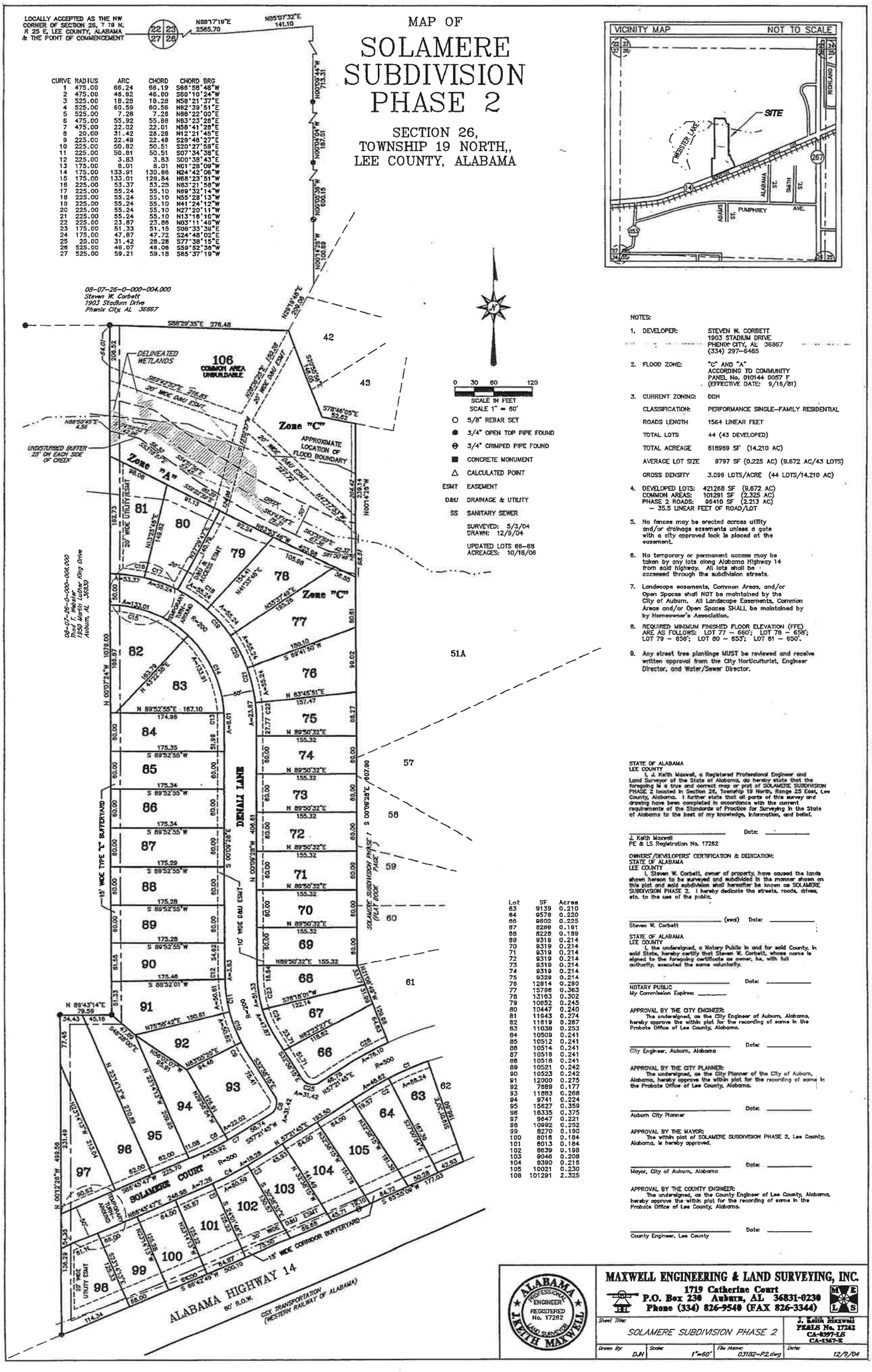
MAP OF
SOLAMERE SUBDIVISION PHASE 2

SECTION 26,
TOWNSHIP 19 NORTH,,
LEE COUNTY, ALABAMA



CURVE	RADIUS	ARC	CHORD	CHORD BRG
1	475.00	66.24	66.19	S68°58'48"W
2	475.00	48.62	48.80	S60°10'24"W
3	525.00	18.28	18.28	N58°21'37"E
4	525.00	60.59	60.56	N62°39'51"E
5	525.00	7.28	7.28	N66°22'00"E
6	475.00	55.92	55.88	N63°23'26"E
7	475.00	22.02	22.01	N58°41'28"E
8	20.00	31.42	28.28	N12°21'45"E
9	225.00	22.49	22.48	S28°46'27"E
10	225.00	50.82	50.51	S20°27'58"E
11	225.00	50.81	50.51	S07°34'38"E
12	225.00	3.83	3.83	S00°38'43"E
13	175.00	8.01	8.01	N01°28'09"W
14	175.00	133.91	130.66	N24°42'08"W
15	175.00	133.01	129.84	N68°23'51"W
16	225.00	53.37	53.25	N83°21'58"W
17	225.00	55.24	55.10	N89°32'14"W
18	225.00	55.24	55.10	N55°28'13"W
19	225.00	55.24	55.10	N41°24'12"W
20	225.00	55.24	55.10	N27°20'11"W
21	225.00	55.24	55.10	N13°16'10"W
22	225.00	23.87	23.86	N03°11'46"W
23	175.00	51.33	51.15	S08°33'39"E
24	175.00	47.87	47.72	S24°48'02"E
25	20.00	31.42	28.28	S77°38'15"E
26	525.00	48.07	48.08	S59°52'36"W
27	525.00	59.21	59.18	S65°37'19"W

VICINITY MAP NOT TO SCALE

0 30 60 120
SCALE IN FEET
SCALE 1" = 60'

- ○ 5/8" REBAR SET
- ● 3/4" OPEN TOP PIPE FOUND
- ⊖ 3/4" CRIMPED PIPE FOUND
- ■ CONCRETE MONUMENT
- △ CALCULATED POINT

ESMT EASEMENT
D&U DRAINAGE & UTILITY
SS SANITARY SEWER

SURVEYED: 5/3/04
DRAWN: 12/9/04

UPDATED LOTS 66-68
ACREAGES: 10/18/06

NOTES:

1. DEVELOPER: STEVEN W. CORBETT
