

STATE OF ALABAMA  
COUNTY OF CHEROKEE

I, ALLISON DANIEL, OWNER OF THE PROPERTY SHOWN HEREDON AND DESIGNATED AS "THE RETREAT AT DUCK POINT", DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS "THE RETREAT AT DUCK POINT".

ALLISON DANIEL, OWNER

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT ALLISON DANIEL, WHOSE NAME IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME THIS DAY THAT SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

DATE: \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT MEETS THE CURRENT REQUIREMENTS OF CHEROKEE COUNTY, ALABAMA AND IS HEREBY APPROVED FOR RECORDING.

DATE: \_\_\_\_\_

COUNTY ENGINEER

I, DUSTIN ST. CLAIR, REVENUE COMMISSIONER, DO HEREBY ACCEPT THIS PLAT.

DATE: \_\_\_\_\_

REVENUE COMMISSIONER, CHEROKEE COUNTY, ALABAMA

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE OF COMPLETED FIELD WORK: MAY 6, 2024

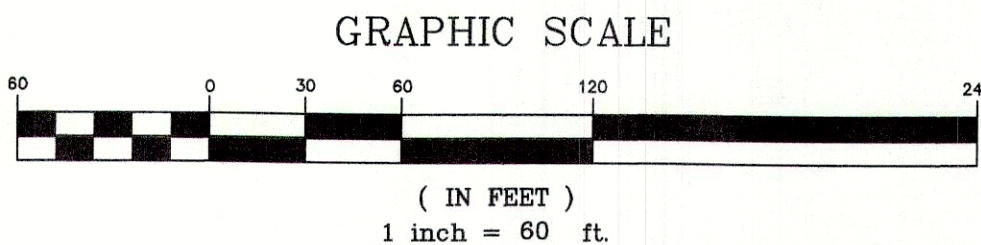
LARRY W. WALKER, PLS., REG. #21183

#### NOTES:

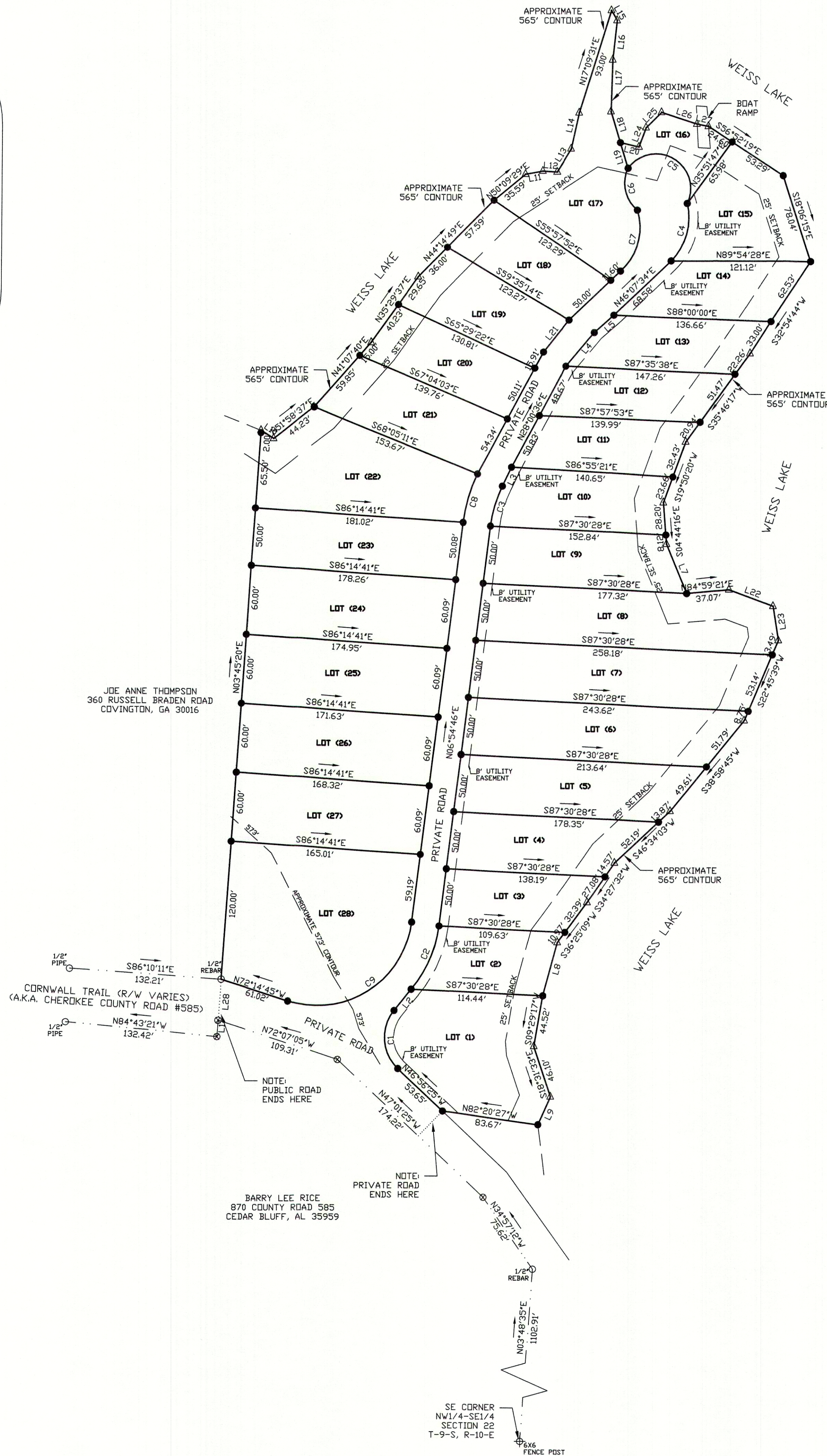
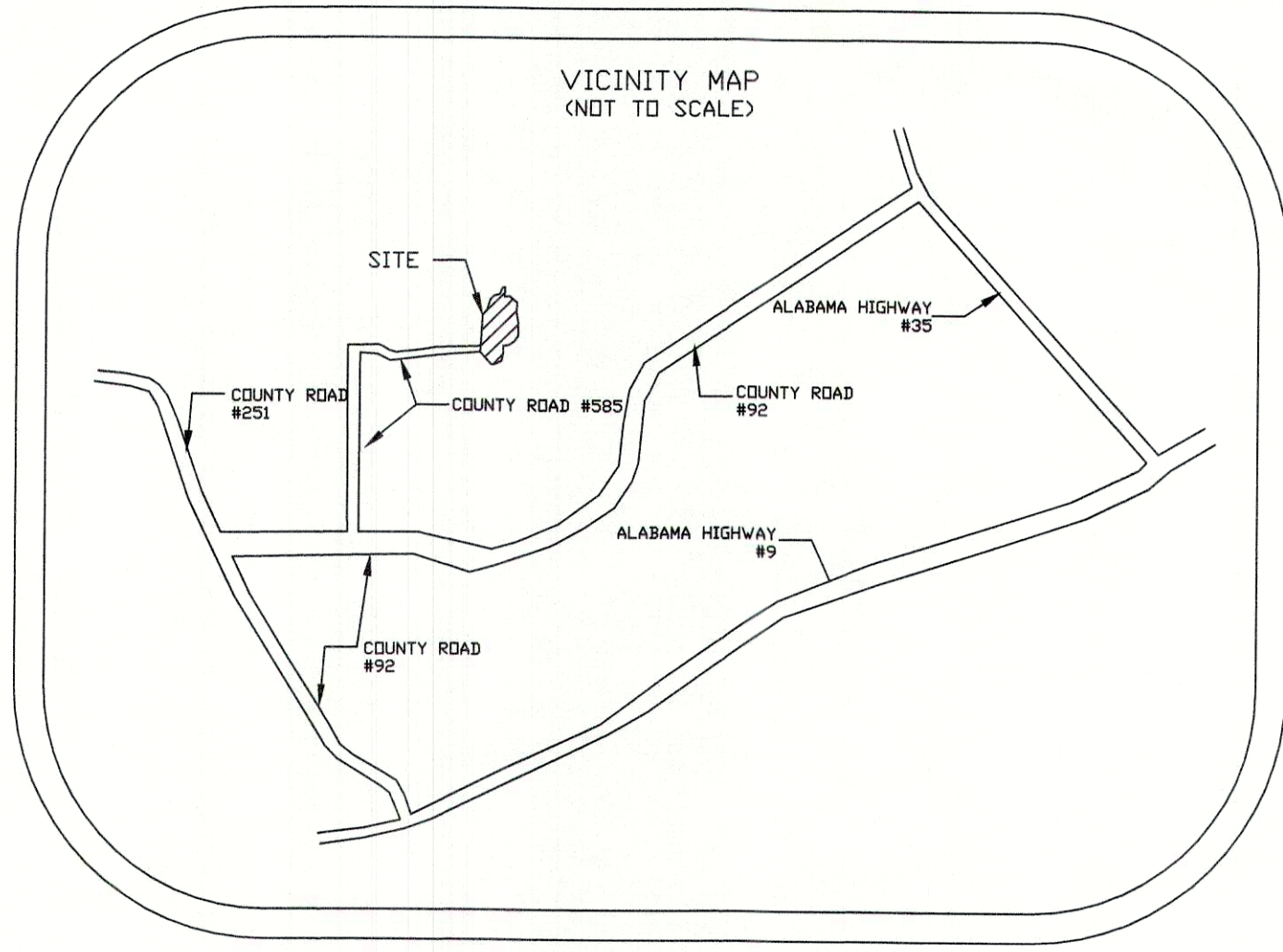
- ALL OF LOTS SHOWN LIE BELOW THE APCD FLOOD EASEMENT OF 5730', EXCEPT A PORTION OF LOT (28).
