

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF MARSHALL

I, BRANDON ALLEN, A REGISTERED LAND SURVEYOR OF ARAB, ALABAMA, HEREBY CERTIFY, THAT ALL PARTS OF THIS SURVEY AND DRAWING OF THE FOLLOWING DESCRIBED PROPERTY 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.

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, MARSHALL COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT TVA MONUMENT NUMBER 110 LOCATED AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, THEN N00°16'00"E A DISTANCE OF 316.70 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED ALLEN PLS 31826. THEN N0°05'49"W A DISTANCE OF 48.25 FEET TO A 1/2 INCH DIAMETER REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF GRANT STREET, THEN LEAVING SAID RIGHT-OF-WAY N00°34'01"E A DISTANCE OF 200.60 FEET TO AN IRON SET ON THE SOUTH RIGHT-OF-WAY OF HARDIN ROAD, THEN N00°34'01"E A DISTANCE OF 5.93 FEET TO A 1/2 INCH REBAR WITH A YELLOW CAP, THEN N00°14'22"E A DISTANCE OF 52.55 FEET TO AN IRON SET ON THE NORTH RIGHT-OF-WAY OF HARDIN ROAD, THE POINT OF BEGINNING, THEN FROM THE POINT OF BEGINNING, AND ALONG SAID NORTH RIGHT-OF-WAY S59°02'27"W A DISTANCE OF 63.14 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY S71°15'16"W A DISTANCE OF 145.54 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY S72°29'11"W A DISTANCE OF 355.58 FEET TO A 1/2 INCH DIAMETER REBAR, THEN CONTINUE ALONG SAID RIGHT-OF-WAY S72°29'11"W A DISTANCE OF 128.74 FEET TO A 1/2 INCH DIAMETER REBAR, THEN CONTINUE ALONG SAID RIGHT-OF-WAY S70°42'27"W A DISTANCE OF 28.92 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW CAP STAMPED CDG, THEN LEAVING SAID RIGHT-OF-WAY N09°28'20"E A DISTANCE OF 347.16 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW CAP STAMPED CDG ON THE SOUTH RIGHT-OF-WAY OF WYETH DRIVE, THEN ALONG SAID RIGHT-OF-WAY S80°31'36"E A DISTANCE OF 140.50 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW CAP, THEN CONTINUE ALONG SAID RIGHT-OF-WAY S80°31'36"E A DISTANCE OF 493.62 FEET TO AN IRON SET, THEN LEAVING SAID RIGHT-OF-WAY S00°14'22"W A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.71 ACRES MORE OR LESS.

SUBJECT TO: THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF LINDSEY LANE.

I FURTHER CERTIFY THAT THE MAP OR PLAT CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTHS AND BEARINGS OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, EASEMENT AND PUBLIC GROUND WITH BEARING LENGTH, WIDTH AND NAME OF EACH STREET, EASEMENT AND PUBLIC GROUND AND SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE LAND AS PLOTTED TO THE GOVERNMENT SURVEY.

I FURTHER CERTIFY THAT I HAVE CONSULTED THE MARSHALL COUNTY, ALABAMA FLOOD HAZARD BOUNDARY MAP PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN COOPERATION WITH THE FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 110311 0308 D, DATED SEPTEMBER 16, 2010, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE X, (NOT SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

ACCORDING TO MY SURVEY THIS THE ____ DAY OF _____, 2017.

BRANDON L. ALLEN, PLS
ALABAMA LICENSE NO. 31826

DEDICATION

I, O. WESLEY LONG, AS MANAGER OF RIVER ROCKS, LLC, BY: ROHOGO MANAGEMENT GROUP, LLC, "SERIES RV", HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE OAKS AT RIVER ROCKS PLANTATION, A PART OF THE SE 1/4, SECTION 22, T-8-S, R-3-E, CITY OF GUNTERSVILLE, MARSHALL COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:
RIVER ROCKS, LLC
AN ALABAMA LIMITED LIABILITY COMPANY

