29 2
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Bill English Probate Judge
Lee County, AL
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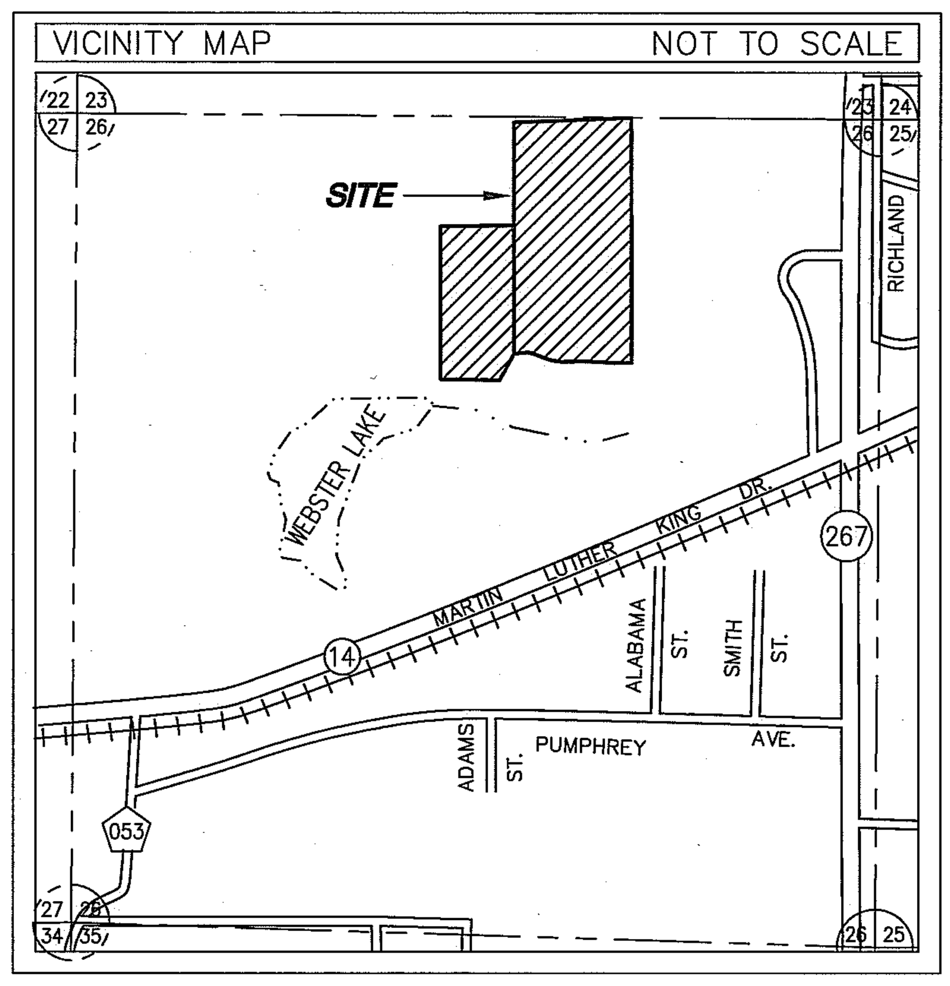
MAP OF

SOLAMERE SUBDIVISION PHASE 3

(Including a redivision of Lot 1
Solamere Subdivision Phase 1 as
recorded in Plat Book 27 page 10 &
of Lot 1 Peachy Subdivision as
recorded in Plat Book 27 page 13)
SECTION 26, TOWNSHIP 19 NORTH,
RANGE 25 EAST, LEE COUNTY, ALABAMA