- NO CONSTRUCTION SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF ALABAMA POWER COMPANY.
- ACCORDING TO FIRM NUMBER 010234, PANEL 0252, SUFFIX C, DATED JANUARY 19, 2011, ENTIRE SUBDIVISION LIES BELOW THE 100 YEAR FLOOD OF 5740'.
- EACH LOT WILL REQUIRE A DEVELOPMENT PERMIT TO BE SUBMITTED TO THE CHEROKEE COUNTY FLOODPLAIN COORDINATOR PRIOR TO ANY CONSTRUCTION.
- NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES.
- NO TITLE SEARCH WAS PROVIDED TO THE SURVEYOR, AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, RESTRICTIONS, ETC.
- SOURCE OF SURVEY: A PREVIOUS SURVEY BY DONALD EARL LONG, DATED MARCH 3RD, 1994.
- THE ROAD SHOWN INSIDE THE BOUNDARIES OF THIS PLAT WILL NOT BE MAINTAINED BY THE CHEROKEE COUNTY HIGHWAY DEPARTMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.15'	S03°36'07"W
L2	23.75'	N38°43'18"E
L3	18.26'	N25°28'42"E
L4	38.13'	N39°58'05"E
L5	22.76'	N48°21'02"E
L7	46.17'	S22°38'09"E
L8	47.94'	S15°02'36"W
L9	26.48'	S23°56'30"W
L10	13.03'	S58°05'53"E
L11	15.27'	N79°31'00"E
L12	12.57'	S86°16'53"E
L13	23.54'	N31°11'01"E
L14	31.95'	N12°06'04"E
L15	10.05'	S29°43'35"E
L16	34.20'	S06°05'44"W
L17	45.00'	S01°25'57"W
L18	27.95'	S17°09'54"E
L19	23.18'	N17°09'54"W