BY: ROHOGO MANAGEMENT GROUP, LLC, "SERIES RV"
ITS MANAGING MEMBER,
THROUGH:
ITS MANAGER, O. WESLEY LONG

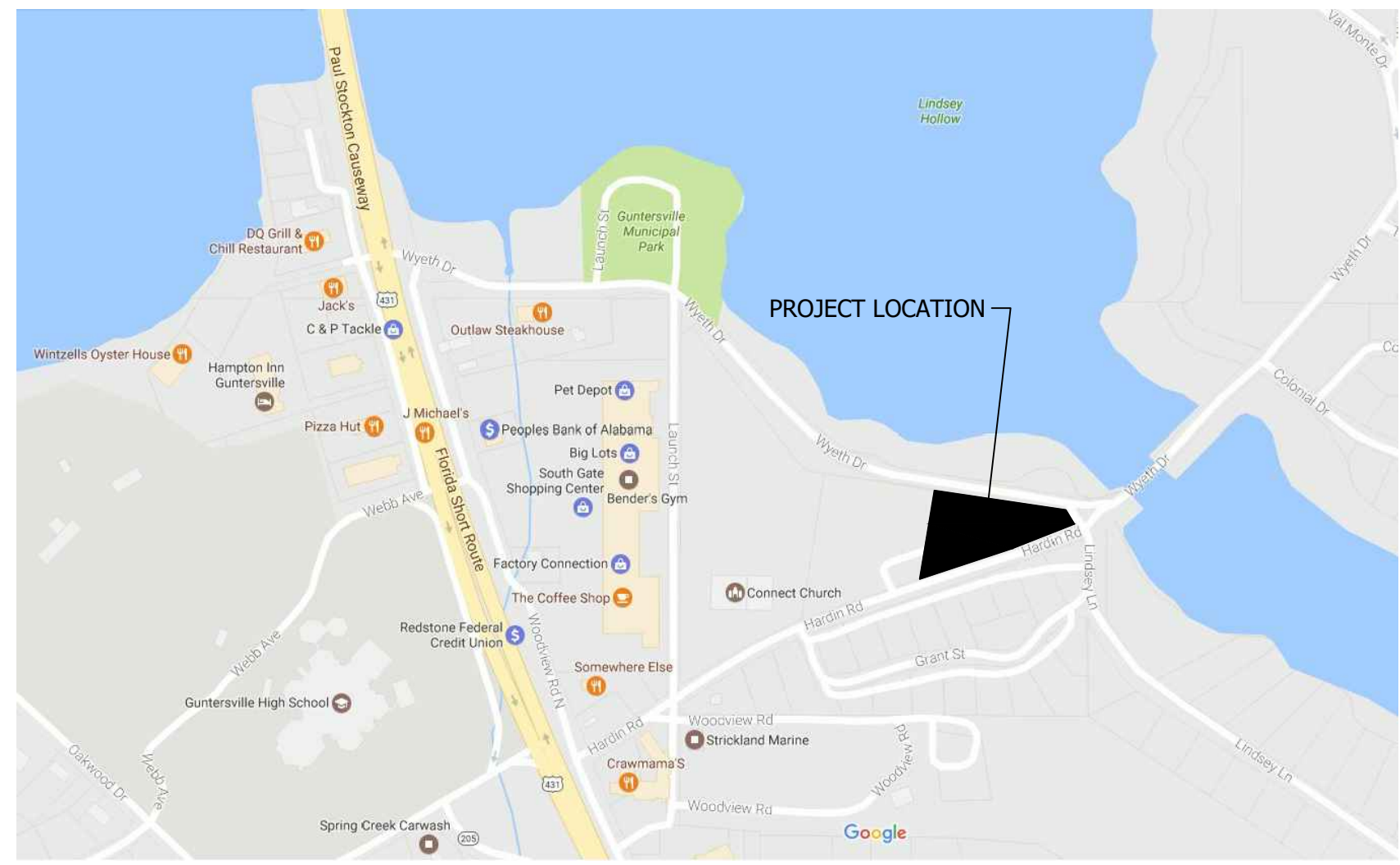
COUNTY OF MARSHALL
STATE OF ALABAMA

ACKNOWLEDGMENT

I, _____, NOTARY PUBLIC IN SAID STATE, HEREBY CERTIFY THAT O. WESLEY LONG AS MANAGER OF RIVER ROCKS, LLC, BY: ROHOGO MANAGEMENT GROUP, LLC, "SERIES RV", IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS BEFORE ME ON THIS DAY, BEING INFORMED, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF CORPORATION.