Lot	SF	Acres
106	10896	0.250
107	9959	0.229
108	10280	0.236
109	10787	0.248
110	9374	0.215
111	8400	0.193
112	8400	0.193
113	8400	0.193
114	8400	0.193
115	8400	0.193
116	8400	0.193
117	8400	0.193
118	8400	0.193
119	8400	0.193
120	8414	0.193
121	9922	0.228
122	6362	0.146
123	7253	0.167
124	7193	0.165
125	7050	0.162
126	7050	0.162
127	7050	0.162
128	7050	0.162
129	7050	0.162
130	7050	0.162
131	7050	0.162
132	7050	0.162
133	7050	0.162
134	7964	0.183
135	8212	0.189
136	7204	0.165
137	7050	0.162
138	7050	0.162
139	7050	0.162
140	7050	0.162
141	7050	0.162
142	7050	0.162
143	7050	0.162
144	7050	0.162
145	7050	0.162
146	7050	0.162
147	6900	0.158
148	6900	0.158
149	6900	0.158
150	6900	0.158
151	6900	0.158
152	6900	0.158
153	6900	0.158
154	6900	0.158
155	6900	0.158
156	7799	0.179
157	8335	0.191
158	8806	0.202
159	8474	0.195
160	8298	0.190
161	8982	0.206
162	9859	0.226
163	12448	0.286
164	11601	0.266
165	12706	0.292
166	16001	0.367
167	10919	0.251
168	13447	0.309
169	8132	0.187
170	9894	0.227
171	11450	0.263
172	11463	0.263
173	13943	0.320
174	7733	0.178
175	7707	0.177
176	7420	0.170
177	7250	0.166
178	7263	0.167
179	10344	0.237
180	8779	0.202
181	9683	0.222
182	10005	0.230
183	10005	0.230
184	10005	0.230
185	11657	0.268
186	10325	0.237
187	10115	0.232
188	8570	0.197
189	11197	0.257
190	13065	0.300
191	11871	0.273
192	8393	0.193
193	8394	0.193
194	8395	0.193
195	8397	0.193
196	8398	0.193
197	8399	0.193
198	8400	0.193
199	9716	0.223
200	9678	0.222
201	7800	0.179
202	8314	0.191
203	9772	0.224
204	12202	0.280
205	13548	0.311
206	9652	0.222
207	8088	0.186
208	9088	0.209
209	9777	0.224
210	7960	0.183
211	7647	0.176
212	7908	0.182
213	8629	0.198
214	8090	0.186
215	8110	0.186
216	9188	0.211
217	9101	0.209
218	7054	0.162
219	5470	0.126
220	5689	0.131
221	5610	0.129
222	5531	0.127
223	5825	0.134
224	6738	0.155
225	7311	0.168
226	7052	0.162
227	5911	0.136
228	5436	0.125
229	6302	0.145
230	7537	0.173
231	7937	0.182
232	7875	0.181
233	7589	0.174
234	7999	0.184
235	8110	0.186
236	9435	0.217
237	12335	0.283
238	13777	0.316
239	10272	0.236
240	8471	0.194
241	10591	0.243
242	5610	0.129
243	5057	0.116
244	5022	0.115
245	5014	0.115
246	5076	0.117
247	6585	0.151
248	7277	0.167
249	8557	0.196
250	6196	0.142
251	6872	0.158
252	7336	0.168
253	11913	0.273
254	8059	0.185
255	5318	0.122
256	5000	0.115
257	5000	0.115
258	5000	0.115
259	5000	0.115
260	5087	0.117
261	5328	0.122
262	7272	0.167
263	6844	0.157
264	5263	0.121
265	5750	0.132
266	5750	0.132
267	5750	0.132
268	5750	0.132
269	5750	0.132
270	5750	0.132
271	5750	0.132
272	6054	0.139
273	6803	0.156
274	23590	0.542
275	35677	0.819
276	64138	1.472
277	37215	0.854
278	1150	0.026
279	1175	0.027