L20	16.60'	S77°38'48"E
L21	35.50'	S38°35'36"W
L22	40.76'	S69°45'47"E
L23	30.24'	S09°08'13"E
L24	17.91'	N20°05'41"E
L25	18.93'	N45°03'43"E
L26	32.43'	S71°50'26"E
L27	10.11'	S79°05'52"E
L28	35.84'	N03°48'32"E

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	50.62'	N04°06'36"W	55.66'	37.23'
C2	59.84'	N23°23'51"E	60.65'	106.67'
C3	36.22'	N16°11'47"E	36.38'	112.28'
C4	51.83'	N15°11'45"E	54.13'	53.30'
C5	59.78'	N59°42'21"W	89.14'	30.00'
C6	37.26'	S12°58'10"E	40.20'	30.00'
C7	55.02'	S15°04'49"W	58.16'	50.71'
C8	43.96'	S16°11'43"W	44.16'	136.28'
C9	127.43'	S57°20'02"W	145.49'	82.67'



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.



#### LEGEND

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (BENCHMARK)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

#### REVISIONS

NO.	DATE	DESCRIPTION

# THE RETREAT AT DUCK POINT CHEROKEE COUNTY, ALABAMA

#### JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2022/08 PG. 64
SURVEY CREW:	WP, AB
SURVEY #:	S23-011
S-T-R:	22-9-10

LARRY WALKER  
LAND SURVEYING, INC.

P.O. BOX 2726  
5430 OLD HIGHWAY #278E  
HOKES BLUFF, AL 35903  
PHONE: (256)492-7940  
FAX: (256)492-8417  
EMAIL: LARRY.LWLS@GMAIL.COM