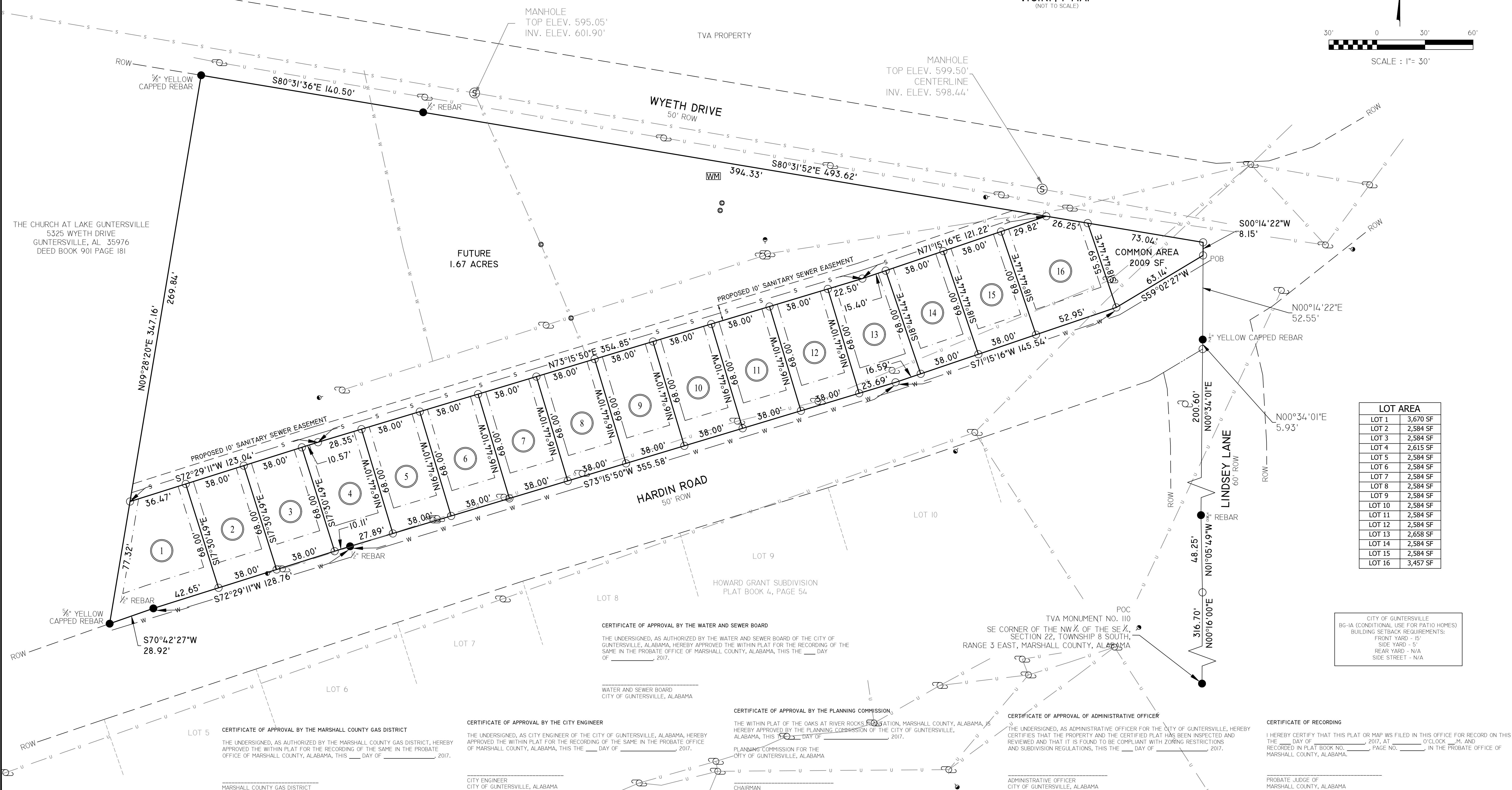
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC



LEGEND

- IRON/MONUMENT FOUND AND TYPE
- 5/8 INCH DIAMETER REBAR SET WITH YELLOW CAP STAMPED ALLEN PLS 31826
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, ANGLE, OR DESCRIPTION)
- U - OVERHEAD ELECTRIC, TELEPHONE, AND/OR CABLE(TV)
- X - EXISTING WIRE FENCE
- O - EXISTING CHAIN-LINK FENCE
- □ - EXISTING WOOD FENCE
- LINE NOT TO SCALE
- ROW RIGHT-OF-WAY
- ⊕ UTILITY POLE



LOT AREA	
LOT 1	3,670 SF
LOT 2	2,584 SF
LOT 3	2,584 SF
LOT 4	2,615 SF
LOT 5	2,584 SF
LOT 6	2,584 SF
LOT 7	2,584 SF
LOT 8	2,584 SF
LOT 9	2,584 SF
LOT 10	2,584 SF
LOT 11	2,584 SF
LOT 12	2,584 SF
LOT 13	2,658 SF
LOT 14	2,584 SF
LOT 15	2,584 SF
LOT 16	3,457 SF

CITY OF GUNTERSVILLE
BG-1A (CONDITIONAL USE FOR PATHO HOMES)
BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 15'
SIDE YARD - 5'
REAR YARD - N/A
SIDE STREET - N/A

THE CHURCH AT LAKE GUNTERSVILLE
5325 WYETH DRIVE
GUNTERSVILLE, AL 35976
DEED BOOK 901 PAGE 181

FUTURE
1.67 ACRES

CERTIFICATE OF APPROVAL BY THE WATER AND SEWER BOARD

THE UNDERSIGNED, AS AUTHORIZED BY THE WATER AND SEWER BOARD OF THE CITY OF GUNTERSVILLE, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2017.

WATER AND SEWER BOARD
CITY OF GUNTERSVILLE, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF GUNTERSVILLE, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2017.

PLANNING COMMISSION FOR THE
CITY OF GUNTERSVILLE, ALABAMA

CITY ENGINEER
CITY OF GUNTERSVILLE, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF THE OAKS AT RIVER ROCKS PLANTATION, MARSHALL COUNTY, ALABAMA, AS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GUNTERSVILLE, ALABAMA, THIS THE ____ DAY OF _____, 2017.

PLANNING COMMISSION FOR THE
CITY OF GUNTERSVILLE, ALABAMA

CHAIRMAN

CERTIFICATE OF APPROVAL OF ADMINISTRATIVE OFFICER

THE UNDERSIGNED, AS ADMINISTRATIVE OFFICER FOR THE CITY OF GUNTERSVILLE, HEREBY CERTIFIES THAT THE PROPERTY AND THE CERTIFIED PLAT HAS BEEN INSPECTED AND REVIEWED AND THAT IT IS FOUND TO BE COMPLIANT WITH ZONING RESTRICTIONS AND SUBDIVISION REGULATIONS, THIS THE ____ DAY OF _____, 2017.

ADMINISTRATIVE OFFICER
CITY OF GUNTERSVILLE, ALABAMA

CERTIFICATE OF RECORDING

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD ON THIS THE ____ DAY OF _____, 2017, AT ____ O'CLOCK ____ M, AND RECORDED IN PLAT BOOK NO. _____, PAGE NO. _____ IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA.

PROBATE JUDGE OF
MARSHALL COUNTY, ALABAMA

ALLEN LAND SURVEYING, LLC
201 COUNTY ROAD 1859 ARAB, AL. 35016
1-256-640-3516



SCALE:	1" = 30'
DATE:	12-31-2015
FIELD INFO:	BLA 12-31-2015
DRAWN BY:	JMB
CHECKED BY:	
QUALITY CHECK:	
APPROVED BY:	
REVISED:	
06-30-2017	07-10-2017
DWG:	
PROJECT NO.:	15-175
SHEET NO.:	1 OF 1

**PRELIMINARY PLAT FOR
THE OAKS AT RIVER ROCKS PLANTATION
CITY OF GUNTERSVILLE, MARSHALL COUNTY, ALABAMA**

7/10/2017 4:32 PM \\server\data\Olympia\Design-Build_Inc\2016\Projects\43_Long_Development\Gville\Hotel\DWGs\Final\Plat For The Oaks.dwg