LABEL	RADIUS	ARC	CHORD	BEARING
C1	170.00'	138.86'	135.03'	N34°10"04'W
C2	170.00'	96.65'	95.35'	S73°51"15'E
C3	280.00'	30.69'	30.67'	S87°00"05'E
C4	280.00'	56.10'	56.01'	N78°07"18'W
C5	280.00'	56.11'	56.01'	S66°38"29'E
C6	280.00'	56.11'	56.02'	S55°09"34'E
C7	280.00'	57.13'	57.03'	S43°34"23'E
C8	20.00'	28.40'	26.08'	S78°24"52'E
C9	375.00'	87.56'	87.36'	N54°12"36'E
C10	375.00'	18.55'	18.55'	N46°06"14'E
C11	275.00'	29.48'	29.46'	N47°45"27'E
C12	275.00'	55.09'	55.00'	N56°34"03'E
C13	275.00'	55.09'	55.00'	N68°02"45'E
C14	275.00'	55.09'	55.00'	N79°31"27'E
C15	275.00'	21.81'	21.80'	N87°32"07'E
C16	20.00'	31.40'	28.28'	N44°49"29'E
C17	20.00'	35.30'	30.89'	S50°43"04'E
C18	225.00'	96.58'	95.84'	S66°25"30'W
C19	225.00'	37.08'	37.03'	S49°24"27'W
C20	50.00'	6.82'	6.82'	S3°54"32'W
C21	50.00'	30.47'	30.00'	S25°16"31'W
C22	50.00'	30.47'	30.00'	S60°11"26'W
C23	50.00'	30.47'	30.00'	S84°53"39'E
C24	50.00'	30.47'	30.00'	N49°58"44'W
C25	50.00'	30.47'	30.00'	N15°03"49'W
C26	50.00'	61.83'	57.96'	N37°49"03'E
C27	20.00'	25.62'	23.90'	N36°32"29'E
C28	425.00'	22.97'	22.97'	N46°14"07'E
C29	425.00'	56.71'	56.67'	S51°36"23'W
C30	425.00'	40.57'	40.56'	S58°09"50'W
C31	20.00'	28.40'	26.08'	S20°12"45'W
C32	280.00'	64.82'	64.68'	S13°50"30'E
C33	280.00'	62.70'	62.57'	S0°47"41'E
C34	280.00'	5.00'	5.00'	N6°07"54'E
C35	220.00'	50.58'	50.47'	N0°03"25'E
C36	220.00'	80.45'	80.00'	S17°00"19'E
C37	220.00'	68.79'	68.51'	S36°26"17'E
C38	280.00'	18.03'	18.03'	N43°33"02'W
C39	280.00'	56.09'	56.00'	N35°58"00'W
C40	280.00'	56.09'	56.00'	N24°29"18'W
C41	280.00'	56.09'	56.00'	N13°00"36'W
C42	280.00'	56.09'	56.00'	N1°31"54'W
C43	280.00'	11.90'	11.90'	S5°25"32'W
C44	220.00'	2.44'	2.44'	S6°19"31'W
C45	220.00'	59.02'	58.84'	N1°40"40'W
C46	220.00'	62.82'	62.61'	N17°32"37'W
C47	220.00'	178.37'	173.52'	N48°57"03'W
C48	220.00'	68.98'	68.69'	S81°09"34'E
C49	20.00'	31.42'	28.28'	N44°51"32'E
C50	20.00'	31.42'	28.28'	S45°08"28'E
C51	230.00'	44.28'	44.21'	S84°37"35'E
C52	230.00'	71.81'	71.52'	N70°10"03'W
C53	20.00'	29.81'	27.12'	S76°04"56'W
C54	225.00'	77.47'	77.09'	S23°31"26'W
C55	225.00'	54.20'	54.07'	S6°45"33'W
C56	230.00'	51.63'	51.53'	N12°50"55'W
C57	230.00'	84.82'	84.34'	S29°50"41'E
C58	20.00'	10.79'	10.66'	S24°57"24'E