   1903 STADIUM DRIVE
   PHENIX CITY, AL 36867
   (334) 297-6485
2. FLOOD ZONE: "C" AND "A"
   ACCORDING TO COMMUNITY
   PANEL No. 010144 0057 F
   (EFFECTIVE DATE: 9/16/81)
3. CURRENT ZONING: DDH
   CLASSIFICATION: PERFORMANCE SINGLE-FAMILY RESIDENTIAL
   ROADS LENGTH 1564 LINEAR FEET
   TOTAL LOTS 44 (43 DEVELOPED)
   TOTAL ACREAGE 618959 SF (14.210 AC)
   AVERAGE LOT SIZE 9797 SF (0.225 AC) (9.672 AC/43 LOTS)
   GROSS DENSITY 3.098 LOTS/ACRE (44 LOTS/14.210 AC)
4. DEVELOPED LOTS: 421268 SF (9.672 AC)
   COMMON AREAS: 101291 SF (2.325 AC)
   PHASE 2 ROADS: 96410 SF (2.213 AC)
   - 35.5 LINEAR FEET OF ROAD/LOT
5. No fences may be erected across utility and/or drainage easements unless a gate with a city approved lock is placed at the easement.
6. No temporary or permanent access may be taken by any lots along Alabama Highway 14 from said highway. All lots shall be accessed through the subdivision streets.
7. Landscape easements, Common Areas, and/or Open Spaces shall NOT be maintained by the City of Auburn. All Landscape Easements, Common Areas and/or Open Spaces SHALL be maintained by by Homeowner's Association.
8. REQUIRED MINIMUM FINISHED FLOOR ELEVATION (FFE) ARE AS FOLLOWS: LOT 77 - 660'; LOT 78 - 658'; LOT 79 - 656'; LOT 80 - 653'; LOT 81 - 650'.
9. Any street tree plantings MUST be reviewed and receive written approval from the City Horticulturist, Engineer Director, and Water/Sewer Director.

