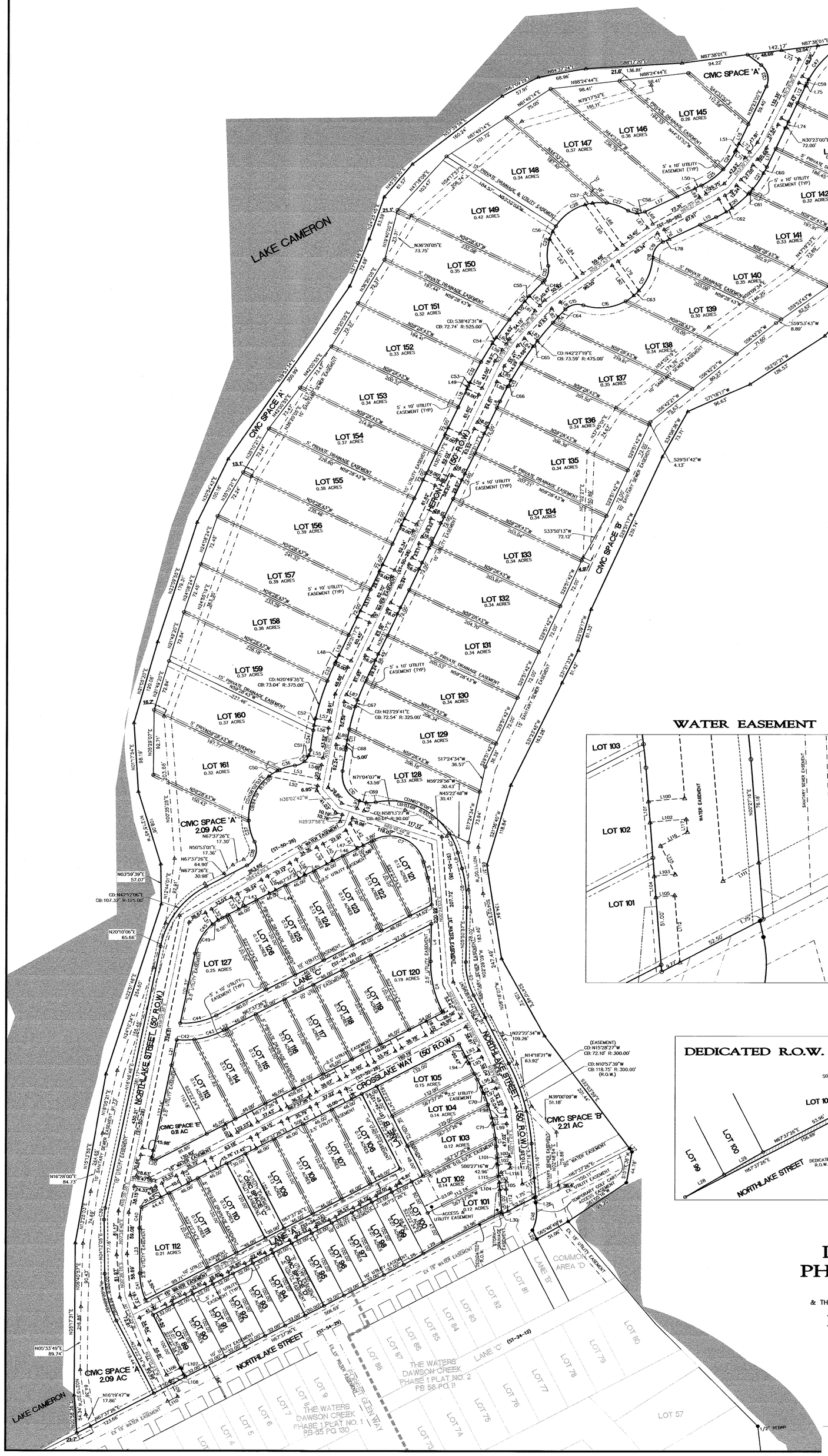


NOTES:

1. INGRESS/EGRESS AND UTILITY EASEMENTS, STREETS, AVENUES, LANES, ROADS, DRIVES, ALLEYS, SIDEWALKS AND DRAINAGE EASEMENTS SHOWN HEREON SHALL BE PRIVATE AND SHALL NOT BE THE RESPONSIBILITY OF THE TOWN OF PIKE ROAD OR THE COUNTY OF MONTGOMERY, ALABAMA. THE MAINTENANCE OF SAID PRIVATE INGRESS/EGRESS, STREETS, AVENUES, LANES, ROADS, DRIVES, ALLEYS, SIDEWALKS AND DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATERS ASSEMBLY, INC., ITS SUCCESSORS OR ASSIGNS.

2. THE PRIVATE SEWAGE DISPOSAL SYSTEM SERVICE FOR THIS PLAT IS NOT AND WILL NOT BE THE RESPONSIBILITY OF THE TOWN OF PIKE ROAD OR THE COUNTY OF MONTGOMERY, ALABAMA. THE MAINTENANCE OF THE PRIVATE SEWAGE DISPOSAL SYSTEM SERVING THIS PLAT SHALL BE THE RESPONSIBILITY OF THE WATERS ASSEMBLY, INC., ITS SUCCESSORS OR ASSIGNS AND/OR ALABAMA WASTEWATER SYSTEMS INC.

3. ALL RIGHTS OF WAY AND DRIVES ARE SOLELY MAINTAINED BY THE WATERS ASSEMBLY, INC., AND ARE DESIGNATED AS COMMON AREAS. ALL UTILITY COMPANIES SHALL HAVE ACCESS TO AND THE RIGHT TO INSTALL THEIR RESPECTIVE UTILITY LINES IN ALL COMMON AREAS, RIGHTS OF WAY, AND DRIVES AS SHOWN ABOVE. THE LOCATION OF SAID UTILITIES SHALL BE THE RESPONSIBILITY OF NEW WATERS, LLC, OR THE WATERS ASSEMBLY, INC.

4. NO PERMANENT STRUCTURE WILL BE CONSTRUCTED ON ANY EASEMENTS.

5. THE PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LAKE CAMERON RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN REAL PROPERTY BOOK 2936, AT PAGE 992, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS FOR LAKE CAMERON EFFECTIVE DECEMBER 22, 2009, RECORDED FEBRUARY 23, 2010, IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN REAL PROPERTY BOOK 03996, AT PAGE 0468.

6. THE PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WELCH COVE HAMLET RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN REAL PROPERTY BOOK 3848 AT PAGE 467.

7. BASED ON THE SANITARY SEWER PLANS NO PUMPS WILL BE PLACED ON ANY LOTS FOR PUMPING SEWAGE INTO THE GRAVITY SEWER COLLECTION SYSTEM. ALL LOTS WILL REQUIRE DOMESTIC METER WITH A TESTABLE DOUBLE CHECK BACKFLOW PREVENTION DEVICE. (NO RPZ DEVICES WILL BE REQUIRED)

ANY LOT CONSTRUCTION CHANGES THAT RESULTS IN THE NEED FOR A PUMP TO PUMP SEWAGE INTO THE SEWER COLLECTION SYSTEM WILL BE REQUIRED TO HAVE A BACKFLOW RPZ DEVICE ON ALL DOMESTIC METERS.

8. EASEMENTS FOR WATER MAINS IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED OVER ANY PART OF THESE EASEMENTS.

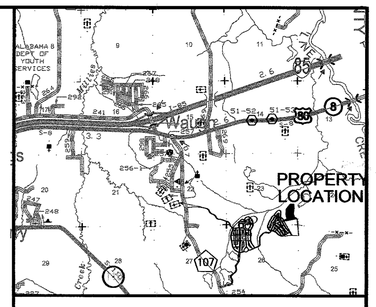
9. ALL COMMON AREAS WILL BE MAINTAINED BY THE WATERS ASSEMBLY INC.

SANITARY SEWER EASEMENT NOTES:

1. Structures – There shall be no construction of any permanent improvements or buildings. Temporary improvements such as fences, playgrounds or other hardscapes are permitted with approval from The Waters Architectural Review Board.

