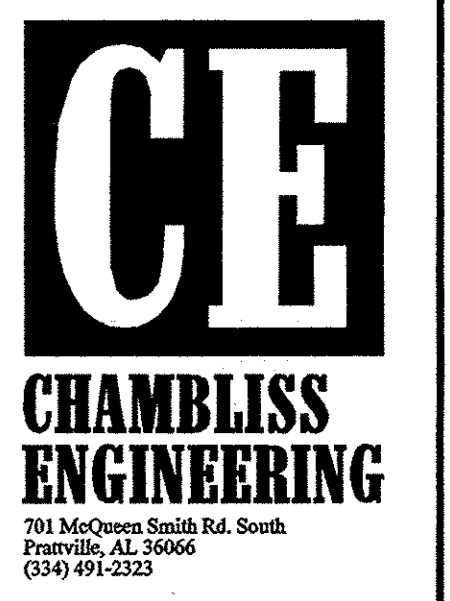
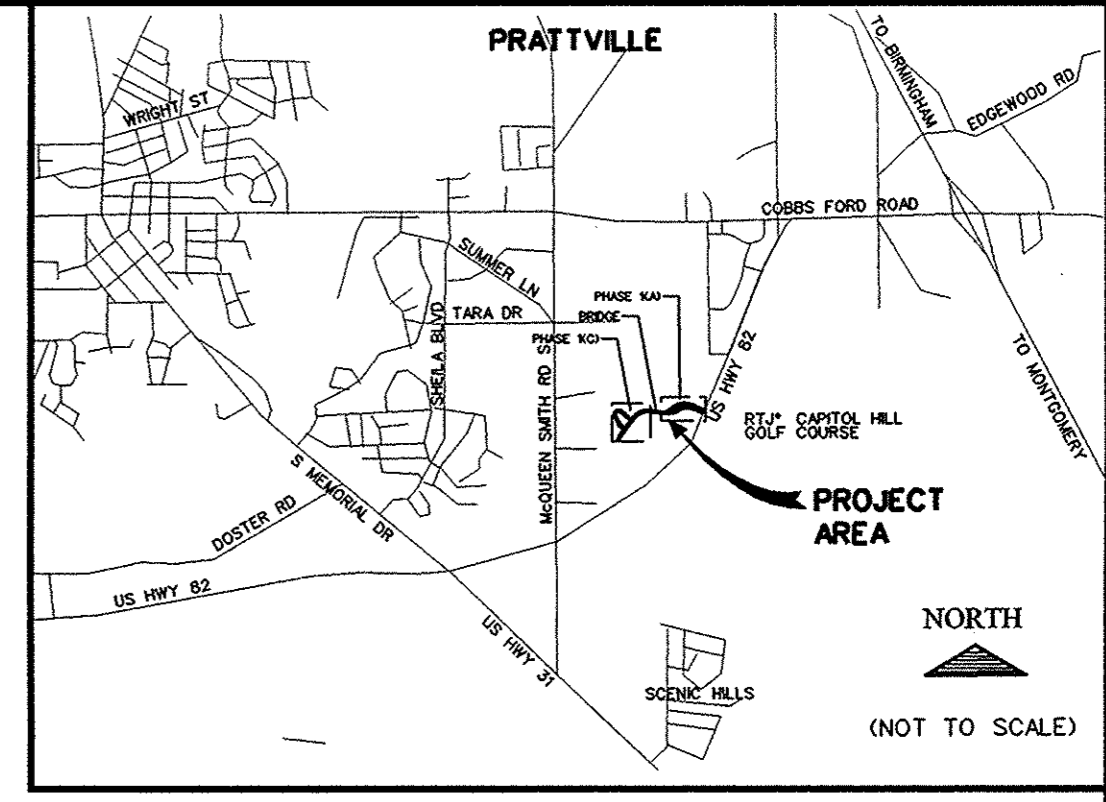
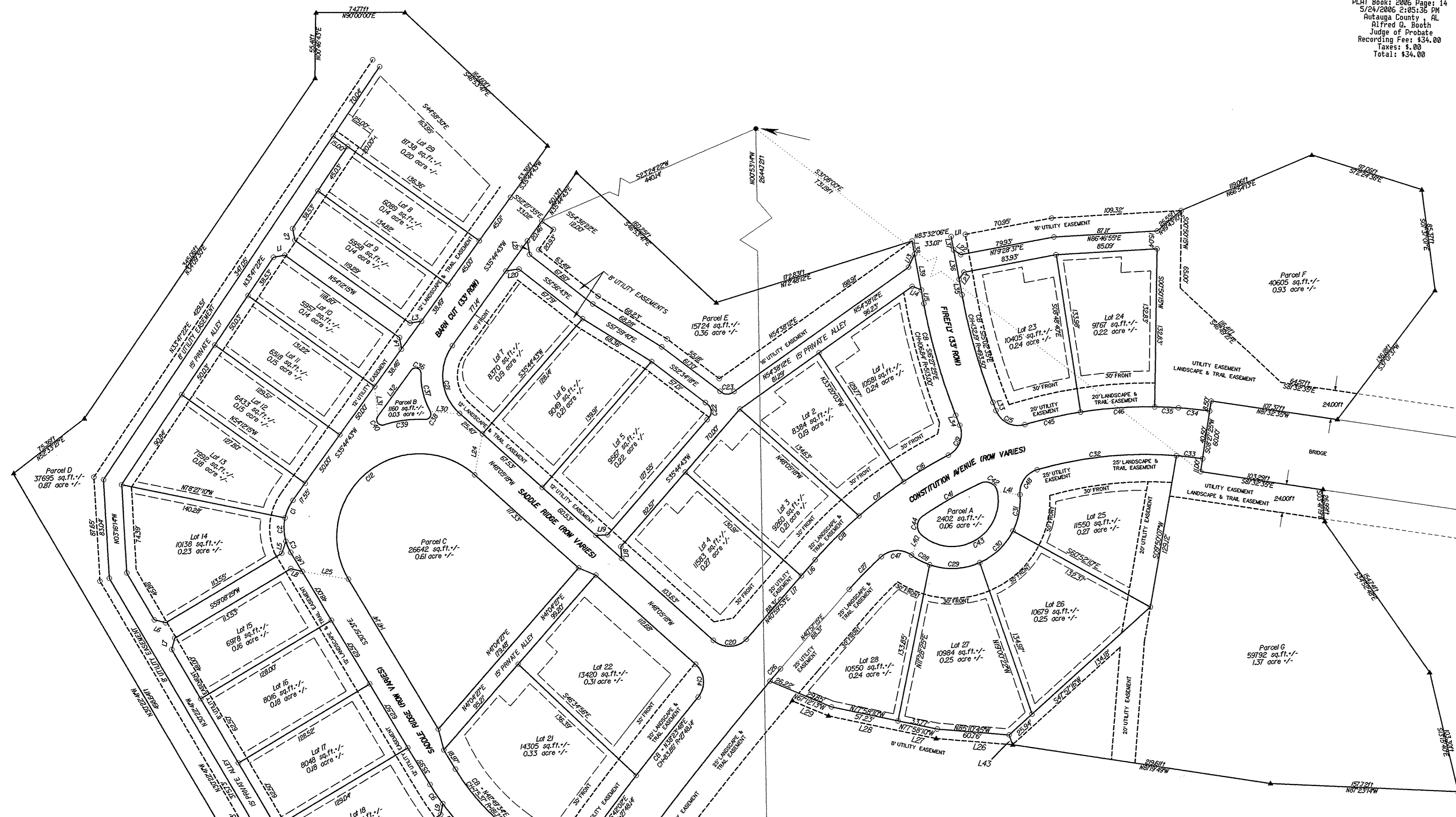


Page 1 of 2