C59	20.00'	15.59'	15.20'	S12°49"39'W
C60	275.00'	75.72'	75.48'	S27°16"17'W
C61	275.00'	55.09'	55.00'	N13°38"37'E
C62	275.00'	38.62'	38.59'	S3°52"54'W
C63	375.00'	15.43'	15.43'	S1°02"16'W
C64	375.00'	38.13'	38.11'	N5°07"46'E
C65	325.00'	15.00'	15.00'	S1°10"52'W
C66	325.00'	31.42'	31.40'	N5°16"22'E
C67	50.00'	74.77'	67.99'	S9°07"09'E
C68	50.00'	29.95'	29.51'	S50°52"51'W
C69	50.00'	19.04'	18.92'	N41°02"58'W
C70	50.00'	33.32'	32.71'	N48°57"02'E
C71	325.00'	16.09'	16.09'	S6°37"25'W
C72	325.00'	30.33'	30.32'	S2°31"55'W
C73	375.00'	28.32'	28.31'	N5°52"43'E
C74	375.00'	25.24'	25.24'	S1°47"13'W
C75	50.00'	57.30'	54.21'	S27°01"45'W
C76	50.00'	31.05'	30.56'	S23°35"30'E
C77	50.00'	28.27'	27.89'	S57°34"47'E
C78	50.00'	48.79'	46.88'	N78°16"00'E
C79	50.00'	7.14'	7.14'	N46°13"01'E
C80	50.00'	35.24'	34.52'	S39°56"57'E
C81	50.00'	16.94'	16.85'	N78°00"17'E
C82	50.00'	25.27'	25.00'	N53°49"26'E
C83	50.00'	54.89'	52.17'	N07°53"57'E
C84	25.00'	29.19'	27.56'	S80°06"07'E
C85	50.00'	90.35'	78.55'	N75°18"49'W
C86	50.00'	48.18'	46.34'	S25°18"53'W
C87	500.00'	43.32'	43.31'	S2°20"27'W
C88	500.00'	52.79'	52.77'	S7°50"51'W
C89	20.00'	29.90'	27.19'	S31°57"25'E
C90	175.00'	30.71'	30.67'	S69°18"38'E
C91	175.00'	43.86'	43.75'	S57°06"11'E
C92	175.00'	43.86'	43.75'	S42°44"30'E
C93	175.00'	43.86'	43.75'	S28°22"48'E
C94	175.00'	43.86'	43.75'	S14°01"07'E
C95	175.00'	20.40'	20.39'	N3°29"52'W
C96	150.00'	8.15'	8.14'	S1°23"52'W
C97	150.00'	43.00'	42.86'	S11°09"59'W
C98	150.00'	43.00'	42.86'	S27°35"35'W
C99	150.00'	30.07'	30.02'	S41°32"55'W
C100	140.00'	12.81'	12.81'	S49°54"45'W
C101	140.00'	42.59'	42.42'	S61°14"54'W
C102	140.00'	42.59'	42.42'	S78°40"40'W
C103	140.00'	42.59'	42.42'	S83°53"33'E
C104	140.00'	42.59'	42.42'	S66°27"47'E
C105	140.00'	4.45'	4.45'	S56°50"19'E
C106	145.00'	31.14'	31.08'	S49°46"33'E
C107	145.00'	42.80'	42.65'	N35°09"58'W
C108	145.00'	42.80'	42.65'	N18°15"11'W
C109	145.00'	42.80'	42.65'	N1°20"24'W
C110	145.00'	10.11'	10.11'	S9°06"49'W
C111	20.00'	32.85'	29.28'	N58°09"45'E
C112	125.00'	161.65'	150.62'	S37°12"23'E
C113	100.00'	82.81'	80.47'	S23°34"00'W
C114	90.00'	120.61'	111.78'	S85°40"52'W
C115	95.00'	111.16'	104.92'	N22°24"32'W
C116	450.00'	33.45'	33.44'	N8°58"54'E

