

LEGEND
 (M) = MEASURED
 (R) = RECORDED
 O.T.P. = OPEN TOP PIPE
 C.T.P. = CRIMPED TOP PIPE
 I.P.F. = IRON PIN FOUND
 I.P.S. = IRON PIN SET (RDR)
 C.B.F. = CHRIS B. FULGHUM
 ○ = IRON PIN FOUND
 ○ = 1/2" REBAR SET (CBF)
 ■ = HUB SET
 □ = CALCULATED POINT
 □ = CONCRETE MONUMENT
 ○ = POWER POLE
 --- = WIRE FENCE
 --- = WOOD FENCE
 ○---○ = CHAIN LINK FENCE

43-08-05-22-0-000-001.000
 JEDD LAND CO. LLC
 P O BOX 1820
 PHENIX CITY, AL

29 58
 Recorded in the Above
 PLAT Book & Page
 04-19-2007 11:57:35 AM
 B111 Enrollish - Probate Justice
 Lee County, AL

**THE COTSWOLDS SUBDIVISION
 PHASE 1C
 SECTION 22 T 19 N R 25 E
 AUBURN LEE COUNTY ALABAMA**

Book/Pgs: 29/58
 Term/Cashier: SCAN2 / NS
 Trant: 1636.32878.44705
 Recorded: 04-19-2007 11:58:01
 P.L.A. PLAT
 Total Fees: \$ 27.00

LINE	LENGTH	BEARING
L1	30.33	N02°49'30"E
L2	37.91	N42°10'30"W
L3	37.91	S42°10'30"E
L4	30.33	S87°10'30"W
L5	28.28	S19°29'09"W
L6	28.28	S70°30'51"E
L7	18.31	N64°29'10"E
L8	13.68	N13°48'32"E
L9	26.62	N25°30'51"W

CURVE	LENGTH	RADIUS	Delta	Chord Bearing	Chord Distance
C1	116.27	530.00	12°34'09"	N36°30'45"E	116.04
C2	36.01	225.00	9°10'14"	N37°35'23"W	35.97
C3	62.55	225.00	15°55'41"	N25°02'25"W	62.35
C4	62.56	225.00	15°55'48"	N09°06'41"W	62.36
C5	62.53	225.00	15°55'24"	N06°48'55"E	62.33
C6	62.44	225.00	15°54'01"	N22°43'38"E	62.24
C7	62.58	225.00	15°56'10"	N38°38'43"E	62.38
C8	13.50	225.00	3°28'14"	N48°19'55"E	13.50
C9	39.62	80.00	28°22'25"	S55°51'50"W	39.21
C10	23.67	80.00	27°07'07"	N35°41'11"E	23.45
C11	43.00	50.00	49°16'15"	N73°25'52"E	41.68
C12	43.81	50.00	50°12'19"	S56°49'52"E	42.42
C13	43.29	50.00	49°36'28"	S06°55'28"E	41.95
C14	50.29	50.00	57°37'53"	S46°41'43"W	48.20
C15	13.35	50.00	15°18'01"	S83°09'39"W	13.31
C16	76.56	80.00	54°49'56"	N63°23'42"E	73.67
C17	171.61	175.00	56°11'11"	N07°53'08"E	164.82
C18	67.10	175.00	21°58'03"	N31°11'28"W	66.69
C19	101.96	530.00	11°01'21"	N58°21'51"E	101.80
C20	5.65	530.00	0°36'38"	N64°10'51"E	5.65
C21	66.22	470.00	8°04'20"	N60°26'59"E	66.16
C22	81.83	470.00	8°58'31"	N51°25'34"E	81.72
C23	83.06	470.00	10°07'34"	N41°22'32"E	82.96

State of Alabama
 Lee County

I, Chris B. Fulghum, a Registered Land Surveyor in the State of Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Chris B. Fulghum *Chris B. Fulghum* Date: 4/12/07

Not a certified survey unless signed and stamped with my seal.
 State of Alabama
 Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Chris B. Fulghum, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 12 day of April, 2007.
 Notary Public: *Michael T. Hanks* My commission expires: 06-08-08

State of Alabama
 Lee County

The Cotswolds LLC, owner of the real property shown on this plat, hereby joins in the statement of Chris B. Fulghum, and certify that it was and is ITS purpose to subdivide the lands so platted as shown.

