN:	Layout (1)
DRAWN BY:	JOB NO.:
CDS	14889-17-01
CHECKED BY:	DATE:
RTC	11/07/2017
CBD. FILE:	TOTAL SHEETS
CHH-122815.txt	
DWG. FILE:	OF
CHH Final Plat 11032017.dwg	