STATE OF ALABAMA
LEE COUNTY
I, J. Keith Maxwell, a Registered Professional Engineer and Land Surveyor of the State of Alabama, do hereby state that the foregoing is a true and correct map or plat of SOLAMERE SUBDIVISION PHASE 3 located in Section 26, Township 19 North, Range 25 East, Lee County, Alabama. I further state 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.

J. Keith Maxwell Date: 1/22/07
PE & LS Registration No. 17262

OWNERS'/DEVELOPERS' CERTIFICATION & DEDICATION:
STATE OF ALABAMA
LEE COUNTY
Peach State Land Development, Inc., owner of property, acting through its owner Rod Wright, has caused the lands shown hereon to be surveyed and subdivided in the manner shown on this plat and said subdivision shall hereafter be known as SOLAMERE SUBDIVISION PHASE 3. I hereby dedicate the streets, roads, drives, etc. to the use of the public.

(seal) Date: 1/22/07
Rod Wright, Owner
Peach State Land Development, Inc.

STATE OF ALABAMA
LEE COUNTY
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rod Wright, whose name as owner of Peach State Land Development, Inc. is signed to the foregoing certificate, he, with full authority, executed the same voluntarily.

EVELYN COBB
Notary Public, AL State at Large
My Comm. Expires Mar. 1, 2009
Date: 1/22/07
NOTARY PUBLIC
My Commission Expires:

APPROVAL BY THE CITY ENGINEER:
The undersigned, as the City Engineer of Auburn, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

Date: 1-29-07
City Engineer, Auburn, Alabama

APPROVAL BY THE CITY PLANNER:
The undersigned, as the City Planner of the City of Auburn, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

Date: 1-29-07
Auburn City Planner

APPROVAL BY THE MAYOR:
The within plat of SOLAMERE SUBDIVISION PHASE 1, Lee County, Alabama, is hereby approved.

Date: 1-30-07
Mayor, City of Auburn, Alabama

APPROVAL BY THE COUNTY ENGINEER:
The undersigned, as the County Engineer of Lee County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lee County, Alabama.

Date: 1-30-07
County Engineer, Lee County

NOTES:

1. DEVELOPER: PEACH STATE LAND DEVELOPMENT, INC.
213 JEFF DAVIS PLACE, SUITE 103
FAYETTEVILLE, GA 30214
770 460-6318
2. FLOOD ZONE: "C"
ACCORDING TO COMMUNITY
PANEL No. 010144 0057 F
(EFFECTIVE DATE: 9/16/81)
3. CURRENT ZONING: DDH
CLASSIFICATION: PERFORMANCE SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL
ROADS LENGTH 4620 LINEAR FEET
TOTAL LOTS 174 (168 DEVELOPED)
TOTAL ACREAGE 1,869,343 SF (42.914 AC)
AVERAGE LOT SIZE 8135 SF (0.187 AC)
4. PHASE 3 (168 LOTS): 1,366,717 SF 31.376 AC
COMMON AREAS (6 LOTS): 162,945 SF 3.741 AC
RIGHTS OF WAY: 339,681 SF 7.798 AC
COMMON AREAS 6
GARDEN HOME LOTS (50' WIDE) 56
GARDEN HOME LOTS (60' WIDE) 112
PHASE 3 DENSITY 3.915 UNITS/AC
PHASE 3 EFFICIENCY 26.55 LF/LOT
5. LOT 274 (23590 SF; 0.542 AC)
LOT 275 (35677 SF; 0.819 AC)
LOT 276 (64138 SF; 0.1.472 AC)
LOT 277 (37215 SF; 0.854 AC)
LOT 278 (1150 SF; 0.026 AC)
LOT 279 (1175 SF; 0.027 AC) ARE
NONBUILDABLE COMMON AREAS.
6. REQUIRED MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE AS FOLLOWS:
LOTS 166, 188, 189, 190 – MIN FFE = 674.0'
LOTS 228, 229, 230, 231, 232, 233, 234, 252, 253 – MIN FFE = 651.0'
7. CITY OF AUBURN REQUIRES 125' AVERAGE CURB CUT DISTANCE ALONG SOLAMERE LANE.
8. No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum 12' wide access gate installed. If gate is to be locked, there MUST be a City approved lock installed inconjunction with the owners' lock. No trees shall be planted within 10 feet of utilities.
9. Common Areas/Open Spaces will be maintained by the Homeowners' Associations. The City of Auburn will NOT be responsible for maintenance.
10. Any street tree plantings MUST be reviewed and receive written approval from the City Horticulturist, Engineer Director, and Water/Sewer Director.
11. All easements are drainage and utility easement unless otherwise indicated.

SHEET 2 OF 2

ALABAMA PROFESSIONAL ENGINEER REGISTERED SURVEYOR No. 17262 J. KEITH MAXWELL
1/22/07

MAXWELL ENGINEERING & LAND SURVEYING, INC.
1719 Catherine Court
P.O. Box 230 Auburn, AL 36831-0230
Phone (334) 826-9540 (FAX 826-3344)

Sheet Title:			J. Keith Maxwell PE&LS No. 17262 CA-0397-LS CA-1367-E
SOLAMERE SUBDIVISION PHASE 3			
Drawn By: DJH	Scale: 1"=60'	File Name: 05151PLAT.dwg	Date: 8/4/06