FINAL PLAT OF THE PRIVATE RESIDENTIAL SUBDIVISION:

ARCHERS POINT

Being a subdivision of acreage situated in the NE 1/4 of Section 36, Township 12 South, Range 6 West, the NW 1/4 of Section 31 & the SW 1/4 of Section 30, Township 12 South, Range 5 West Cullman County, Alabama.

SCALE : 1" = 100'

December 19, 2023

GRAPHIC SCALE

0 100 150 200 300 500

ALL ROADS SHOWN ON THIS PLAT (EXCEPT FOR COUNTY ROAD 2015) ARE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. CULLMAN COUNTY WILL NOT MAINTAIN ROADS WITHIN THIS SUBDIVISION.

OWNER: LAKETOWN, LLC

600 NORTH 18TH STREET/ 12N-0976
POST OFFICE BOX 2461
BIRMINGHAM, ALABAMA 35291

ENGINEER/SURVEYOR:
ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161

LEGEND

R	RADIUS
L	LENGTH
Δ	CENTRAL ANGLE
ROW	RIGHT-OF-WAY
TAN	TANGENT
CL	CENTERLINE
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
o	I.P.S.
------	SHARED 30' DRIVEWAY & UTILITY EASEMENT
------	EXISTING 30' UTILITY EASEMENT
.....	522 CONTOUR
———	FEMA FLOOD ZONE LINE

ALABAMA LICENSED No. 38795 PROFESSIONAL 12/22/23 LAND SURVEYOR ROBERT W. EASLEY, IV

LOT DIMENSIONS NOTED WITH ⋆ ARE THE APPROXIMATE DISTANCE TO THE 510 CONTOUR

SE 1/4 - SE 1/4
SEC. 25, T-12-S, R-8-W

NE 1/4 - NE 1/4
SEC. 36, T-12-S, R-6-W

SW 1/4 - SW 1/4
SEC. 30, T-12-S, R-5-W

NW 1/4 - NW 1/4
SEC. 31, T-12-S, R-5-W

SW 1/4 - NW 1/4
SEC. 31, T-12-S, R-5-W

NE 1/4 - NW 1/4
SEC. 31, T-12-S, R-5-W

BILLY JOE RAY, ET AL
ACREAGE
D.B. 408, PG 34

CLEARWATER SUBDIVISION
M.B. 7, PG. 271

ACREAGE
CHRISTOPHER R. DARTY
D.B. 701, PG. 581

ACREAGE
ALABAMA POWER COMPANY

ACREAGE
ALABAMA POWER COMPANY

CLEAR WATER COVES SUBDIVISION
M.B. 2005, PG. 33 & 34

3" CAPPED PIPE
SW CORNER OF
SECTION 30,
T-12-S, R-5W

3/8" REBAR
NE CORNER OF
THE NW 1/4 OF
SECTION 31,
T-12-S, R-5W

COMMON AREA CA-1
4.0 ± ACRES

COMMON AREA CA-2
11.1 ± ACRES

EXISTING UTILITY EASEMENT
(MB 7, PG 271)
(DEED BK 737, PG 434)

CL EASEMENT

SHARED 30' DRIVEWAY & UTILITY EASEMENT FOR ACCESS TO LOTS 1 AND 2.

SEE INSET B
SHEET 2

SEE INSET A

COUNTY ROAD 2015
(EXISTING 60' CULLMAN CO. R.O.W.)

COUNTY ROAD 2018
(50' PRIVATE ROAD R.O.W.)

COUNTY ROAD 2028
(50' PRIVATE ROAD R.O.W.)

510 CONTOUR IS LOT PROPERTY LINE

FLOOD EASEMENT RETAINED BY ALABAMA POWER COMPANY FROM THE 510 TO 522 CONTOUR

SURVEY CLOSURE LINE (NOT A PROPERTY LINE)

FLOOD ZONE A

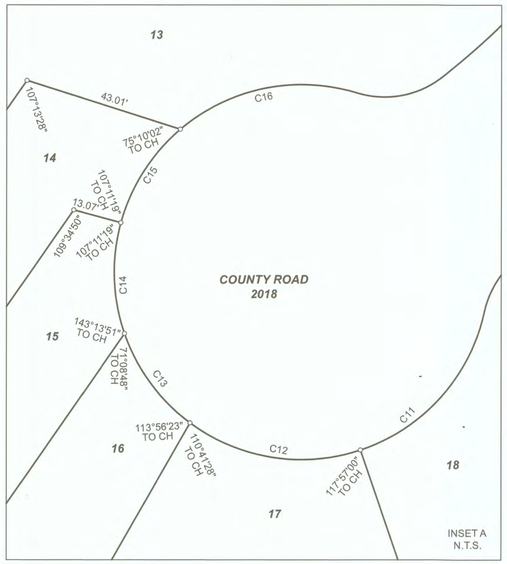
FLOOD ZONE X

FLOOD ZONE

LEWIS SMITH LAKE SUMMER FULL POOL 510'

