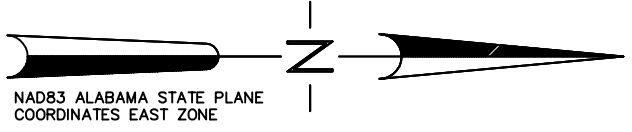


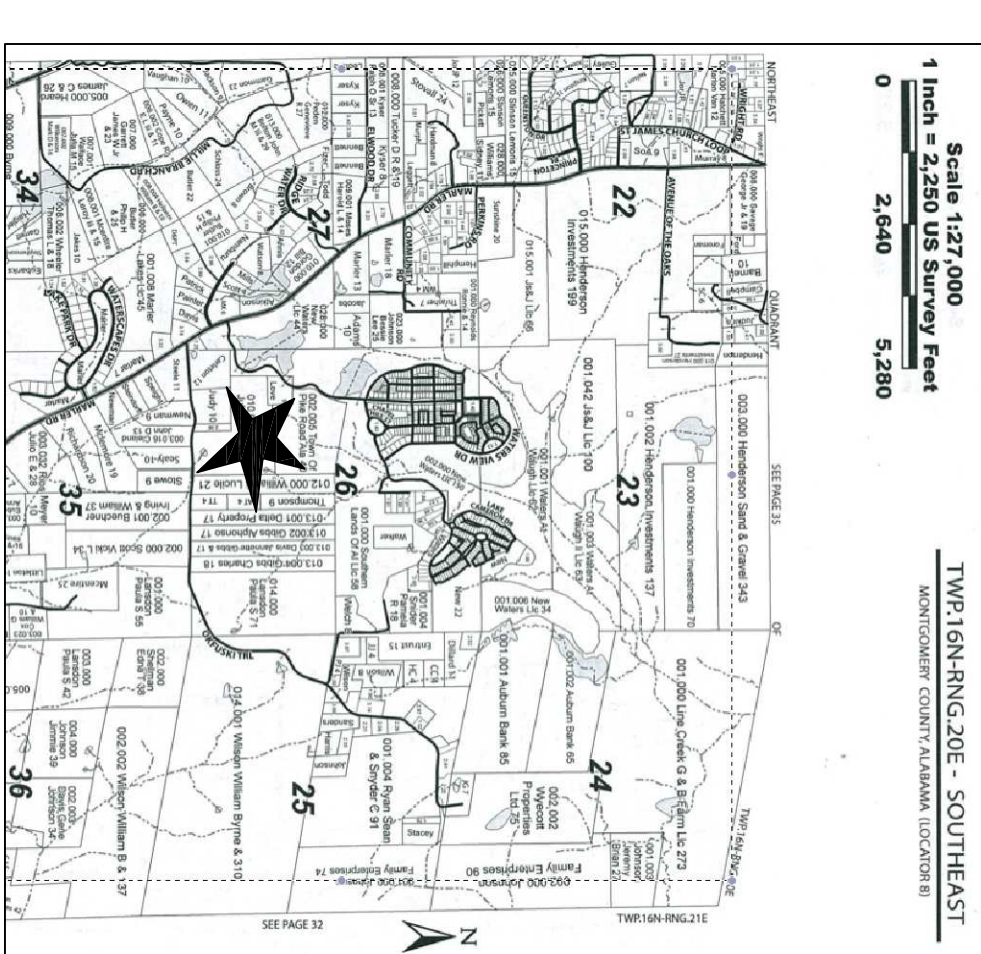
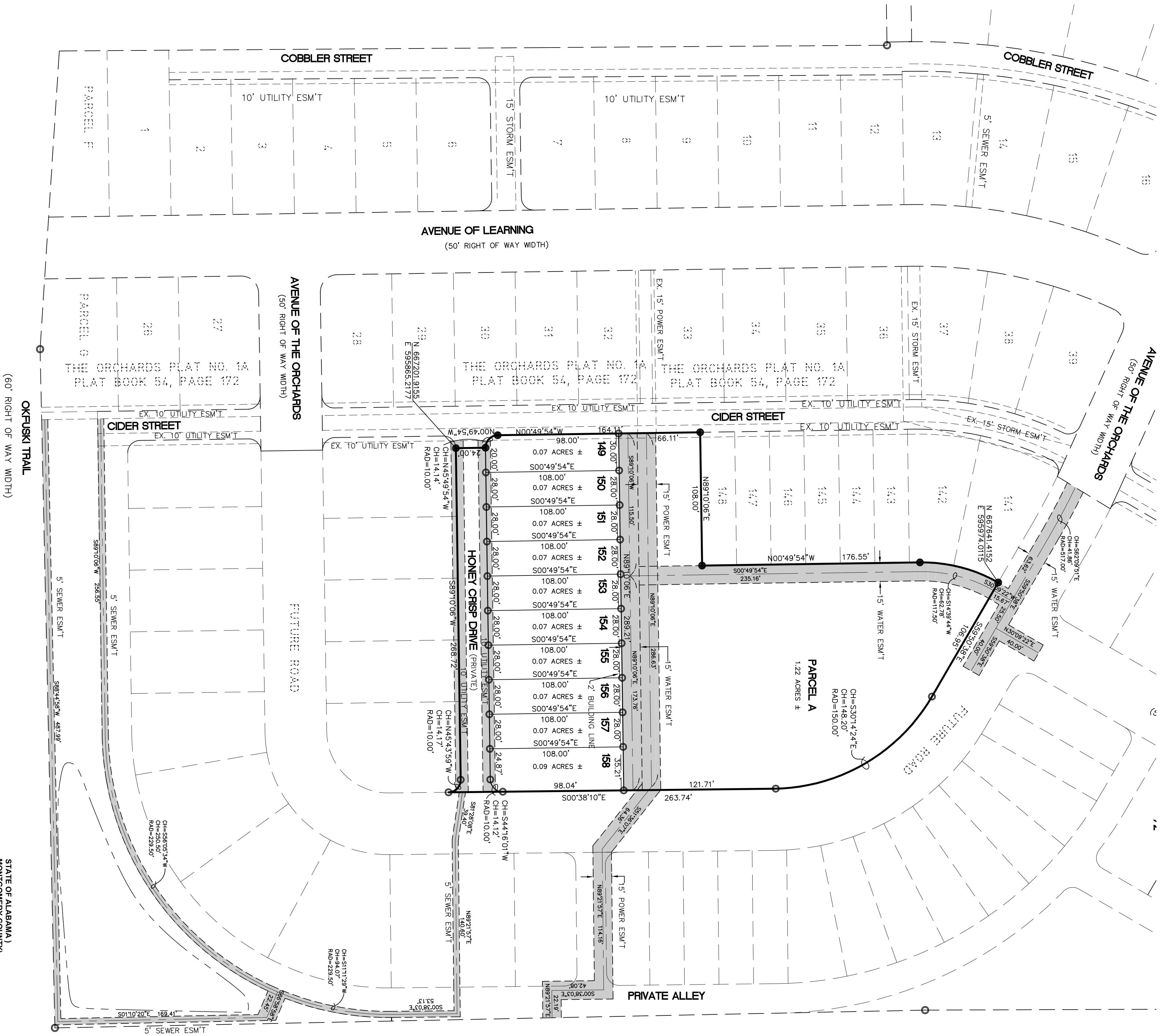
THE ORCHARDS PLAT NO. 2A