2. Landscaping – Owner of such area may perform landscape management to prevent erosion but trees and/or other deep rooted plantings shall not be installed.

3. Improvements – Owner shall agree to, and hereby does, release, indemnify, and hold harmless Alabama Wastewater and/or its Designated Agents (herein 'AW') and accepts all risks of loss associated with respect to improvements themselves, as a result of constructing improvements in the Sanitary Sewer Easement. Owner further holds harmless AW for any and all damages which may be sustained to the improvements if AW damages, removes, or destroys said improvements in, under, upon, over or across the Sanitary Sewer Easement. In this regard, but not in limitation of the foregoing provision, owner understands and agrees that, at any time, AW shall have the unrestricted superior right to demolish and remove all or any portion of the improvements from the Sanitary Sewer Easement should AW desire or need, in its sole discretion, to gain access to or use the Sanitary Sewer Easement. In such event, AW shall not in any way, be liable or responsible to reimburse the owner for the improvement, damage to the improvement, replacement cost of otherwise. The construction and use of the Sanitary Sewer Easement is at the owners own risk of loss, which risk is hereby accepted by owner.



LOCATION MAP
MONTGOMERY COUNTY, AL

NORTH

STATE PLANE

N
W E
S

SCALE: 1"=60'

LEGEND:

- ● FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- ○ SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- ■ FOUND CONCRETE MARKER
- △ CALCULATED POINT

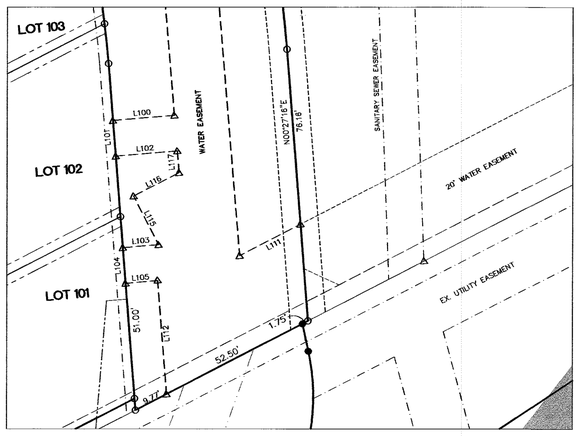
CURVE TABLE			
CURVE #	Chord Bearing	Distance	Radius
C1	N00°49'36"W	11.18'	250.00'
C2	N01°48'06"W	49.60'	250.00'
C3	N17°56'07"W	38.72'	250.00'
C4	S08°15'48"E	73.15'	150.00'
C5	S08°15'48"E	48.77'	100.00'
C6	N02°41'29"W	39.02'	150.00'
C7	N61°16'12"W	77.83'	50.00'
C8	N02°09'27"W	55.72'	200.00'
C9	N16°53'44"W	30.36'	100.00'
C10	S41°44'24"E	64.85'	39.50'
C11	S14°27'16"W	29.85'	325.00'
C12	S30°12'43"W	3.51'	325.00'
C13	S34°16'01"W	62.06'	475.00'
C14	S46°26'34"W	25.61'	475.00'
C15	S81°34'46"W	26.19'	25.00'
C16	N89°26'12"E	60.38'	75.00'
C17	N36°49'32"E	72.44'	75.00'
C18	N07°35'23"E	0.94'	75.00'
C19	S38°35'58"W	26.03'	25.00'
C20	N56°29'39"E	59.68'	150.00'
C21	N38°42'05"E	43.40'	150.00'
C22	S60°38'58"W	2.59'	125.00'
C23	N08°37'04"W	31.47'	25.00'
C24	N39°02'38"E	30.12'	100.00'
C25	N58°50'12"E	38.61'	100.00'
C26	S81°26'22"E	23.93'	25.00'
C27	N65°19'51"W	32.42'	75.00'
C28	S70°15'28"W	79.33'	75.00'
C29	S15°47'36"W	57.49'	75.00'
C30	N18°50'16"E	21.56'	25.00'
C31	S46°37'40"W	72.27'	525.00'
C32	S32°37'43"W	38.61'	525.00'
C33	S28°28'06"W	26.87'	375.00'
C34	S13°02'52"W	28.66'	375.00'
C35	N49°22'18"E	31.13'	25.00'
C36	S78°04'40"W	22.97'	75.00'
C37	S10°17'20"E	31.41'	75.00'
C38	N22°37'26"E	35.36'	25.00'
C39	S10°29'26"W	16.43'	75.00'
C40	S10°20'23"W	29.83'	139.50'
C41	S86°55'08"E	38.57'	100.00'
C42	S86°05'49"E	25.17'	124.00'
C43	N77°51'04"E	44.03'	124.00'
C44	N82°49'25"E	52.44'	100.00'
C45	S42°12'08"W	64.39'	75.00'
C46	N11°48'50"E	39.29'	60.00'
C47	S45°13'11"W	64.01'	125.00'
C48	N47°29'50"E	2.68'	25.00'

