



ST. CLAIR COUNTY HEALTH DEPARTMENT

The Note per "Onsite Sewage Treatment and Disposal, Chapter 420-3-1-36, Effective Date February 13, 2023".

The lot(s) on this plan are subject to approval or deletion by St. Clair County Health Department. No representation is made that any lot on this plan will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements and these are on file with the said health department and are made a part of this plan as if set out here on.

ST. CLAIR COUNTY ENGINEERING

APPROVAL FOR RECORDING:

This document shall not in any way, form or fashion be construed to imply that the county of St. Clair is responsible for the roads, drainage ditches, or any other maintenance involved in this subdivision, until such time as said county takes action to adopt said improvements.

911 Coordinator

St. Clair County

CITY OF PELL CITY CERTIFICATES:

CITY ENGINEER'S CERTIFICATE:

The undersigned, as City Engineer of the City of Pell City, Alabama, hereby certifies that the Owners have submitted written approval that all improvements have been installed according to the requirements of the regulations contained within the "Subdivision Regulations of the City of Pell City" and therefore approve the within plat for recording of the same in the Probate Office of Saint Clair County, Alabama this the ____ day of ____ 2023.

CITY CLERK CERTIFICATE #1

RESOLUTION

Be it resolved by the Mayor and City Council of the City of Pell City, Alabama that the assent of this body be, and the same is hereby given to the dedication of the streets, alleys and public grounds as shown on this plat or map which said plat or map is certified to have been made by George F. Kennedy as surveyor, at the instance of Brooks Greene as Chief Financial Officer of CW Land, LLC as owners and has been exhibited to this council, said plat or map being further identified by a recital of the approval of this Council, signed by the City Clerk, of even date herewith. This shall not be construed as an assumption of dominion by the City of Pell City over any street, alley or public grounds shown on said plat or map or imposed liability upon the City of Pell City for the upkeep of same.

CITY CLERK CERTIFICATE #2

The undersigned, as City Clerk of the City of Pell City, Alabama, hereby certifies that the Owners of the shown plat have provided sufficient financial guarantee as required within the "Subdivision Regulations of the City of Pell City" this the ____ day of ____ 2023.

OWNERS CERTIFICATE

STATE OF ALABAMA: COUNTY OF ST. CLAIR:

I/We, Brooks Greene as Chief Financial Officer of CW Land, LLC, as proprietors, certify that I/we are the sole owners of the property shown on this plat and have cause the land embraced in the within plat to be surveyed, laid out and platted as shown to be known as Pine Harbor by CW, Pell City, Alabama, parts of Section 25, Township 17 South, Range 3 East and Section 30, Township 17 South, Range 4 East in the City of Pell City, St. Clair County, Alabama and that the streets and easements as shown on said plat are hereby dedicated to the use of the public.

SURVEYOR'S CERTIFICATES

STATE OF ALABAMA: COUNTY OF ST. CLAIR:

The undersigned, George F. Kennedy, a Licensed Professional Land Surveyor, License #17253, State of Alabama, and Brooks Greene as Chief Financial Officer of CW Land, LLC, as Owner(s), hereby certify that this plat or map was made in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owners, that this plat or map is a true and correct map of lands shown therein and known as Pine Harbor by CW showing the subdivisions into which it is proposed to divide said lands, giving the lengths, and angles of the boundaries of each lot and it's number, showing the streets, alleys, and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, showing the relations to the lands of the government survey, and that iron pins have been installed at all lot corners and curve points as shown and designated by small circles on said plat or map. Said owners certify that they are the owners of said lands and improvements and that the same are not subject to any mortgage, encumbrances or defects.

I, George F. Kennedy, a Licensed Professional Land Surveyor, License #17253 in the State of Alabama hereby certify that the above is a true and correct plat of a survey of Pine Harbor by CW being in parts of Section 25, Township 17 South, Range 3 East and Section 30, Township 17 South, Range 4 East in the City of Pell City, St. Clair County, Alabama. That (as shown) a portion of the above is located in a Special Flood Area per FIRM Map 01115C 0394C for the City of Pell City, St. Clair County, Alabama dated AUGUST 17, 2016. The above has been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

That said property was surveyed under my supervision in the Month of November, 2023.

This the ____ day of ____ 2023.

George F. Kennedy, P.L.S.
Alabama License No. 17253

- NOTES:**
- 1) Source of Boundary (DB 127, Page 935 and DB 128, Page 7)
 - 2) Source of Topography Lidar Orthometric Surface Modeling
 - 3) Two Foot Contours
 - 4) The purpose of Subdivision is to Create 14 Residential Lots for site built home only
 - 5) Owner: CW Land LLC 6001 Crestwood Blvd Birmingham AL 35212
 - 6) Zoning - RA
 - 7) Lots can not be further Subdivided but can be combined
 - 8) Bases of Bearing = Alabama State Plane NAD 83 East Zone
 - 9) Total Acreage = 139.71+/-
 - 10) Minimum Lot Width at Building Line = 150 feet
 - 11) Front Yard Setback = 40 feet
 - 12) Rear Yard Setback = 45 feet
 - 13) Side Yard Setback = 25 feet
 - 14) Maximum Height of Structures = 35 feet or 2-1/2 Stories
 - 15) No New covenants or restrictions
 - 16) Lots are not to be used for commercial, public or institutional use

C & C Surveying, Inc.
Professional Land Surveyors
300 Hwy 78 # 405
Jasper, Alabama 35051
Phone (205)221-3380
Cell (205)775-1218
Email gfk@ccsurveying.com

Survey Date: 11/16/2023
Drawing Date: 11/16/2023
W.G.B. 20230504
Date: 2023

Bearings Referenced to Alabama State Plane NAD 83 East Zone
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(B) = Survey Information
(M) = Measured Information

Final Plat
For
Pine Harbor by CW
A part of Section 25, Township 17 South, Range 3 East
And
A part of Section 30, Township 17 South, Range 4 East, St. Clair County, AL

Witness _____
Property Owner
6001 Crestwood Blvd
Birmingham, AL 35212

Date _____