In witness whereof, I, Fred D. Peak, as Managing Member of The Cotswolds LLC, have hereunto set my hand on this the 12 day of April, 2007.

Fred D. Peak Managing Member of The Cotswolds LLC Date

State of Alabama
 Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Fred D. Peak, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 12 day of April, 2007.
 Notary Public: *Michael T. Hanks* My commission expires: 06-08-08

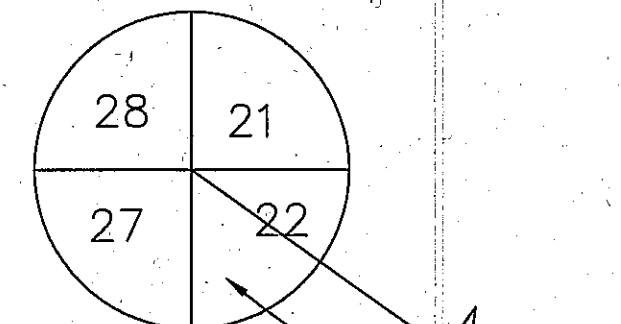
Approved by the Auburn City Planning Commission, Auburn, Alabama:
 Planning Director: *James E. Dotts* Date: 4-18-07

Accepted by the Auburn City Council, Auburn, Alabama:
 Mayor: *Bill Hays* Date: 4-17-07

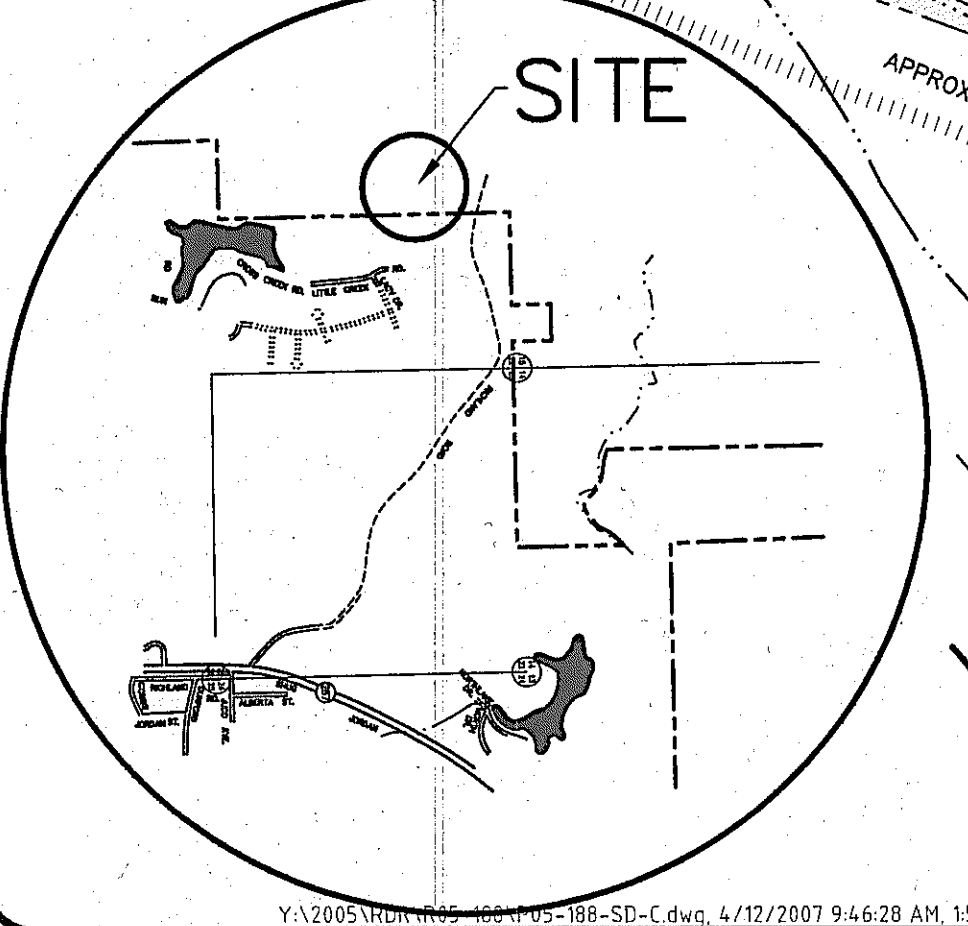
Approved by the Auburn City Engineer, Auburn, Alabama:
 City Engineer: *John Hays* Date: 4-18-07

