

STATE OF ALABAMA
DEPARTMENT OF REVENUE
RECORDS SECTION

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MONTGOMERY COUNTY, ALABAMA, THIS 23RD DAY OF SEPTEMBER, 2013.

BY: *[Signature]*
 CLERK OF THE SUPERIOR COURT

APPROVED FOR RECORDING:
[Signature]
 9/26/13
 COUNTY ENGINEER

OWNER OF ADJACENT PROPERTY
 I, *[Signature]*, owner of the adjacent property, hereby certify that the proposed plat does not affect the title to my property and that I have no objection to the recording of the same.

DATE: 9/26/13

OWNER OF ADJACENT PROPERTY
 I, *[Signature]*, owner of the adjacent property, hereby certify that the proposed plat does not affect the title to my property and that I have no objection to the recording of the same.

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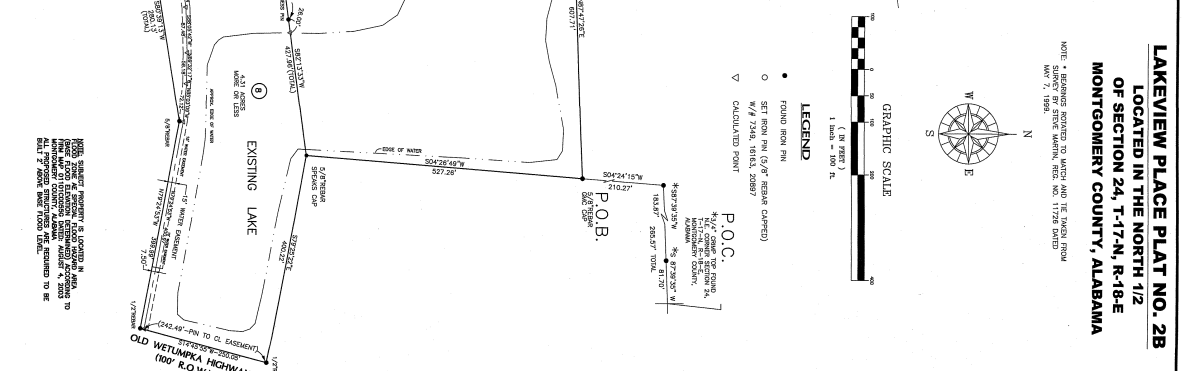
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DATE: 9/26/13



LAKEVIEW PLACE PLAT NO. 2B
 LOCATED IN THE NORTH 1/2
 OF SECTION 24, T-17-N, R-18-E
 MONTGOMERY COUNTY, ALABAMA

NOTE: A RECORDING RECEIPT TO VERIFY THIS RECORDING IS ON FILE IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MONTGOMERY COUNTY, ALABAMA, DATE 9/26/13.

LEGEND

- FOUND IRON PIN (9" x 9" BRASS CAP)
- SET IRON PIN (9" x 9" BRASS CAP)
- ▽ CALCULATED POINT

GRAPHIC SCALE
 1 INCH = 200 FEET

LOCATION MAP
 MONTGOMERY COUNTY

1735

ELTON N. DEAN, SR.
CHAIRMAN

DANIEL HARRIS, JR.
VICE CHAIRMAN

ANDREW D. HALL
RONDA M. WALKER
JILES WILLIAMS, JR.

A COUNTY OLDER THAN THE STATE

MONTGOMERY COUNTY COMMISSION
Engineering Department
P.O. BOX 1667
MONTGOMERY, ALABAMA 36102-1667

GEORGE C. SPEAKE, PE, PLS
COUNTY ENGINEER
JAMES M. KELLEY, PE
ASSISTANT COUNTY ENGINEER
(334) 832-1310
FAX (334) 832-7190
www.mc-ala.org

ESTABLISHED 1816

September 16, 2016

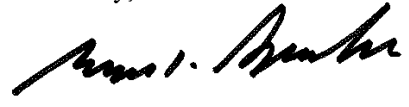
Mr. Steven E. Speaks
Larry E. Speaks and Associates, Inc.
535 Herron Street
Montgomery, AL 36104

RE: LAKEVIEW PLACE PLAT NO. 2A (STREET DEDICATION)
LAKEVIEW PLACE PLAT NO. 2B (STREET DEDICATION)
LAKEVIEW PLACE PLAT NO. 3

Dear Mr. Steven:

Public streets and public drainage improvements in the above referenced developments have been constructed in accordance with approved plans and are hereby accepted for maintenance by Montgomery County.