Instrument ID: 200606
PLAT Book: 2006 Page: 14
5/24/2006 2:05:36 PM
Rutledge County, AL
Alfred D. Booth
Judge of Probate
Recording Fee: \$24.00
Taxes: \$1.00
Total: \$25.00



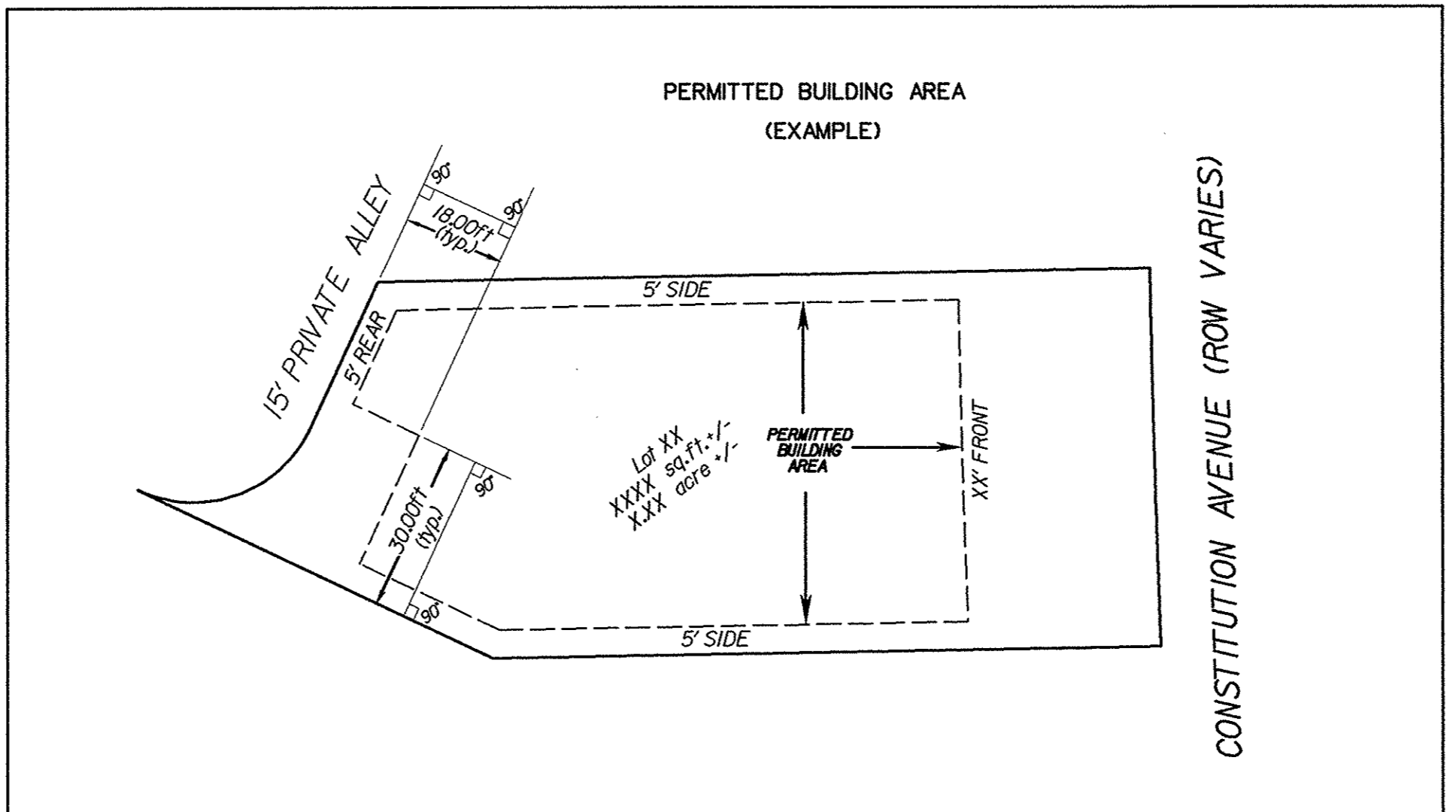
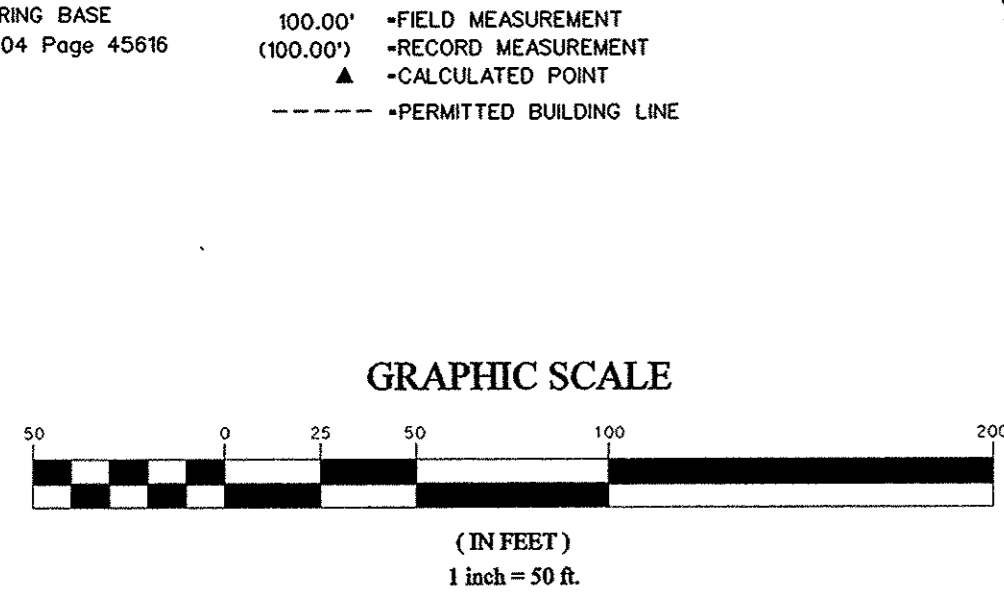
HOMEPLACE DEVELOPERS, INC.