Approved for recording only by the Lee County Engineer:
 Lee County Engineer: *John Hays* Date: 4/19/07

- Notes:
1. BEARINGS BASED ON A SURVEY BY TIM SIMPSON FOR COMMUNITY BANK & TRUST DATED FEBRUARY 18, 2004. BEARINGS BASED ON S00°35'47"W AS FOUND ALONG THE EAST LINE OF THE PARCEL SHOWN. THIS SECTION OF THE COTSWOLDS BEARINGS BASED ON S 00°39'54"W AS FOUND ALONG THE EAST MARGIN OF THIS SITE.
 2. THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON THE RIGHT-OF-WAY FRONTAGE OF ALL LOTS.
 3. NO STRUCTURES MAY BE BUILT OR ON EASEMENTS WHICH MAY IMPEDE THE PURPOSE OF SAID EASEMENT. FENCES THAT ARE CONSTRUCTED ACROSS EASEMENTS SHALL HAVE A MINIMUM 12' WIDE ACCESS GATE. IF A LOCK IS USED ON THE GATE, THERE MUST BE A CITY APPROVED LOCK IN CONJUNCTION WITH THE OWNERS LOCK. NO TREES MAY BE PLANTED WITHIN 10' OF ANY UTILITY.
 4. OFFICE WORK COMPLETED NOVEMBER 7, 2006.
 5. FIELD WORK COMPLETED NOVEMBER 7, 2006.
 6. ALL CORNERS ARE 1/2" REBAR WITH RDR CAPS UNLESS OTHERWISE NOTED.
 7. ALL EASEMENTS ARE 20' WIDE DRAINAGE AND UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
 8. GROSS AREA: 9.83 ACRES; LOTS: 22
 9. SOURCES OF INFORMATION IS A SURVEY FOR JUDITH ADAMS WORRELL BY ALVA T. WEBB ON MARCH 5, 2002.
 10. FLOOD PLAIN IS APPROXIMATE AND BASED ON FEMA MAPS 101250 0043 C DATED SEPTEMBER 16, 1981 AND 101250 0200 C DATED SEPTEMBER 16, 1981.
 11. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
 12. N/A.
 13. N/A.
 14. DELINEATED WETLANDS SHOWN SHADED. MITIGATED WETLANDS HAVE BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS UNDER PERMIT NUMBER ALNW 05-04740-K.
 15. FLOOD STUDY CONDUCTED BY HYDRO-ENGINEERING SOLUTIONS, LLC. FOR JEDD LAND COMPANY EFFECTIVE APRIL 5, 2007.
 16. N/A.
 17. N/A.
 18. STREET PLANTINGS MUST BE APPROVED BY THE CITY HORTICULTURIST, ENGINEERING DIRECTOR, AND WATER AND SEWER DIRECTOR AND WRITTEN APPROVAL MUST BE DELIVERED PRIOR TO ANY PLACING OF PLANTS.
 19. ADEM PERMIT FOR THIS SITE: ALR165562



POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF
 SECTION 22 T19N R25E
 2 1/4" X 2 1/4" IRON STAKE



