SALE PLAT

DOROTHY LEDBETTER WOMACK PROPERTY

CHEROKEE COUNTY, ALABAMA

TOTAL ACREAGE = 59.11 AC±

AERIAL PHOTOGRAPHY IS APPROXIMATE AND IS TO BE USED FOR GENERAL REFERENCE

N

2181.3'±

478.5'±

212.8'±

212.9'±

212.9'±

212.9'±

212.8'±

212.8'±

212.8'±

212.9'±

1013.7'±

1421.1'±

1348.2'±

1275.7'±

1202.7'±

1130.0'±

1057.2'±

984.4'±

911.7'±

838.8'±

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APPROXIMATE 573' CONTOUR (APC FLOOD EASEMENT)

APPROXIMATE 573' CONTOUR (APC FLOOD EASEMENT)

APPROXIMATE 565' CONTOUR

(BACKWATER FROM WEISS LAKE)

APPROXIMATE 565' CONTOUR

APPROXIMATE 573' CONTOUR (APC FLOOD EASEMENT)

1 — 20.6 AC± / -3.0 AC± (WEISS LAKE) / 17.6 AC±

2 — 6.36 AC±

3 — 6.02 AC±

4 — 5.69 AC±

5 — 5.36 AC±

6 — 5.02 AC±

7 — 4.69 AC±

8 — 4.35 AC±

9 — 4.02 AC±

10

776.6'±

312.1'±

200.0'±

199.9'±

100'

PART OF TRACT 1 (0.21 AC±)

157.4'±

135.5'±

142.1'±

ALABAMA HIGHWAY #68 (100' R/W)

GRAPHIC SCALE

0' 200' 400' 600'

**** SALE PLAT ONLY ****

1. PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 01019C0164CC, EFFECTIVE DATE JANUARY 19, 2011.

2. DISTANCES SHOWN HEREON ARE MORE OR LESS ROUNDED TO THE NEAREST WHOLE TENTH.

3. AREA SHOWN BELOW THE 565 CONTOUR REPRESENTS PROPOSED SHORELINE PRIVILEGES. THIS AREA IS OWNED BY ALABAMA POWER COMPANY. CONTACT SAID ALABAMA POWER COMPANY FOR RESTRICTIONS & GUIDELINES FOR USE.

4. SOME TRACTS SHOWN HEREON ADJOIN A SPECIAL FLOOD HAZARD AREA GOVERNED BY THE CHEROKEE COUNTY FLOOD ORDINANCE. CONTACT THE FLOOD ORDINANCE ADMINISTRATOR (256-927-5573) FOR BUILDING RESTRICTIONS ON THESE TRACTS BEFORE ANY CONSTRUCTION.

5. PROPERTY IS SUBJECT TO THE 573' CONTOUR (ALABAMA POWER COMPANY FLOOD EASEMENT.)

LEGEND

-O/E-	OVERHEAD ELECTRIC LINE		BRANCH

SALE PLAT

DOROTHY LEDBETTER WOMACK PROPERTY

NOWAK LAND SURVEYING, LLC
12030 AL HWY 9 S. CENTRE, AL 35960
PHONE: (256) 927-8458
EMAIL: nowaklandsurveying@gmail.com

DATE :

REVISION #:

FILE #: AL-003-24_S_PLAT

SCALE: 1" = 200'