WATER EASEMENT CURVE TABLE			
CURVE #	Chord Bearing	Distance	Radius
C49	S58°21'33"W	10.06'	75.00'
C50	S62°12'44"W	14.58'	75.00'
C51	N41°22'23"E	11.11'	25.00'
C52	S17°06'25"W	10.00'	375.00'
C53	S30°50'11"W	5.77'	525.00'
C54	S36°42'04"W	10.00'	525.00'
C55	S46°56'57"W	10.00'	525.00'
C56	S27°14'27"W	11.83'	75.00'
C57	S82°47'32"W	10.88'	75.00'
C58	N82°31'00"E	10.86'	25.00'
C59	S31°49'09"W	6.26'	125.00'
C60	N32°40'07"E	10.19'	106.89'
C61	N46°34'05"E	10.01'	150.00'
C62	N61°53'39"E	10.02'	150.00'
C63	N51°10'34"E	10.11'	75.00'
C64	S49°04'02"W	15.25'	475.00'
C65	S42°11'25"W	10.04'	475.00'
C66	S33°57'50"W	10.02'	475.00'
C67	S23°51'25"W	10.07'	325.00'
C68	S13°26'08"W	10.01'	325.00'
C69	S70°22'56"E	10.02'	40.00'
C70	N18°40'15"W	10.00'	250.00'
C71	N07°49'50"W	10.10'	250.00'

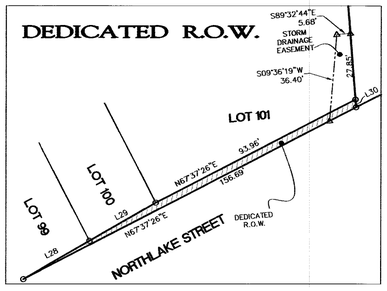
LINE TABLE		
Line #	DIRECTION	LENGTH
L1	N22°22'34"W	9.40'
L2	N22°22'34"W	48.00'
L3	S22°22'34"E	1.86'
L4	S05°50'57"W	53.57'
L5	S10°09'51"E	23.21'
L6	N10°09'51"W	23.21'
L7	S13°25'46"W	30.46'
L8	N30°31'17"E	10.07'
L9	N69°58'08"E	59.75'
L10	N69°58'08"E	24.98'
L11	S30°23'00"W	29.04'
L12	S30°23'00"W	30.54'
L13	N61°14'36"E	15.98'
L14	S47°37'09"E	24.41'
L15	S30°23'00"W	43.57'
L16	N69°58'08"E	37.85'
L17	N69°58'08"E	50.73'
L18	N30°31'17"E	33.41'
L19	N30°31'17"E	45.15'
L20	S73°21'13"E	6.10'
L21	S16°46'46"W	37.11'
L22	N67°37'26"E	4.66'
L23	S04°12'05"W	64.54'
L24	S67°37'26"W	18.00'
L25	S22°22'34"E	13.89'
L26	S07°18'01"E	7.88'
L27	S32°03'59"E	5.73'
L28	S64°56'25"W	32.04'
L29	S64°56'25"W	32.04'
L30	S00°27'16"W	3.28'