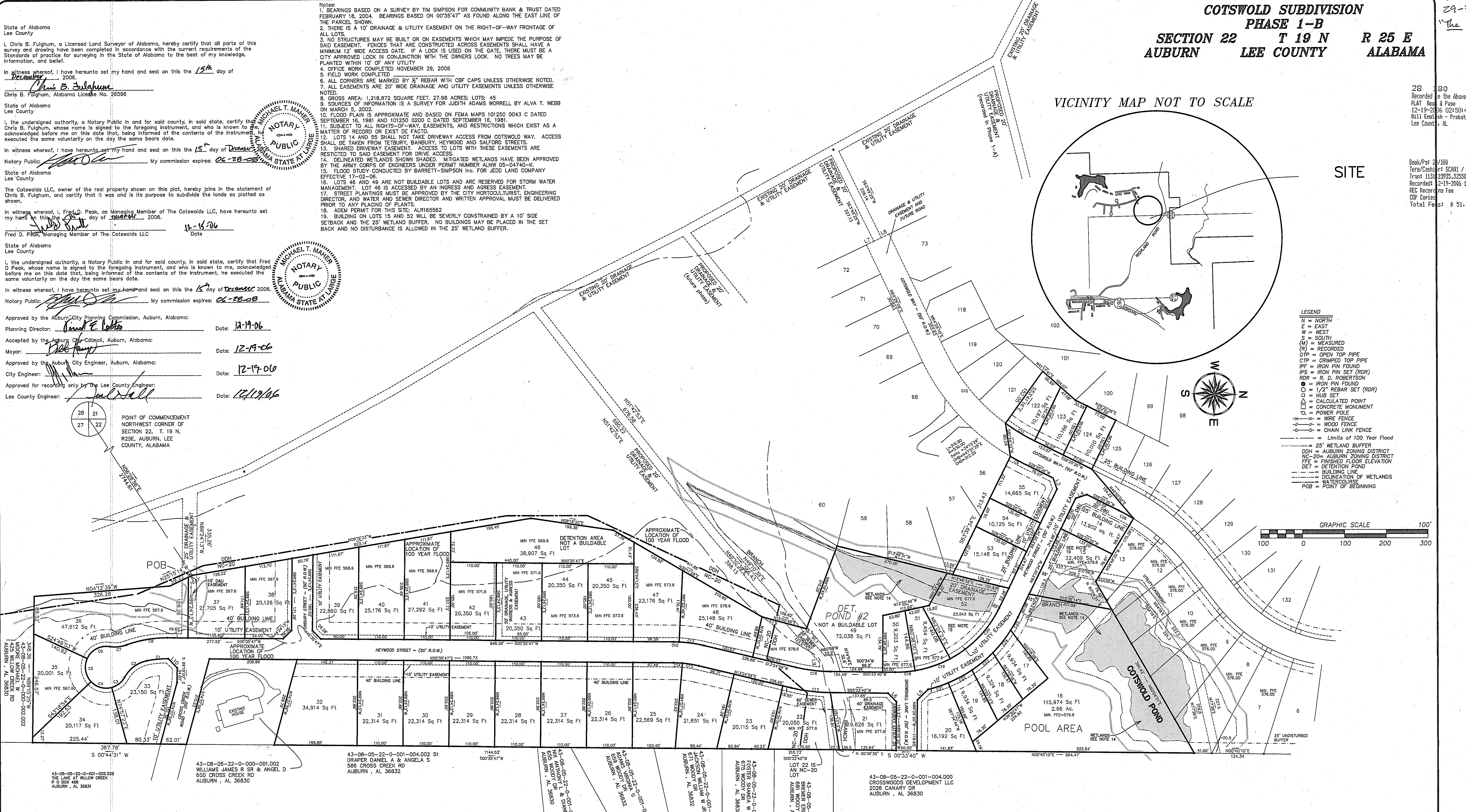
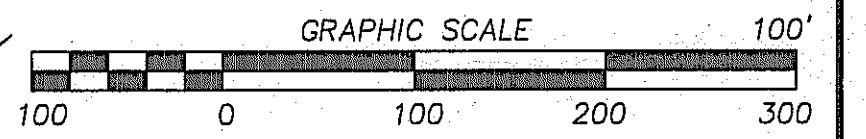
	Drawn By: MTM		595 Dekalb Street Suite "D" Auburn, Alabama 36830 Phone (334) 821-0105
	Scale: 1"=50'		File Name: P05-188-SD-C
	Date: APRIL 12, 2007		Sheet Title: THE COTSWOLDS SUBDIVISION PHASE 1 C
	<p>SURVEYING</p>		

**COTSWOLD SUBDIVISION
PHASE 1-B
SECTION 22 T 19 N R 25 E
AUBURN LEE COUNTY ALABAMA**

VICINITY MAP NOT TO SCALE

SITE

- LEGEND**
- N = NORTH
 - E = EAST
 - W = WEST
 - S = SOUTH
 - (M) = MEASURED
 - (R) = RECORDED
 - OTF = OPEN TOP PIPE
 - CTP = CRIMPED TOP PIPE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (RDR)
 - RDR = R. D. ROBERTSON
 - = IRON PIN FOUND
 - = 1/2" REBAR SET (RDR)
 - △ = HUB SET
 - = CALCULATED POINT
 - = CONCRETE MONUMENT
 - = POWER POLE
 - x-x- = WIRE FENCE
 - |-|- = WOOD FENCE
 - >->- = CHAIN LINK FENCE
 - = Limits of 100 Year Flood
 - = 25' WETLAND BUFFER
 - DDH = AUBURN ZONING DISTRICT
 - NC-20 = AUBURN ZONING DISTRICT
 - FFE = FINISHED FLOOR ELEVATION
 - DET = DETENTION POND
 - = BUILDING LINE
 - = DELINEATION OF WETLANDS
 - = WATERCOURSE
 - POB = POINT OF BEGINNING



