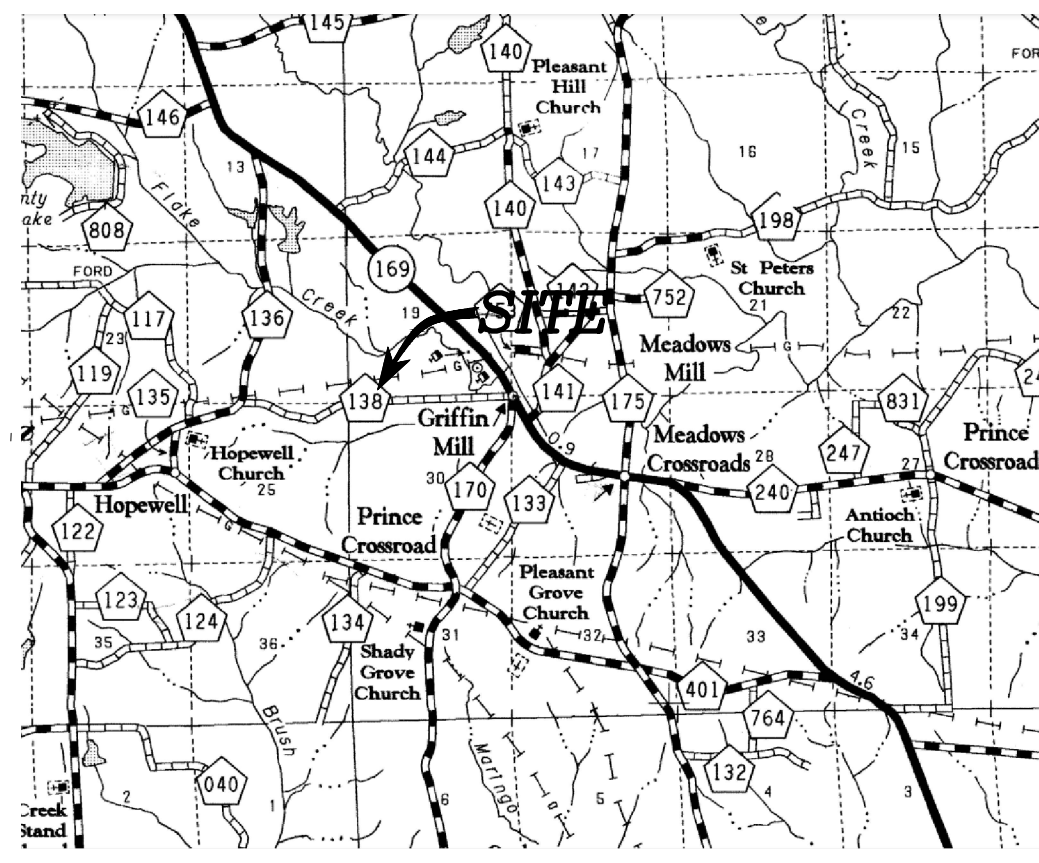


# FLAKE CREEK PRESERVE



Line #	Length	Direction
L1	52.141	N55° 09' 09.11"E
L2	39.261	S34° 50' 50.89"E
L3	82.773	N88° 11' 33.30"E
L4	148.287	S51° 34' 13.50"E
L5	188.962	S65° 53' 44.03"E
L6	53.427	N72° 06' 48.46"E
L7	39.207	N32° 44' 22.00"E
L8	62.505	N39° 41' 41.74"W
L9	42.678	N06° 59' 36.87"E
L10	51.225	S80° 00' 42.30"E
L11	141.077	S65° 25' 00.43"E
L12	156.445	N58° 55' 20.42"E
L14	74.704	N83° 53' 50.27"E
L15	57.765	N31° 39' 21.30"E
L16	142.715	S81° 51' 10.22"E

**STATE OF ALABAMA  
LEE COUNTY**

I, Michael T. Maher, a Licensed Professional Land Surveyor in the State of Alabama, for Precision Surveying LLC state that this is a plat of an actual field survey of lots 1 thru 11, inclusive of Flake Creek Preserve.

SUBJECT TO: All rights-of-way, easements, and restrictions which exist as a matter of record or exist de facto.