WATER EASEMENT LINE TABLE		
Line #	DIRECTION	LENGTH
L31	N25°35'40"W	19.35'
L32	N25°35'40"W	18.25'
L33	N25°35'40"W	19.81'
L34	N25°35'40"W	20.37'
L35	N25°35'40"W	22.58'
L36	N25°35'40"W	23.14'
L37	N25°35'40"W	25.23'
L38	N25°35'40"W	25.79'
L39	N25°35'40"W	27.72'
L40	N25°35'40"W	28.29'
L41	N25°35'40"W	30.42'
L42	N25°35'40"W	35.81'
L43	N67°37'26"E	10.02'
L44	N67°37'26"E	10.02'
L45	N67°37'26"E	10.02'
L46	N67°37'26"E	10.02'
L47	N67°37'26"E	10.02'
L48	N30°31'17"E	10.00'
L49	N30°31'17"E	4.23'
L52	S74°26'20"E	70.85'
L53	S74°26'20"E	60.25'
L54	S74°26'20"E	25.14'
L55	S74°26'20"E	20.29'
L56	S74°26'20"E	20.94'
L57	S74°26'20"E	20.67'
L58	S59°26'43"E	18.97'
L59	S52°08'38"E	16.91'
L60	S52°08'38"E	16.78'
L61	S42°53'24"E	20.05'
L62	S42°53'24"E	20.08'
L63	S30°28'17"E	67.00'
L64	S30°28'17"E	73.32'
L65	S30°28'17"E	77.82'
L66	S30°28'17"E	73.52'
L67	S30°28'17"E	24.68'
L68	S30°28'17"E	20.89'
L71	S46°20'46"E	17.01'
L72	S46°20'46"E	19.37'
L73	S58°31'10"E	28.22'
L74	N30°23'00"E	10.00'
L75	N30°23'00"E	3.74'
L76	N24°22'28"W	15.33'
L77	N24°22'28"W	14.70'
L78	N69°58'08"E	10.03'
L79	N30°28'17"W	51.35'
L80	N30°28'17"W	52.82'
L81	N30°28'17"W	12.68'
L82	N30°28'17"W	15.34'
L83	N42°53'24"W	16.25'
L84	N42°53'24"W	17.11'
L85	N59°26'43"W	17.18'
L86	N59°26'43"W	16.58'
L87	N59°26'43"W	17.65'
L88	N59°26'43"W	17.35'
L89	N74°26'20"W	14.08'
L90	N74°26'20"W	14.41'
L91	S23°13'11"W	11.13'
L92	S23°13'11"W	11.78'
L93	N70°43'01"E	20.85'
L94	S22°22'34"E	10.01'
L95	N70°43'01"E	20.31'
L96	N70°43'01"E	18.50'
L97	N70°43'01"E	18.61'
L98	S89°48'31"E	20.33'
L99	S89°48'31"E	18.92'
L100	S89°48'31"E	17.20'
L101	N00°27'16"E	10.00'
L102	S89°48'31"E	17.25'
L103	S89°48'31"E	10.03'
L104	N00°27'16"E	10.00'
L105	S89°48'31"E	9.00'
L108	S67°36'37"W	21.89'
L109	N22°01'23"W	24.47'
L110	S67°37'26"W	15.00'
L111	N67°37'26"E	19.11'
L112	S00°27'16"W	31.81'
L115	S22°22'34"E	15.27'
L116	S67°37'26"W	14.29'
L117	N00°11'29"E	6.08'

WATER EASEMENT



DEDICATED R.O.W.



THE WATERS DAWSON CREEK PHASE 2 PLAT NO. 3

LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 23,
SW 1/4 OF THE SW 1/4 OF SECTION 24,
& THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T-16-N, R-20-E,
MONTGOMERY COUNTY, ALABAMA

Pike Road, Alabama

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plat and the map and plat are true and correct; that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 30th day of December 2021

Gregory M. Gillian
Alabama Registration Number 16163

ALABAMA LICENSED No. 16163 PROFESSIONAL LAND SURVEYOR GREGORY M. GILLIAN

STATE OF ALABAMA
COUNTY OF MONTGOMERY

The undersigned, New Waters, LLC, a Delaware limited liability company, owner of the property as shown, hereby joins in and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said plat.