Sincerely,



George C. Speake
County Engineer

GCS/gcs

cc: Patrick Dunson, City Engineering Dept.
File

DW

7.

Lakefront Lot Restrictions. The Restrictions in this Section 7 apply to Lots 1 through 8 (singularly, the "Lakefront Lot" and collectively, the "Lakefront Lots"), each of which Lots contains a portion of the water detention pond as generally depicted in the Plat Map (the "Lake"). Except as otherwise provided in Subsection 7(d)(iii) herein, the Restrictions in this Section 7 are enforceable only by the owner(s) of a Lakefront Lot.

- (a) Subject to provisions in this Section expressly providing otherwise:
 - (i) the use and enjoyment of the portion of the Lake situated on any Lakefront Lot is the exclusive right of the owner(s) of that Lakefront Lot; and,
 - (ii) no owner of a Lakefront Lot obtains any rights of enjoyment or use of any portion of the Lake outside of an owner's own Lakefront Lot.
- (b) Swimming and any use, operation or storage of any boat or other vessel on the Lake is prohibited.
- (c) Fishing is permitted.
- (d) A Lakefront Lot owner may fill and construct fast land on, or construct and modify docks, decks, buildings and other improvements on and in, the portion of Lake within said Lot, subject to the following restrictions:
 - (i) there shall be no filling of land or construction of improvements which extend into the Lake more than 50 feet from the current shoreline as reflected in the Plat Map;
 - (ii) Any extension of fast land on any Lakefront Lot shall be designed and undertaken in accordance with sound engineering practices and in a manner which does not adversely affect the shoreline of other Lakefront Lots.
 - (iii) Any storm water easement on a Lakefront Lot depicted in the Plat Map shall, without execution of any document, automatically extend to a point which allows the spillage of storm water on and over extended fast land into the Lake. The owner(s) of the Lakefront Lot extending the fast land with fill shall be responsible for the installation of storm water drainage improvements within such extended storm water easement area(s) in accordance with sound engineering principles. The provisions of this Section 7(d)(iii) are enforceable by the owner(s) of any Lot; and,
 - (iv) No buildings or other structures extending into the Lake beyond the shoreline depicted in the Plat Map (whether constructed in or over water or on extended fast land) shall be constructed within 20 feet of a Lakefront Lot's side lot line.

"REBAR

8.

Lot Subdivision. No Lot may be reconfigured, and no additional Lot(s) created, by subdivision re-platting, except that:

- (a) adjoining Lots may have common boundary lines between them reconfigured so long as the resulting Lots comply with applicable governmental subdivision requirements; and,
- (b) re-subdivision is permitted to cause a Lot to be removed as a separate Lot and incorporated into any adjoining Lot(s).

The lots resulting from a permitted re-subdivision under this Section shall constitute Lots. Any Lot which is entirely incorporated into other Lots as a result of a permitted re-subdivision shall cease to be a Lot as of the recording of such re-subdivision map.

WAY

1735



STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
DONALD E. WILLIAMSON, M.D. • STATE HEALTH OFFICER

MONTGOMERY COUNTY HEALTH DEPARTMENT

June 29, 2009

Mr. Roess Collier
P.O. Box 241487
Montgomery Al 36124

Dear Mr. Collier:

Enclosed is the Phase 3 Final Development assessment from the Montgomery County Health Department for:

Name of Development: **Lakeview Place Plat #2**

The Large Flow Development is APPROVED. Please provide this office with:

A letter from the local solid waste authority (agency/contractor-who is permitted) stating that the establishments will be served by scheduled pick ups. A letter from the public system supplying the water, or from their engineer, approving distribution system and future acceptance of the completed project. It also needs to include that all areas of the establishments will be served.