THE HOMEPLACE, PHASE 1(C)
PRATTVILLE, ALABAMA



- NOTES:
- FRONT YARD SETBACK LINES ARE TWENTY (20) FEET, UNLESS NOTED OTHERWISE. SIDE AND REAR YARD SETBACK LINES ARE FIVE (5) FEET, EXCEPT AS SHOWN OTHERWISE OR AS SET FORTH IN NOTE 2 BELOW.
 - LOTS 1-4 (INCLUSIVE) AND LOTS 19-24 (INCLUSIVE) HAVE A REAR YARD SETBACK OF THIRTY (30) FEET AND A SIDE YARD SETBACK OF EIGHTEEN (18) FEET AS SHOWN GRAPHICALLY. THE DIMENSIONS OF THESE SETBACKS ARE NOT SHOWN. SETBACK LINES ARE PARALLEL TO THE LOT LINE FROM WHICH IT IS MEASURED. THE SETBACK DISTANCE IS MEASURED PERPENDICULARLY FROM THE LOT LINE TO THE SETBACK LINE. AN EXAMPLE OF THE LAYOUT OF THESE ADDITIONAL SETBACK LINES IS PROVIDED IN THE BOX LABELED "PERMITTED BUILDING AREA (EXAMPLE)".
 - THERE SHALL BE A TEN (10) FOOT-IN-WIDTH PRIVATE DRAINAGE EASEMENT CENTERED ON EACH LOT LINE PLATTED HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE. SAID DRAINAGE EASEMENTS ARE NOT SHOWN GRAPHICALLY FOR CLARITY.
 - THERE SHALL BE A TEN (10) FOOT-IN-WIDTH PRIVATE POWER EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 & 2, LOTS 3 & 4, LOTS 19 & 20, LOTS 21 & 22, LOTS 23 & 24, AND LOTS 26 & 27. SAID POWER EASEMENTS ARE DEDICATED TO THE HOMEPLACE OWNERS' ASSOCIATION, INC. SAID POWER EASEMENTS ARE NOT SHOWN GRAPHICALLY FOR CLARITY.
 - THE PORTION OF THE EIGHT (8) FOOT-IN-WIDTH UTILITY EASEMENT SOUTH AND WEST OF LOT 19 SHALL ALSO BE A PRIVATE POWER EASEMENT DEDICATED TO THE HOMEPLACE OWNERS' ASSOCIATION, INC.
 - THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE HOMEPLACE PHASE 1(C) THAT ARE RECORDED AS A SEPARATE DOCUMENT ARE A PART OF THIS PLAT AS IF RECORDED HEREON.