I further state that this survey and plat meets the Current Standards of Practice as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 300-X-14-.05 (G) on March 31, 1990 to the best of my knowledge, information, and belief. This the \_\_\_\_ day of \_\_\_\_\_, 2024.

Michael T. Maher  
Alabama License No. 29993  
Not a certified survey unless signed and stamped with my seal.

**STATE OF ALABAMA  
LEE COUNTY**

I, Justin Piche, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

This the \_\_\_\_ day of \_\_\_\_\_, 2024.

**STATE OF ALABAMA  
LEE COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Justin Piche, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2024.

**NOTARY PUBLIC**

**STATE OF ALABAMA  
LEE COUNTY**

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site 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 hereon.

This the \_\_\_\_ day of \_\_\_\_\_, 2024.

Health Officer  
County of Lee, Alabama

**STATE OF ALABAMA  
LEE COUNTY**

CERTIFICATE OF EXCLUSION FROM THE LEE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

I, Justin Piche, the owner of real property shown on this plat certify that the division of said lands into parcels, as shown, meets all criteria of the Lee County Subdivision and Land Development Regulations, Section 2-1-58(d), the division of land into parcels greater than five (5) acres, and is therefore excluded from said regulations.

OWNER DATE

CERTIFICATE OF APPROVAL BY THE LEE COUNTY ENGINEER

Approved for recording only by the Lee County Engineer.

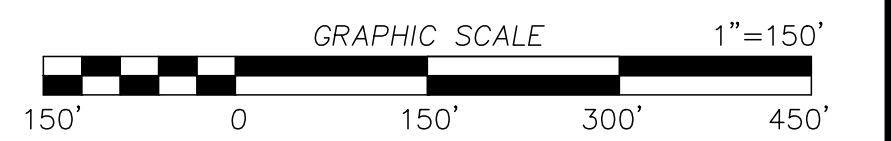
Lee County Engineer Date

**NOTES:**

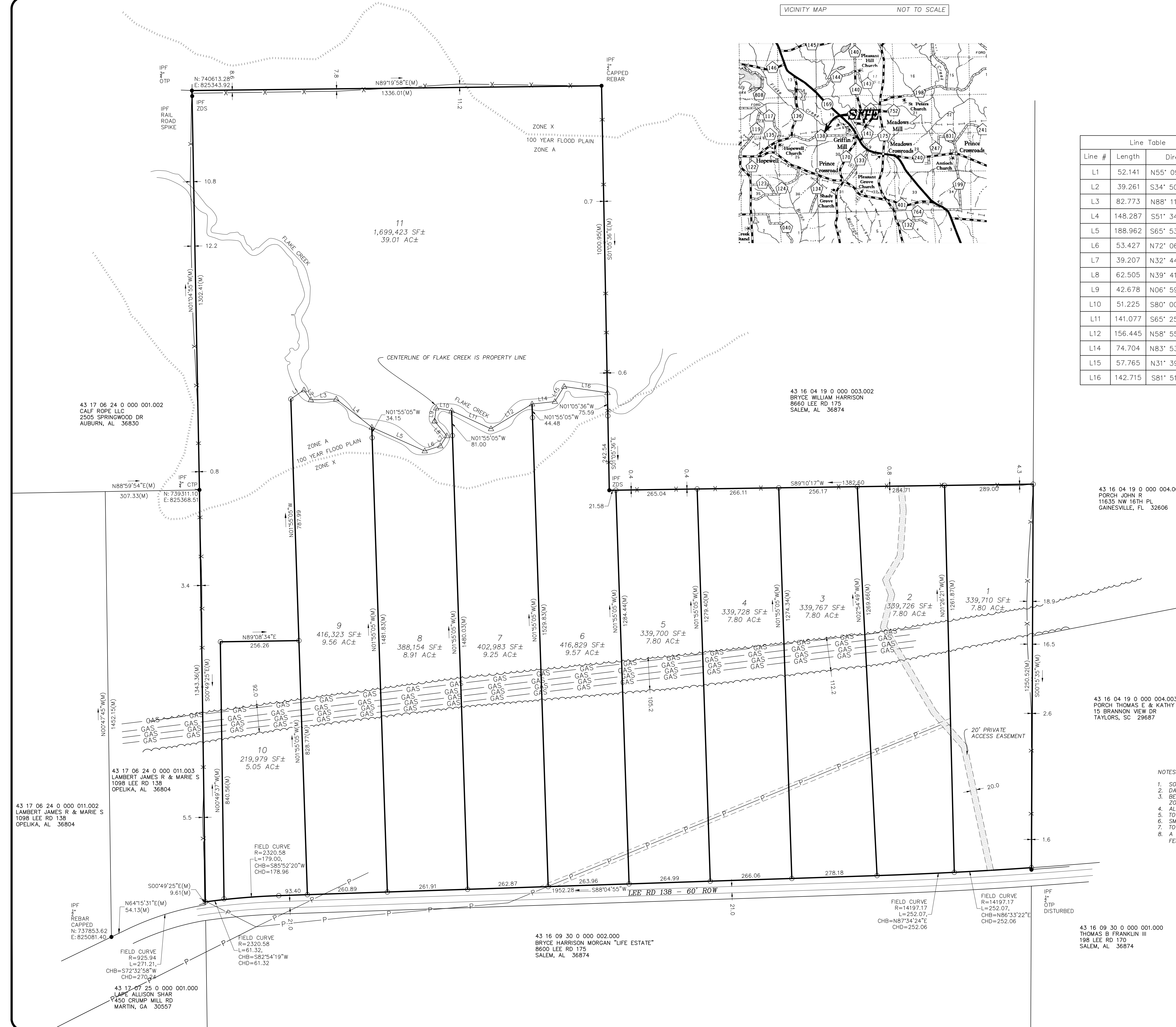
- SOURCE OF INFORMATION: PLAT BOOK 23 PAGE 106.
- DATE OF FIELD SURVEY: 7-3-2024; DATE OF OFFICE WORK: 10-18-2024.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORP AS CONTROL.
- ALL EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- TOTAL ACREAGE: 120.36 ACRES
- SMALLEST LOT SIZE: 5.05 ACRES
- TOTAL NUMBER OF LOTS: 11
- A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA "A" PER FEMA FLOOD PANEL 0108102450 DATED 11/2/2011.

