

Agenda Planning Commission

City of Decatur, AL

January 7, 2014

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES November 19, 2013

3. PUBLIC HEARING

PAGE/MAP

ZONINGS AND REZONINGS

A. 1275-13	Zoning (South of Highway 20 and east of Beltline Highway)	1/ 4-6
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4. CONSENT APPROVALS

CERTIFICATES

A. 3230-13	Certificate to Subdivide – Withdrawn by Applicant (North of Modaus Rd. SW and west of Centron Drive SW)	1/7-9
B. 3232-13	Certificate to Subdivide (North and south of Kayo Road and west of Highway 31 South)	2/10-12

SITE PLAN REVIEWS

A. 506-13	Midsouth Waffles Inc. (North and south of Kayo Road and west of Highway 31 South)	2/13 (see plat)
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END CONSENT AGENDA

A. 3231-13	Certificate to Subdivide (North of Red Bank Rd. and west of Indian Hills Rd. SE)	2/14-16
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PUBLIC HEARING

ZONING REQUEST 1275-13

Owner: Raceway

Acreage: 1.66

Request: This is a request to apply a zoning to a 1.66 acre tract of recently annexed property.

Location: South of Highway 20 and east of Beltline Highway

Recomm: Approval. This is in conformance with the Long Range Plan for extending the city limits

END PUBLIC HEARING

CONSENT AGENDA

Certificates

3230-13 Certificate to Subdivide (Withdrawn by Applicant)

Applicant: Elks Lodge

Zoning: M-1A, Expressway Commercial

Owner: Glenn Hodges, Trustee

Acreage: 5.76 acres

Request: Subdivide 5.76 acres into two tracts of 3.13 acres and 2.63 acres

Location: North of Modaus Rd. SW and west of Centron Drive SW

- Conds:
1. Provide a stamped and sealed survey for recording
 2. Payment of recording fees
 3. Show all existing easements (10' drainage easement on south boundary line of Unit 2) on survey (see Cert 1253-86)
 4. Show existing 20' sewer easement (See Cert. 1660-91) on survey

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions.

3232-13 Certificate to Subdivide

Applicant: Joel S. Logan
Owner: Same

Zoning: Outside Corp Limits
Acreage: 148.61 acres

Request: Subdivide 148.61 acres into two tracts of approximately 74 acres each

Location: North and south of Kayo Road and west of Highway 31 South

Conds: 1. Payment of recording fees
2. Amend legals in Certificate document – to show two tracts instead of five.

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated condition.

Site Plan Reviews

506-13 Midsouth Waffles Inc.

Applicant: Midsouth Waffles Inc.
Owner: Same

Zoning: M-1A, Expressway Commercial
Acreage: ,74 acres

Request: Site plan approval to construct a new Waffle House Restaurant

Location: North and south of Kayo Road and west of Highway 31 South
Conds: None

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval.