Lot	SF	Acres
63	9139	0.210
64	9578	0.220
65	9802	0.225
67	8289	0.191
68	8228	0.189
69	9319	0.214
70	9319	0.214
71	9319	0.214
72	9319	0.214
73	9319	0.214
74	9319	0.214
75	9329	0.214
76	12814	0.280
77	15798	0.363
78	13163	0.302
79	10652	0.245
80	10447	0.240
81	11843	0.274
82	11819	0.287
83	11038	0.253
84	10509	0.241
85	10512	0.241
86	10514	0.241
87	10515	0.241
88	10516	0.241
89	10521	0.242
90	10523	0.242
91	12000	0.275
92	7689	0.177
93	11883	0.268
94	9741	0.224
95	15627	0.359
96	16335	0.375
97	9647	0.221
98	10992	0.252
99	8270	0.190
100	8015	0.184
101	8013	0.184
102	8639	0.198
103	9046	0.208
104	9390	0.215
105	10021	0.230
108	101291	2.325

STATE OF ALABAMA
LEE COUNTY
I, J. Keith Maxwell, a Registered Professional Engineer and Land Surveyor of the State of Alabama, do hereby state that the foregoing is a true and correct map or plat of SOLAMERE SUBDIVISION PHASE 2 located in Section 26, Township 19 North, Range 25 East, Lee County, Alabama. I further state 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.

_____ Date: _____
J. Keith Maxwell
PE & LS Registration No. 17262

OWNERS'/DEVELOPERS' CERTIFICATION & DEDICATION:
STATE OF ALABAMA
LEE COUNTY
I, Steven W. Corbett, owner of property, have caused the lands shown hereon to be surveyed and subdivided in the manner shown on this plat and said subdivision shall hereafter be known as SOLAMERE SUBDIVISION PHASE 2. I hereby dedicate the streets, roads, drives, etc. to the use of the public.

_____ (seal) Date: _____
Steven W. Corbett

STATE OF ALABAMA
LEE COUNTY
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven W. Corbett, whose name is signed to the foregoing certificate as owner, he, with full authority, executed the same voluntarily.

_____ Date: _____
NOTARY PUBLIC
My Commission Expires: _____

APPROVAL BY THE CITY ENGINEER:
The undersigned, as the City Engineer of Auburn, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

_____ Date: _____
City Engineer, Auburn, Alabama

APPROVAL BY THE CITY PLANNER:
The undersigned, as the City Planner of the City of Auburn, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

_____ Date: _____
Auburn City Planner

APPROVAL BY THE MAYOR:
The within plat of SOLAMERE SUBDIVISION PHASE 2, Lee County, Alabama, is hereby approved.

_____ Date: _____
Mayor, City of Auburn, Alabama

APPROVAL BY THE COUNTY ENGINEER:
The undersigned, as the County Engineer of Lee County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

_____ Date: _____
County Engineer, Lee County

ALABAMA PROFESSIONAL ENGINEER REGISTERED No. 17262 J. KEITH MAXWELL LAND SURVEYOR

MAXWELL ENGINEERING & LAND SURVEYING, INC.
1719 Catherine Court
P.O. Box 230 Auburn, AL 36831-0230
Phone (334) 826-9540 (FAX 826-3344)

Sheet Title				J. Keith Maxwell PE&LS No. 17262 CA-4397-LS CA-4367-E
SOLAMERE SUBDIVISION PHASE 2				
Drawn By: DJH	Scale: 1"=60'	File Name: 03182-P2.dwg	Date: 12/9/04	