**LEGEND**

- (M) = MEASURED
- (R) = RECORDED
- OTF = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (CA-788)
- CA-788 = PRECISION SURVEYING
- = IRON PIN FOUND
- = 1/2" REBAR SET (CA-788)
- = HUB SET
- △ = CALCULATED POINT
- = CONCRETE MONUMENT
- = POWER POLE
- x- = WIRE FENCE
- w- = WOOD FENCE
- o- = CHAIN LINK FENCE



Seal	Drawn By: ANW-MTM	<b>PRECISION SURVEYING</b>	2124 Moores Mill Road Suite 110 Auburn, Alabama 36890 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		Sheet Title: <b>FLAKE CREEK PRESERVE</b>
	File Name: 24-0396		
	Date: 10-18-2024		



43 16 04 19 0 000 004.001  
PORCH JOHN R  
11635 NW 16TH PL  
GAINESVILLE, FL 32606

43 16 04 19 0 000 004.003  
PORCH THOMAS E. & KATHY J JOHN R PORCH  
15 BRANNON VIEW DR  
TAYLORS, SC 29687

43 16 09 30 0 000 001.000  
THOMAS B FRANKLIN III  
198 LEE RD 170  
SALEM, AL 36874

43 16 09 30 0 000 002.000  
BRYCE HARRISON MORGAN "LIFE ESTATE"  
8600 LEE RD 175  
SALEM, AL 36874

43 17 06 24 0 000 001.002  
CALF ROPE LLC  
2605 SPRINGWOOD DR  
AUBURN, AL 36830

43 17 06 24 0 000 011.003  
LAMBERT JAMES R & MARIE S  
1098 LEE RD 138  
OPELUKA, AL 36804

43 17 06 24 0 000 011.002  
LAMBERT JAMES R & MARIE S  
1098 LEE RD 138  
OPELUKA, AL 36804

43 17 07 25 0 000 001.000  
LAPE ALLISON SHAR  
450 CRUMP MILL RD  
MARTIN, GA 30557