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

TOTAL ACRES	2.09 ACRES
COMMON AREAS	1.22 ACRES
NUMBER OF LOTS	10
DENSITY	4.78 LOTS PER ACRE



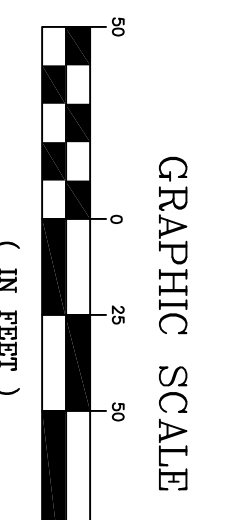
- LEGEND**
- IRON PIN SET (GAPPED CAG986)
 - IRON PIN FOUND (GAPPED WITH STAMP RLS# 28260)
 - EXISTING LOT LINE
 - RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - EASEMENT LINE
 - FUTURE DEVELOPMENT



VICINITY MAP

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 EASEMENT 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, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.
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 OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL PEDESTRIAN PARCELS, PRIVATE ALLEYS, AND PARCELS.
8. OWNERS/DEVELOPERS OF LAND ON THIS PLAT DO HEREBY GRANT TO THE TOWN OF PIKE ROAD, ALABAMA, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER, AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS (SEWER MAINS, SANITARY SEWERS, AND WATER MAINS) AND THEIR APPURTENANCES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES, AND APPURTENANT FACILITIES TOGETHER WITH THE RIGHT TO UTILIZE ADJACENT LANDS FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.
9. 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 (SEWER MAINS, SANITARY SEWERS, AND WATER MAINS) AND THEIR APPURTENANCES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES, AND APPURTENANT FACILITIES TOGETHER WITH THE RIGHT TO UTILIZE ADJACENT LANDS FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.
10. ALL STAGNANT STREETS SHALL PROVIDE ACCESS TO ADJACENT PROPERTY.
11. THE BUILDING SETBACK LINE SHOWN REPRESENTS THE MINIMUM SETBACK FOR THE PRIMARY STRUCTURE FOR SMARTPODE. ATTACHED PORCHES MAY EXTEND CLOSER TO THE RIGHT OF WAY.
12. ALL ADJACENT PROPERTY OF THIS PLAT IS OWNED BY NRB DEVELOPERS, INC.
13. EASEMENTS THAT HAVE BEARINGS AND DISTANCES DESCRIBING THEM ARE TAKEN FROM THEIR CENTRELINE.



8/18/15

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 231786 - MONTGOMERY AL 36123
PH. (334) 356-7800 - FAX (334) 356-1231

STATE OF ALABAMA
MONTGOMERY COUNTY
MONTGOMERY COUNTY ENGINEER

STATE OF ALABAMA
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STATE OF ALABAMA
MONTGOMERY COUNTY

STATE OF ALABAMA
MONTGOMERY COUNTY

STATE OF ALABAMA
MONTGOMERY COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
BY ALABAMA WASTEWATER SYSTEMS, INC.:

CERTIFICATE OF APPROVAL
BY ALABAMA WASTEWATER SYSTEMS, INC.:

CERTIFICATE OF APPROVAL
BY ALABAMA WASTEWATER SYSTEMS, INC.:

APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER
THIS PLAT IS HEREBY APPROVED AND MEETS ALL REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.

APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER
THIS PLAT IS HEREBY APPROVED AND MEETS ALL REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.

APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER
THIS PLAT IS HEREBY APPROVED AND MEETS ALL REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.

CERTIFICATE OF APPROVAL
BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT:

CERTIFICATE OF APPROVAL
BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT:

CERTIFICATE OF APPROVAL
BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT:

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.

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.

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.

APPROVAL OF THE ENGINEERING DEPARTMENT
MONTGOMERY COUNTY, ALABAMA:

APPROVAL OF THE ENGINEERING DEPARTMENT
MONTGOMERY COUNTY, ALABAMA:

APPROVAL OF THE ENGINEERING DEPARTMENT
MONTGOMERY COUNTY, ALABAMA:

DATE _____

DATE _____

DATE _____