DATE	4/28/2006
PROJECT NO.	19-03-303
DESIGNED	CLC
DRAWN	KEH
APPROVED	CLC
SCALE	1" = 50'
SHEET TITLE	FINAL PLAT
SHEET NO.	01

- LEGEND
- EASEMENT TYPE AS NOTED
 - SET 1/2" REBAR CAP CE, LLC CA-0709
 - FOUND CONCRETE MONUMENT MARKED AS NOTED
 - FOUND MONUMENT MATERIAL AS NOTED
 - CH -CHORD DISTANCE
 - CB -CHORD BEARING
 - R -RADIUS
 - -FIELD MEASUREMENT (100.00')
 - -RECORD MEASUREMENT (100.00')
 - ▲ -CALCULATED POINT
 - - - - - PERMITTED BUILDING LINE



LINE	BEARING	DISTANCE	CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS
L1	N79°47'33"E	9.72'	C1	S24°08'19"W	16.14'	40.00'
L2	N0°42'27"E	9.07'	C2	S01°47'20"E	19.70'	40.00'
L3	N0°43'32"E	9.80'	C3	S23°27'03"E	19.31'	40.00'
L4	N0°16'47"W	9.85'	C4	S75°37'05"E	11.36'	8.00'
L5	N8°01'13"E	10.71'	C5	S75°37'05"E	32.86'	23.00'
L6	S75°37'05"E	9.86'	C6	S33°33'01"E	19.42'	206.75'
L7	N4°22'54"E	9.94'	C7	S40°18'55"E	29.37'	206.75'
L8	S75°51'31"E	9.90'	C8	S49°35'28"E	37.50'	206.75'
L9	N11°00'04"E	9.90'	C9	S33°17'14"W	8.00'	2748.14'
L10	S82°04'41"E	11.14'	C10	N30°54'02"E	19.10'	2748.14'
L11	N81°01'13"E	12.01'	C11	N10°07'48"W	28.12'	20.00'
L12	S81°03'32"E	14.55'	C12	N50°31'36"E	157.43'	69.50'
L13	N25°18'48"E	11.96'	C13	N80°32'33"E	28.12'	20.00'
L14	S88°48'59"E	9.39'	C14	S04°24'31"E	27.62'	20.00'
L15	S09°52'28"E	11.61'	C15	N63°51'37"W	26.96'	20.00'
L16	N40°59'33"E	17.83'	C16	N59°41'52"E	43.65'	371.50'
L17	N40°59'33"E	88.31'	C17	N52°41'49"E	47.08'	371.50'
L18	S03°32'42"E	9.98'	C18	N45°01'51"E	52.25'	371.50'
L19	S88°27'18"W	8.82'	C19	S20°48'03"W	26.90'	20.00'
L20	N81°54'05"E	11.08'	C20	S88°10'55"W	27.53'	20.00'
L21	N08°06'00"W	11.54'	C21	S06°10'16"E	57.45'	43.00'
L22	S55°32'23"E	7.07'	C22	S05°47'12"E	14.58'	20.00'
L23	S34°28'37"W	7.07'	C23	S85°58'03"E	11.87'	20.00'
L24	S10°53'07"W	35.01'	C24	S85°34'40"E	48.58'	388.50'
L25	S80°23'30"E	39.43'	C25	S85°34'40"E	46.48'	371.50'
L26	N85°18'45"W	64.73'	C26	N40°28'19"E	13.67'	270.14'
L27	N77°58'10"W	34.27'	C27	N44°35'58"E	38.45'	331.00'
L28	N71°58'10"W	57.98'	C28	S81°56'40"E	17.22'	57.25'
L29	N87°12'11"W	33.33'	C29	N87°44'50"E	42.89'	57.25'
L30	N85°22'05"W	24.96'	C30	N46°20'18"E	38.60'	57.25'
L31	S05°47'35"E	28.64'	C31	N14°57'16"E	30.89'	57.25'
L32	N33°44'43"E	48.59'	C32	N84°27'35"E	17.93'	331.00'
L33	N21°29'01"W	7.45'	C33	N83°27'35"E	22.14'	331.00'
L34	N0°27'50"W	8.07'	C34	S84°02'00"E	36.47'	371.50'
L35	N0°31'23"W	13.37'	C35	S87°37'10"E	20.01'	371.50'
L36	N0°31'23"W	25.00'	C36	S71°17'37"E	8.60'	4.50'
L37	N0°31'23"W	11.43'	C37	S13°56'25"E	32.98'	61.50'
L38	N0°31'23"W	11.18'	C38	S28°42'55"W	7.84'	4.50'
L39	N0°31'23"W	30.43'	C39	S82°58'14"W	35.72'	96.50'
L40	S25°40'00"W	19.03'	C40	N35°58'58"W	8.85'	4.50'
L41	S82°06'50"E	19.19'	C41	N60°37'11"E	56.19'	338.50'
L42	S30°51'31"E	18.67'	C42	S62°45'09"E	15.73'	10.00'
L43	N88°36'44"W	8.72'	C43	S60°37'11"W	73.50'	38.75'
			C44	N03°59'31"E	15.73'	10.00'
			C45	N77°26'33"E	48.12'	371.50'
			C46	N80°04'04"E	62.49'	371.50'
			C47	N87°19'35"E	25.39'	20.00'
			C48	S34°42'09"W	25.39'	20.00'

LOTS 1-22, & 29 ARE WITHIN THE SADDLE RIDGE HOMESTEAD.
LOTS 23-28 ARE WITHIN THE FIREFLY HOMESTEAD.