LEWIS-SMITH LAKE

1	2.5 ± ACRES	8	1.8 ± ACRES
2	3.4 ± ACRES	9	1.3 ± ACRES
3	3.9 ± ACRES	10	1.1 ± ACRES
4	2.3 ± ACRES	11	0.9 ± ACRES
5	1.8 ± ACRES	12	2.8 ± ACRES
6	1.9 ± ACRES	13	2.5 ± ACRES
7	1.9 ± ACRES	14	0.8 ± ACRES
		15	0.7 ± ACRES
		16	0.7 ± ACRES
		17	0.8 ± ACRES
		18	0.7 ± ACRES
		19	1.4 ± ACRES



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	305.00'	179.48'	33°43'01"
C2	305.00'	50.08'	9°24'12"
C3	305.00'	80.54'	15°07'48"
C4	125.00'	203.23'	93°09'13"
C5	433.88'	342.29'	45°12'02"
C6	225.00'	147.74'	37°37'22"
C7	275.00'	90.07'	18°45'54"
C8	175.00'	244.35'	80°00'10"
C9	225.00'	117.94'	30°01'59"
C10	25.00'	16.64'	38°07'30"
C11	50.00'	51.88'	59°26'48"
C12	50.00'	47.90'	54°53'03"
C13	50.00'	30.00'	34°22'39"
C14	50.00'	30.00'	34°22'39"
C15	50.00'	30.00'	34°22'39"
C16	50.00'	50.20'	57°31'23"
C17	25.00'	24.81'	56°51'41"
C18	175.00'	91.73'	30°01'59"
C19	125.00'	174.54'	80°00'10"
C20	325.00'	42.59'	7°30'33"
C21	25.00'	36.49'	83°38'00"
C22	25.00'	20.75'	47°33'08"
C23	50.00'	82.46'	94°29'51"
C24	50.00'	30.00'	34°22'39"
C25	50.00'	30.23'	34°38'29"
C26	50.00'	36.16'	41°26'18"
C27	50.00'	62.32'	71°25'07"
C29	25.00'	37.14'	85°06'39"
C30	275.00'	49.24'	10°15'34"
C31	275.00'	117.93'	24°34'16"
C32	275.00'	13.40'	2°47'32"
C33	383.88'	107.57'	16°03'18"
C34	383.88'	195.27'	29°08'44"
C35	175.00'	49.09'	16°04'18"
C36	175.00'	143.52'	46°59'25"
C37	175.00'	27.46'	8°59'23"
C38	175.00'	64.48'	21°06'41"
C39	75.00'	94.25'	72°00'03"
C40	200.00'	53.97'	15°27'39"
C41	225.00'	39.22'	9°59'12"

SHEET 1 OF 2

Tammy Brown, Judge of Probate, Cullman
Recorded In Plats Bk 2024, Pg 14 13:30:34 PM, 1/11/24
Recording Fee 13.00, Total 13.00

Plat BK 2024 PG 1

FINAL PLAT OF THE PRIVATE RESIDENTIAL SUBDIVISION:

ARCHERS POINT

Being a subdivision of acreage situated in the NE 1/4 of Section 36, Township 12 South, Range 6 West, the NW 1/4 OF Section 31 & the SW 1/4 of Section 30, Township 12 South, Range 5 West, Cullman County, Alabama.

SCALE : 1" = 50'

