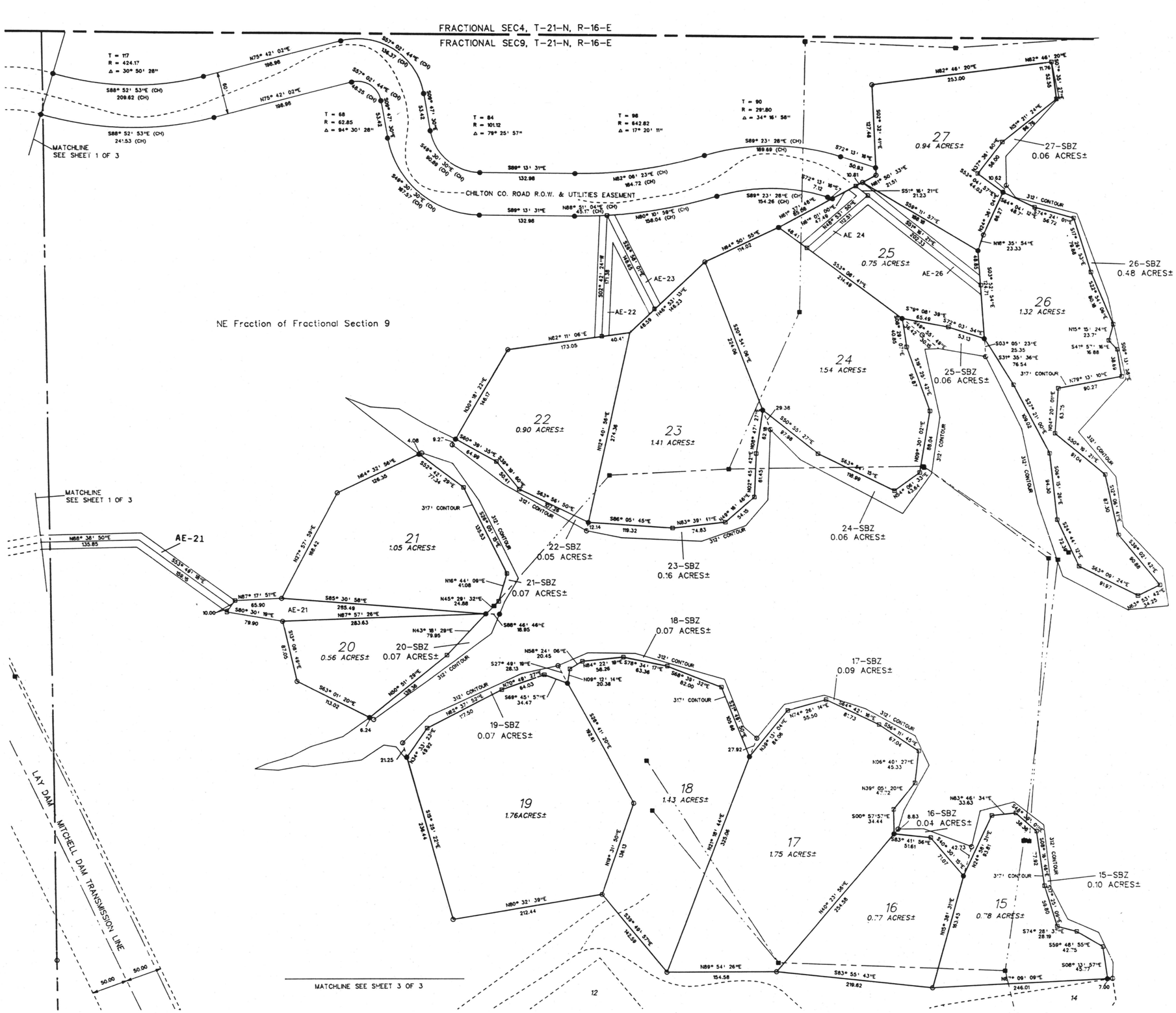
PLAT BOOK 5 Pages 85, 86 & 87 9-13-1988 8:52 AM



NOTES:

1. All bearings are determined from the State Plane Grid, East Zone.
2. All straight lines shown around the 317 Mean Sea Level contour are for calculation of acreage. All lot lines are intended to go to the 317 MSL contour. Points shown along 317 MSL contour and 312 MSL contour are as they existed November, 1987. All Shoreline Buffer Zones (designated as "SBZ"-- see note 10) are intended to be the area between the 317 MSL contour and the 312 MSL contour.
3. There is a 30 foot right-of-way easement, 15 feet either side of the power lines shown on this plat, except where shown on drawing.
4. Elevations were determined by the United States Geological survey bench marks.
5. All access easements (shown as "AE-#") are not dedicated to Chilton County and are nonexclusive easements for access and utility lines only. They will not be maintained by Chilton County, Alabama Property Company or Alabama Power Company.
6. All unnumbered interior parcels shown on this plat are not a part of this subdivision.
7. Protective Covenants for this subdivision filed on 9-13-1988, in Deed Book 43, Page 251-254, in the Probate Office of Chilton County, Alabama. Among other restrictions and reservations, these Protective Covenants create and reserve an easement for utility service lines ten feet (10') in or of and adjacent to the lot lines.
8. The 317 MSL contour as shown on this plat represents the High Water Level of Lake Mitchell. The high water level of Lake Mitchell is common, known as the "317 foot contour".
9. Curve data refers to the center line of the various county road right-of-way easements.
10. All parcels designated (SBZ) or "Shoreline Buffer Zone" (1-SBZ to 27-SBZ) and all other areas below the 317 MSL contour will be retained by Alabama Power Company in accordance with Federal Licensing Requirements for Mitchell Lake. Alabama Power Company will grant a permit to each lot owner to use the adjoining Shoreline Buffer Zone parcel, which use shall be subject to restrictions and conditions set forth in such permit. The license for use of any Shoreline Buffer Zone parcel shall run with the ownership of the adjoining parcel subject to the conditions of the permit.
11. All "Shoreline Buffer Zone" parcels (1-SBZ to 27-SBZ) and all other areas that lie below the 317 MSL contour, are subject to flooding by Alabama Power Company in the operation of Mitchell Lake.
12. The right is hereby reserved to Alabama Power Company, for itself and its successors and assigns, to relocate any portions of the Access Easements ("AE-#") which lie outside of any lot lines; provided, that such relocation shall be at Alabama Power Company's, or its successor's or assigns expense; and provided further that any relocated Access Easement shall provide adequate access to the lots served by such Access Easement.
13. All access easements (shown as "AE-#") are described by a bearing and distance along the center line and 20 feet wide (10 feet either side of the center line).

LEGEND

- ● SET MONUMENT
- ○ FOUND MONUMENT
- □ CALCULATION POINT
- △ TRANSMISSION TOWER
- ■ POWER POLE
- EXISTING ROAD
- POWERLINE
- 1/4 SECTION LINE

60 0 60 120 180

SCALE 1 INCH = 60 FEET

Map Book 5 Page 86
R. Cardy
15 55

PRODUCED BY: ALABAMA POWER COMPANY
CONSTRUCTION DEPARTMENT
SURVEY AND MAPPING

ALABAMA POWER COMPANY

JOB LAKE MITCHELL - CHILTON COUNTY
DETAIL PINE AIRE SUBDIVISION PLAT NO. 1

SCALE 1" = 60' B/M

SHEET 2 OF 3 SHEETS
SUPERSEDES

D- 368313

PRO 0753
05-10-88

DRAWN WDDE-10-88 CHECKED DAL DATE 7-25-88
APPROVED DATE
APPROVED DATE