This the 10th day of January 2022

New Waters, LLC
By: Jennifer M. Atkins
Jennifer M. Atkins
Its: Vice-President

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said State at large, hereby certify that Jennifer M. Atkins, Vice-President of New Waters, LLC, a Delaware limited liability company, owner of the property as shown above is signed to the foregoing surveyor's certificate, plat and map, who is known to me, acknowledged before me on this day, that being informed of the contents of said surveyor's certificate, plat and map, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company as of the date thereof.

Given under my hand and official seal this the 10th day of January, 2022.

Kimberly Imey (SEAL)
Notary Public

KIMBERLY IMEY
My Commission Expires
February 15, 2023

CERTIFICATE OF APPROVAL
ALABAMA WASTEWATER SYSTEMS, INC.

The undersigned, Alabama Wastewater Systems, Inc., hereby approves the within plat for recording of same in the Judge of Probate Office of Montgomery County, Alabama.

This the 11th day of January 2022

This plat is served by a private sewer system that is regulated by the Alabama Department of Environmental Management (ADEM).

By: [illegible]

APPROVAL OF THE TOWN OF PIKE ROAD PLANNING COMMISSION

This plat was submitted to the Town of Pike Road Planning Commission, Alabama, on the 13th day of December 2021, and hereby approved.

By: Arthur Johnson
Its: Planning Commission Secretary

CERTIFICATE OF APPROVAL
MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD

The undersigned, Montgomery Water Works and Sanitary Sewer Board, hereby approves the within plat for recording of same in the Judge of Probate Office of Montgomery County, Alabama.

This the 30 day of December 2021

By: Kade Cybell

APPROVAL OF THE TOWN OF PIKE ROAD TOWN ENGINEER

This plat was submitted to the Town Engineer for the Town of Pike Road, Alabama, on the 10th day of Jan 2022 and hereby approved.

By: [illegible]
Town Engineer

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Engineer in the State of Alabama holding Certificate Number 16163, hereby certify that I have designed the within improvements in conformity with applicable codes and laws and with the principals of good engineering practice. I further certify that I have observed the construction of the within improvements, that the same conforms to my design, that the within is a true and accurate representation of improvements as installed and that said improvements are hereby recommended for acceptance by the Town of Pike Road, Alabama.

Project Engineer
Dec. 30, 2021
Date

ALABAMA LICENSED No. 16163 PROFESSIONAL ENGINEER GREGORY M. GILLIAN

Dawson Creek Plat No. 3

CERTIFICATE OF APPROVAL
THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT

The undersigned, as authorized by The Montgomery County Emergency Communication District, hereby approves the within plat for recording of same in the Judge of Probate Office of Montgomery County, Alabama.

This the 10th day of January 2022

By: April Griffin

T ZONE	ACREAGE	%
T-5	0.88 AC	5.01
T-4	3.77 AC	21.47
T-3	12.91 AC	73.52
TOTAL	17.56 AC	100.00

CIVIC SPACE	ACREAGE
SUBDIVISION	3.27 AC
DAM	3.30 AC
TOTAL	6.57 AC

SITE DATA:
PROPOSED RESIDENTIAL LOTS
TOTAL ACREAGE-17.56 ACRES
COMMON AREA ACREAGE-6.57
TOTAL LOTS-73
LINEAR FEET OF STREET-3,615
LINEAR FEET OF ALLEY-990

DATE: 12/30/21

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
535 HERRION STREET
MONTGOMERY, AL. 36104
TEL.-334/262-1091

STATE OF ALA MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
PLAT 00057 PG 0076 2022 Jan 18 03:20PM
J C LOVE III
JUDGE OF PROBATE

INDEX	$5.00
REC FEE	$20.00
CERT	$0.00
VISA TOTAL	$25.00
425012	Clerk: #102 03:26PM