Notes:
1. BEARINGS BASED ON A SURVEY BY TIM SIMPSON FOR COMMUNITY BANK & TRUST DATED FEBRUARY 16, 2004. BEARINGS BASED ON 00°35'47" AS FOUND ALONG THE EAST LINE OF THE PARCEL SHOWN.
2. THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON THE RIGHT-OF-WAY FRONTAGE OF ALL LOTS.
3. NO STRUCTURES MAY BE BUILT OR ON EASEMENTS WHICH MAY IMPEDE THE PURPOSE OF SAID EASEMENT. FENCES THAT ARE CONSTRUCTED ACROSS EASEMENTS SHALL HAVE A MINIMUM 12" WIDE ACCESS GATE. IF A LOCK IS USED ON THE GATE, THERE MUST BE A CITY APPROVED LOCK IN CONJUNCTION WITH THE OWNERS LOCK. NO TREES MAY BE PLANTED WITHIN 10' OF ANY UTILITY.
4. OFFICE WORK COMPLETED NOVEMBER 29, 2006
5. FIELD WORK COMPLETED
6. ALL CORNERS ARE MARKED BY 1/2" REBAR WITH CBF CAPS UNLESS OTHERWISE NOTED.
7. ALL EASEMENTS ARE 20' WIDE DRAINAGE AND UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
8. GROSS AREA: 1,218,872 SQUARE FEET, 27.98 ACRES; LOTS: 45
9. SOURCES OF INFORMATION IS A SURVEY FOR JUDITH ADAMS WORRELL BY ALVA T. WEBB ON MARCH 5, 2002.
10. FLOOD PLAN IS APPROXIMATE AND BASED ON FEMA MAPS 101250 0043 C DATED SEPTEMBER 16, 1981 AND 101250 0200 C DATED SEPTEMBER 16, 1981.
11. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
12. LOTS 14 AND 55 SHALL NOT TAKE DRIVEWAY ACCESS FROM COTSWOLD WAY. ACCESS SHALL BE TAKEN FROM TETBURY, BANBURY, HEYWOOD AND SALFORD STREETS.
13. SHARED DRIVEWAY EASEMENT. ACCESS TO LOTS WITH THESE EASEMENTS ARE RESTRICTED TO SAID EASEMENT FOR DRIVE ACCESS.
14. DELINEATED WETLANDS SHOWN SHADED. MITIGATED WETLANDS HAVE BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS UNDER PERMIT NUMBER ALW 05-04740-K.
15. FLOOD STUDY CONDUCTED BY BARRETT-SIMPSON INC. FOR JEDD LAND COMPANY EFFECTIVE 17-02-06.
16. LOTS 46 AND 49 ARE NOT BUILDABLE LOTS AND ARE RESERVED FOR STORM WATER MANAGEMENT. LOT 46 IS ACCESSED BY 44 INGRESS AND EGRESS EASEMENT.
17. STREET PLANTINGS MUST BE APPROVED BY THE CITY HORTICULTURIST, ENGINEERING DIRECTOR, AND WATER AND SEWER DIRECTOR AND WRITTEN APPROVAL MUST BE DELIVERED PRIOR TO ANY PLACING OF PLANTS.
18. ADEM PERMIT FOR THIS SITE: ALR165562
19. BUILDING ON LOTS 15 AND 52 WILL BE SEVERLY CONSTRAINED BY A 10' SIDE SETBACK AND THE 25' WETLAND BUFFER. NO BUILDINGS MAY BE PLACED IN THE SET BACK AND NO DISTURBANCE IS ALLOWED IN THE 25' WETLAND BUFFER.