END CONSENT AGENDA

3231-13 Certificate to Subdivide

Applicant: Burningtree Valley Associates
Owner: Same

Zoning: R2 & R6, SF Residential
Acreage: 221.12 acres

Request: Subdivide 221.12 acres into two tracts of 216.18 acres and 4.94 acres

Location: North of Red Bank Rd. and west of Indian Hills Rd. SE

Conds: 1. Payment of recording fees

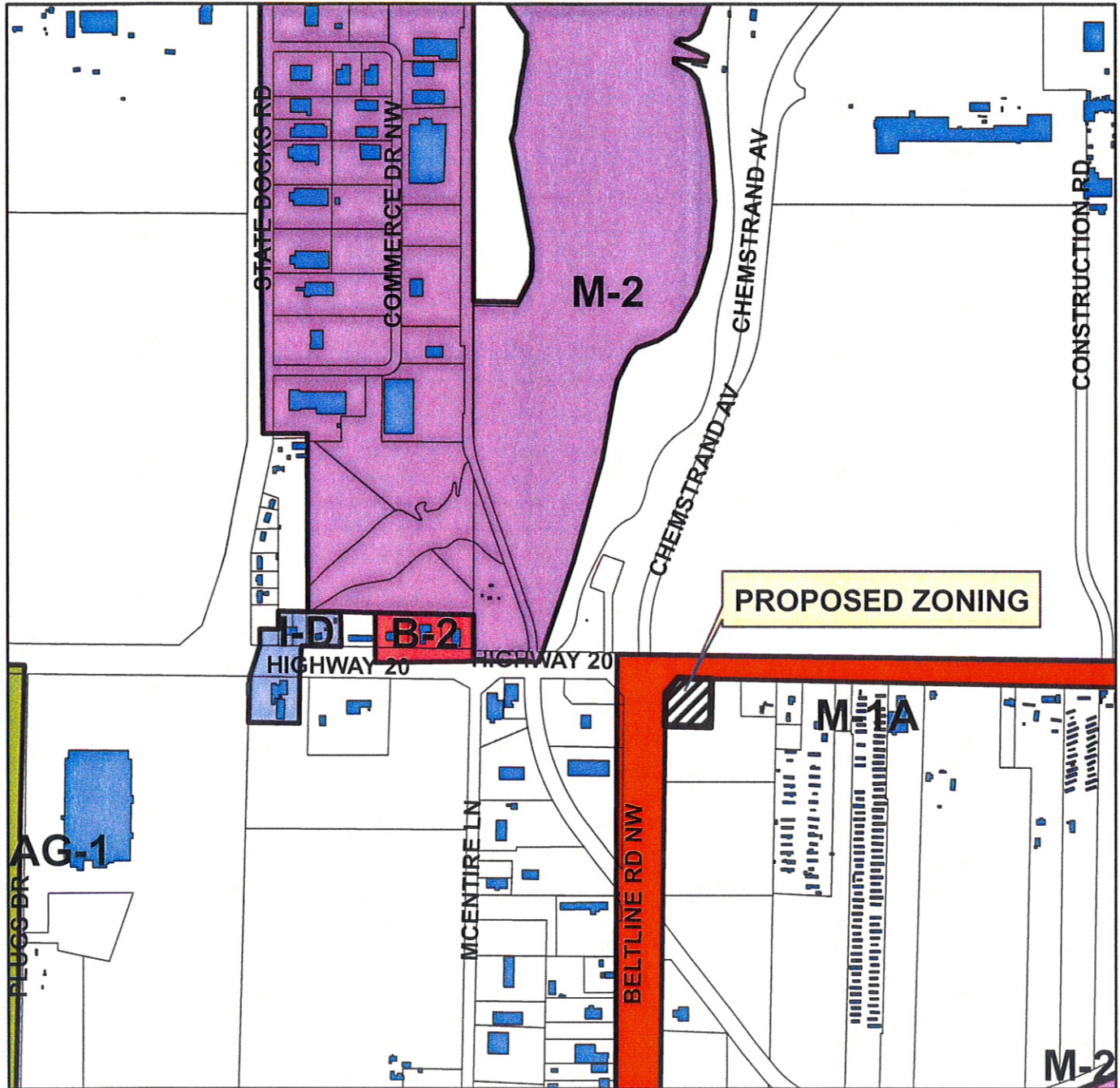
2. Show all existing easements (drainage and sewer) and future ROW's
3. Certificate 3231-13 shall not be allowed – a minor plat is required at this time.

Pt. of Info:

(1) This property has been consistently subdivided by certificates (over 25) through the years. This makes it very difficult to follow dedicated easements, plan for needed public services such as drainage improvements, access points to ROW, and is circumventing the Subdivision Regulations by creating a subdivision without a plat. This has been discussed with the applicants on several occasions and the last Certificate to Subdivide stated in writing that no further subdivisions would be permitted by certificate. (2) Any relocation of utilities will be at the owner's expense.

Recomm: The Planning Department recommends approval with the stated conditions.

ZONING REQUEST NO.1275-13 FROM NEWLY ANNEXED TO M-1A 1.66 ACRES



Legend

- bldg
- Ownership



SUBJECT PROPERTY

PROPERTY NEWLY ANNEXED

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT : RACEWAY GINGERCREST INC.