December 21, 2023

GRAPHIC SCALE

0 50 75 100 150 250

OWNER: LAKETOWN, LLC

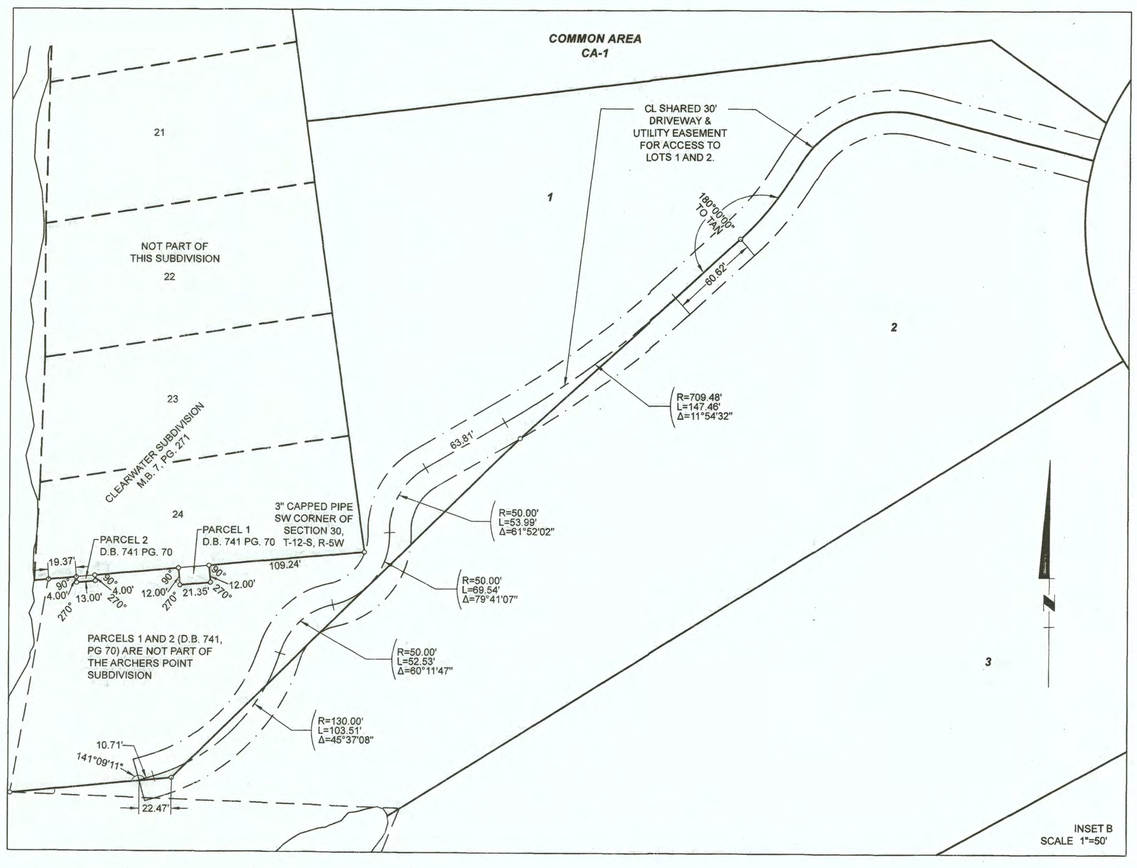
600 NORTH 18TH STREET/ 12N-0976
POST OFFICE BOX 2461
BIRMINGHAM, ALABAMA 35291

ENGINEER/SURVEYOR:
ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161

LEGEND

R	RADIUS
L	LENGTH
Δ	CENTRAL ANGLE
ROW	RIGHT-OF-WAY
TAN	TANGENT
CL	CENTERLINE
MB	MAP BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
○	I.P.S.
-----	SHARED 30' DRIVEWAY & UTILITY EASEMENT
-----	EXISTING 30' UTILITY EASEMENT
——	522 CONTOUR
——	FLOOD LINE



STATE OF ALABAMA
CULLMAN COUNTY

I, Robert W. Easley, IV, do hereby certify that I am a Professional Land Surveyor and that the map of Archers Point consisting of 2 sheets, correctly represents a survey made under my supervision; and that iron pins or other appropriate monumentation have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map.
This survey and drawing of the parcel shown hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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.

Dated this 22nd day of December, 2023.

Signature: _____
Robert W. Easley, IV

ALABAMA LICENSED No. 38795 PROFESSIONAL LAND SURVEYOR ROBERT W. EASLEY, IV

State of Alabama
County of Cullman

I,the undersigned,a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily

Given under my hand and seal this 22nd day of DECEMBER, 2023.

Notary Public — 5/3/2026 My Commission Expires

ROBERT W. EASLEY, IV NOTARY PUBLIC ALABAMA STATE AT LARGE

OWNERS CERTIFICATE
OWNERS CERTIFICATION AND DEDICATION. We the undersigned do hereby certify that we are the owners of and the only persons to have right, title, or interest in the land shown on the plat and that we hereby guarantee a clear title to all lands so dedicated for ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear.

Owner — 12-22-2023 Date
Laketown, LLC

State of Alabama
County of Cullman

I, the undersigned, a Notary Public in and for said County and State hereby certify that WILLIAM EDGE, whose name is signed to same as an authorized representative of Laketown, LLC, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 22ND day of DECEMBER, 2023.