Remove existing fill as discussed and follow .67 of Onsite Sewage Disposal Regulations.

If you have questions, please contact me the Montgomery County Health Department at (334)293-6452.

Sincerely,

A handwritten signature in cursive script that reads "Leigh Ann Salter".

Leigh Ann Salter
Public Health Senior Environmentalist

Final Development Lot Information with Recommendations/Comments

County: *Montgomery*

ID: 81

Development Name:

Lakeview Place Plat # 2

General Comments/Recommendations:

Soil Limitations:

Ashes

Protection of EDF and REDF areas:

PROTECTION ACTIONS SHOULD BE INITIATED AS SOON AS EDF AND REDF AREAS ARE DEFINED.

Site Modifications:

Remove existing fill as discussed.

Note:

Site / lot modifications not approved in the SPP within 25 feet of the proposed OSS or EDF replacement area will require a detailed professional evaluation as determined by the Health Department.

Final Assessment:

Approval (With Conditions) **Disapproval (Withheld)**

Recommendations:

A letter from the local solid waste authority (agency/contractor who is permitted) stating that the establishments will be served by scheduled pick ups. A letter from the public system supplying the water, or from their engineer, approving distribution system and future acceptance of the completed project. It also needs to include that all areas of the establishments will be served.

Remove existing fill as discussed and follow .67 of Onsite Sewage Disposal Regulations.

See Individual Lot Information on following pages

Lot/Block: Lot Size System Type Restrictive Layer Depth:

Lot Approval Conditions:

Perc rate range: Perc depth range: Type of Restriction: MVS:

1/	1.11 acre	Engineered - Control Fill	13						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	120	12	ASHES	24					
10/	1.00 acre	Engineered - Control Fill	14						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	60	12	ASHES	24					
11/	1.00 acre	Engineered - Control Fill	26						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	60	12	ASHES	24					
12/	1.00 acre	Engineered - Control Fill	15						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	60	12	ASHES	24					
13/	1.00 acre	Engineered - Control Fill	19						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	60	12	ASHES	24					
14/	1.14 acres	Engineered - Control Fill	14						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	60	12	ASHES	24					
2/	.94 acres	Engineered - Control Fill	17						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	120	12	ASHES	24					
3/	.97 acres	Engineered - Control Fill	17						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	120	12	ASHES	24					
4/	.82 acres	Engineered - Control Fill	16						Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.
	120	12	ASHES	24					

Lot/Block: Lot Size

System Type:

Restrictive Layer Depth:

Lot Approval Conditions:

Perc rate range: Perc depth range: Type of Restriction: MVS:

5 / .66 acres Engineered - Control Fill 16

120 12 ASHES 24

Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.

6 / .81 acres Engineered - Control Fill 18

120 12 ASHES 24

Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.

7 / 1.12 acres Engineered - Control Fill 16

120 12 ASHES 24

Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.

8 / 1.07 acres Engineered - Control Fill 22

60 12 ASHES 24

Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.

9 / 1.06 acres Engineered - Control Fill 18

60 12 ASHES 24

Permitted for Engineer Designed Controlled Fill System. Requires Joint HD and PE Approval. Landscape area for adequate drainage.

Lot / Block: Lot Size

System Type:

Restrictive Layer Depth:

Lot Approval Conditions:

Perc rate range: Perc depth range: Type of Restriction: MYS:

ONSITE PROGRAM ENVIRONMENTALIST

Local PHE:

Leigh Ann Salter

Supervising PHE:

Leigh Ann Salter

ONSITE PROGRAM SUPERVISOR

Health Dept. Mailing Address:
3060 Mobile Hwy
Montgomery, AL 36108

Phone Number: (334) 293-6452

Signature

06/29/09 

Signature

06/29/09 

CEP 3 Part A Historical Actions