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 22, T. 19 N,
R. 25 E, AUBURN, LEE
COUNTY, ALABAMA

State of Alabama
Lee County
I, Chris B. Fulghum, a Licensed Land Surveyor of Alabama, hereby certify that 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.
In witness whereof, I have hereunto set my hand and seal on this the 15th day of December, 2006.
Chris B. Fulghum
Chris B. Fulghum, Alabama License No. 26596

State of Alabama
Lee County
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Chris B. Fulghum, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.
In witness whereof, I have hereunto set my hand and seal on this the 15th day of December, 2006.
Notary Public: [Signature]
My commission expires: 06-28-08
State of Alabama
Lee County
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Fred D. Peak, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.
In witness whereof, I have hereunto set my hand and seal on this the 15th day of December, 2006.
Notary Public: [Signature]
My commission expires: 06-28-08

Approved by the Auburn City Planning Commission, Auburn, Alabama:
Planning Director: [Signature] Date: 12-19-06
Accepted by the Auburn City Council, Auburn, Alabama:
Mayor: [Signature] Date: 12-19-06
Approved by the Auburn City Engineer, Auburn, Alabama:
City Engineer: [Signature] Date: 12-19-06
Approved for recording only by the Lee County Engineer:
Lee County Engineer: [Signature] Date: 12/19/06

CURVE	LENGTH	RADIUS	Delta	Chord Bearing	Chord Distance
C1	51.42	225.00	130°53'36"	S05°12'56"E	51.31
C2	68.70	80.00	49°11'59"	S36°21'43"E	68.60
C3	40.07	50.00	45°58'08"	N38°00'10"W	39.01
C4	53.87	50.00	61°43'44"	N15°49'14"E	51.30
C5	59.47	50.00	68°08'46"	N80°45'30"E	56.03
C6	66.70	50.00	76°25'55"	S28°57'10"E	61.86
C7	39.42	80.00	28°13'51"	N06°02'25"W	39.02
C8	99.49	275.00	20°43'40"	S09°46'03"E	98.54
C9	35.96	530.00	3°53'14"	N28°17'03"E	35.95
C10	231.11	470.00	28°10'25"	N50°23'57"E	228.79
C11	81.80	470.00	9°58'18"	N31°19'36"E	81.69
C12	13.37	325.02	2°21'27"	N01°46'32"W	13.37

C13	59.35	325.02	10°27'43"	S08°11'07"W	59.26
C14	21.64	275.00	4°30'33"	S09°51'04"W	21.64
C15	39.89	275.00	8°18'50"	S09°15'40"W	39.85
C16	84.14	375.00	12°51'19"	N06°58'20"E	83.96
C17	95.40	425.00	12°51'40"	N06°58'09"E	95.20
C18	47.65	275.00	9°55'40"	N04°24'10"W	47.59
C19	89.08	275.00	18°33'37"	N18°38'48"W	88.69
C20	171.50	275.00	35°43'57"	N45°47'35"W	168.74
C21	50.87	325.00	8°58'03"	N17°55'31"W	50.82
C22	64.71	325.00	11°24'30"	N28°08'47"W	64.61
C23	64.62	325.00	11°23'29"	N39°30'47"W	64.51
C24	68.89	325.00	12°08'44"	N51°16'54"W	68.77
C25	35.76	325.00	6°18'18"	N60°30'25"W	35.75
C26	39.80	470.00	4°51'09"	S28°46'01"W	39.79

LINE	LENGTH	BEARING
L3	28.28	N71°20'27"E
L4	28.28	N18°39'33"W
L5	35.70	S44°28'20"E
L6	28.28	N45°33'40"E
L7	19.69	N25°30'51"W
L8	20.31	N45°30'51"W
L9	11.32	N83°02'19"E
L10	30.35	N45°38'53"E

Seal: ALABAMA LICENSED SURVEYOR CHRIS B. FULGHUM No. 26596 PROFESSIONAL LAND SURVEYOR

Drawn By: MTM
Scale: 1"=100'
File Name: 05-188-SD-1B
Date: NOVEMBER 29, 2006

PRECISION SURVEYING
595 Dekalb Street Suite "D" Auburn, Alabama 36830 Phone (334) 821-0105

Sheet Title: COTSWOLD SUBDIVISION PHASE 1-B

28 80
Recorded in the Above
PLAT Book # Page
12-19-2006 02:50:42 PM
8111 Ensh - Probate Judge
Lee County, AL

Book/Pat: 28/80
Term/Cash: 1st SCAN1 / ss1
Trant: 1131 23935.32550
Recorded: 2-19-2006 14:51:13
RED Record Fee
COP Copies
Total Fees: \$ 51.00