Notary Public — 5/3/2026 My Commission Expires

ROBERT W. EASLEY, IV NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTES:

1. THE ROADS LOCATED WITHIN THE 50' PRIVATE ROAD R.O.W. SHOWN ON THIS PLAT HAS A VARIANCE FROM CULLMAN COUNTY FOR A 20 MPH DESIGN SPEED.
2. STREETS ARE NOT A PART OF THE CULLMAN COUNTY MAINTENANCE SYSTEM. THIS IS A PRIVATELY MAINTAINED SUBDIVISION.
3. IT IS THE INTENT OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE ROADS CONTAINED WITHIN THIS PLAT FOR PERPETUITY WITH THE UNDERSTANDING THAT THE EXEMPTION FROM THE CONSTRUCTION REQUIREMENTS CONTAINED WITHIN THE CULLMAN COUNTY SUBDIVISION REGULATIONS PRECLUDES FUTURE CONSIDERATION FOR ACCEPTANCE INTO THE CULLMAN COUNTY MAINTENANCE SYSTEM.
4. AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES AND APPURTENANCES HAS BEEN DEDICATED TO THE CULLMAN COUNTY WATER DEPARTMENT OVER AND WITHIN ALL PRIVATE ROAD RIGHTS-OF-WAY SHOWN ON THIS MAP.
5. THE VERTICAL DATUM REFERENCED ON THIS PLAT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY CONSTRUCTION ON THEIR LOT. BEFORE ANY CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.
7. ALL PROPERTY INCLUDED WITHIN THIS PLAT IS SUBJECT IN ALL RESPECTS TO PERPETUAL RIGHT AND EASEMENT RESERVED BY ALABAMA POWER COMPANY LYING BETWEEN ELEVATIONS 510 FEET AND 522 FEET ABOVE MEAN SEA LEVEL, FOR ITSELF AND FOR ITS SUCCESSORS AND ASSIGNS, TO FLOOD, COVER OR SURROUND WITH WATER FROM TIME TO TIME THOSE PORTIONS OF SUCH SUBJECT PROPERTY WOULD BE FLOODED, COVERED WITH, OR SURROUNDED BY WATER, SHOULD THE WATERS OF THE BLACK WARRIOR RIVER OR ITS TRIBUTARIES BE RAISED AND BACKED UP TO THAT CERTAIN DATUM PLANE OF 522 FEET ABOVE SUCH MEAN SEA LEVEL.
8. ALL THE PROPERTY INCLUDED WITHIN THIS PLAT IS SUBJECT TO THE ARCHERS POINT AT SMITH LAKE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH SHALL BE RECORDED IN THE CULLMAN COUNTY PROBATE OFFICE.

CERTIFICATION OF THE CULLMAN COUNTY
E-911 BOARD OF COMMISSIONERS

All indicated in this subdivision have been assigned either number(s) or name(s) approved by municipalities. The Cullman County E-911 Board of Commissioners hereby certify that this action has been completed.

Cullman County E-911
Administrative Director — 1-9-24 Date

CULLMAN COUNTY WATER DEPARTMENT

The Cullman County Water Department hereby accepts this subdivision into its water service system.

Representative
Cullman County Water Dept. — 1/9/24 Date

ALABAMA POWER COMPANY - UTILITY PROVIDER

Alabama Power Company acknowledges this plat.

Representative
Alabama Power Company. — 12.22.2023 Date

CERTIFICATION OF THE CULLMAN COUNTY
HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or deletion by the Cullman County LHD. No representation is made that any lot on this plat 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 said health department and are made a part of this plat as if set out here on.

Representative
Cullman County Health Dept. — 01/10/24 Date

State Of Alabama
Cullman County

Certification Of The County Engineer

I, the undersigned as County Engineer for Cullman County, Alabama, and after written notification of intent to keep roads privately maintained, hereby sign this plat for recording of the same in the Probate Office of Cullman County, Alabama. The Signature hereto does not guarantee the accuracy of the survey nor indicate physical inspection, approval or acceptance of the design, construction, or maintenance responsibility by Cullman County of the Subdivision Streets, Right of Ways, Utilities, or Drainage Structures.

Cullman County Engineer — 1-11-24 Date

State of Alabama
Cullman County

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORD THIS THE 11 DAY OF January, 2024 AT 3:36 O'CLOCK P .M. AND RECORDED IN THE BOOK OF PLATS AND MAPS, PAGE 2024 PG 1 .

THIS THE 11 DAY OF January, 2024.

Tammy Brown
JUDGE OF PROBATE

Fee 13.00, Total 13.00
Recording Fee
Tammy Brown, Judge of Probate, Cullman
Recorded In Plats BK 2024 PG 1, 01/11/2024 03:36:04 PM