DRAWING NOT TO SCALE

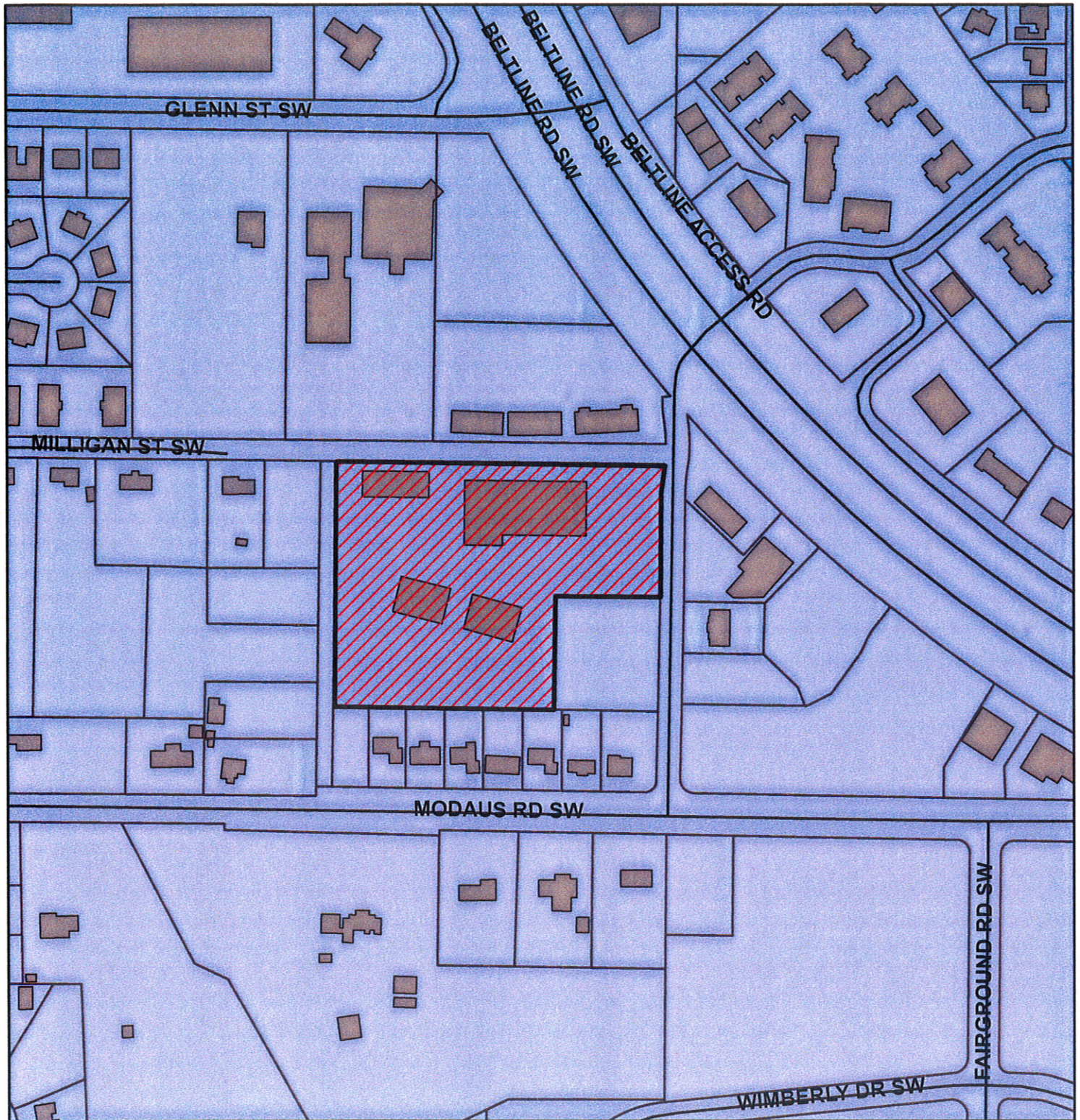
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.

M1A ZONING DISTRICT



District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
M-1A Expressway Commercial District	<p><i>Uses permitted:</i> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, and clubs; any retail or wholesale business of service not specifically restricted or prohibited; provided that special consideration is given for the development of all uses and their relationship to the adjoining service roads providing direct access, or adjoining "expressways" or other major arterials as designated by the major thoroughfare plan which may provide direct, or indirect access via a service road. The plat and plan of the proposed use and any subsequent addition thereto shall be submitted and have the approval of the planning commission before any structures or uses are authorized in these districts and before a building permit is issued for any structure or certificate of occupancy given for any use not requiring a structure.</p> <p><i>Uses permitted on appeal:</i> Light industrial operations not obnoxious, offensive or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; mobile home parks, provided such parks are laid out and utilities are made available for not less than ten trailers or mobile homes; and any use permitted in an R-4 Residential District, provided such use shall be subject to all district requirements thereof as set forth and specified in section 25-10 hereof, other than the maximum height provision set forth therein which shall not be applicable, provided however no such use permitted on appeal shall have direct access to the Beltline Road (Alabama Highway 67) unless such</p>	<p><i>Minimum lot size:</i> It is the intent of the ordinance that lots of sufficient size be used for any use to provide adequate off-street parking and off-street loading space in addition to the space required for the other normal operations of the enterprise or use.</p> <p><i>Minimum yard size:</i> Sixty (60) foot minimum set back from and along the Beltline Road; thirty-five (35) foot minimum set back from and along all other public street rights-of-way; thirty-five (35) foot minimum rear yard; and no side yard required excepting a lot adjoining its side lot line another lot which is in a residential district there shall be a twenty-five (25) foot minimum yard size. Gasoline pump islands (uncovered) may be placed within the front yard or set back area along the Beltline Road provided they maintain a thirty-five (35) foot minimum set back from all public street rights-of-way. In the event of conflict between any of the provisions herein, the stricter of such provisions shall apply.</p> <p><i>Maximum building area:</i> 40 per cent of lot area including specified yard space providing that required off-street parking and off-street loading and unloading areas are provided.</p> <p><i>Maximum height:</i> None.</p> <p><i>Off-street parking:</i> See § 25-16</p> <p><i>Off-street loading and unloading:</i> Adequate space for loading and unloading of all vehicles or trucks incidental to the operation of the business or use shall be provided.</p>	M-1A Expressway Commercial District

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
	<p>applicant shall present to the board of zoning adjustment a limited access plan in writing, approved by the city engineer, or other duly designated authority, which plan must meet the approval of the board, and be a condition of any grant or approval by such board.</p> <p><i>Uses prohibited:</i> Stockyard; live animals or poultry sales; coal yards; lumber mills; auto wrecking; grist or flour mills; ice plants; junk scrap paper, rag, storage or bailing; stone or monument works. Any use as determined by Building Director whose operations would be obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance.</p>		

CERTIFICATE TO SUBDIVIDE NO.3230-13



Legend

	_Parcel_CAMA
	bldg
	corplm

LOCATION MAP

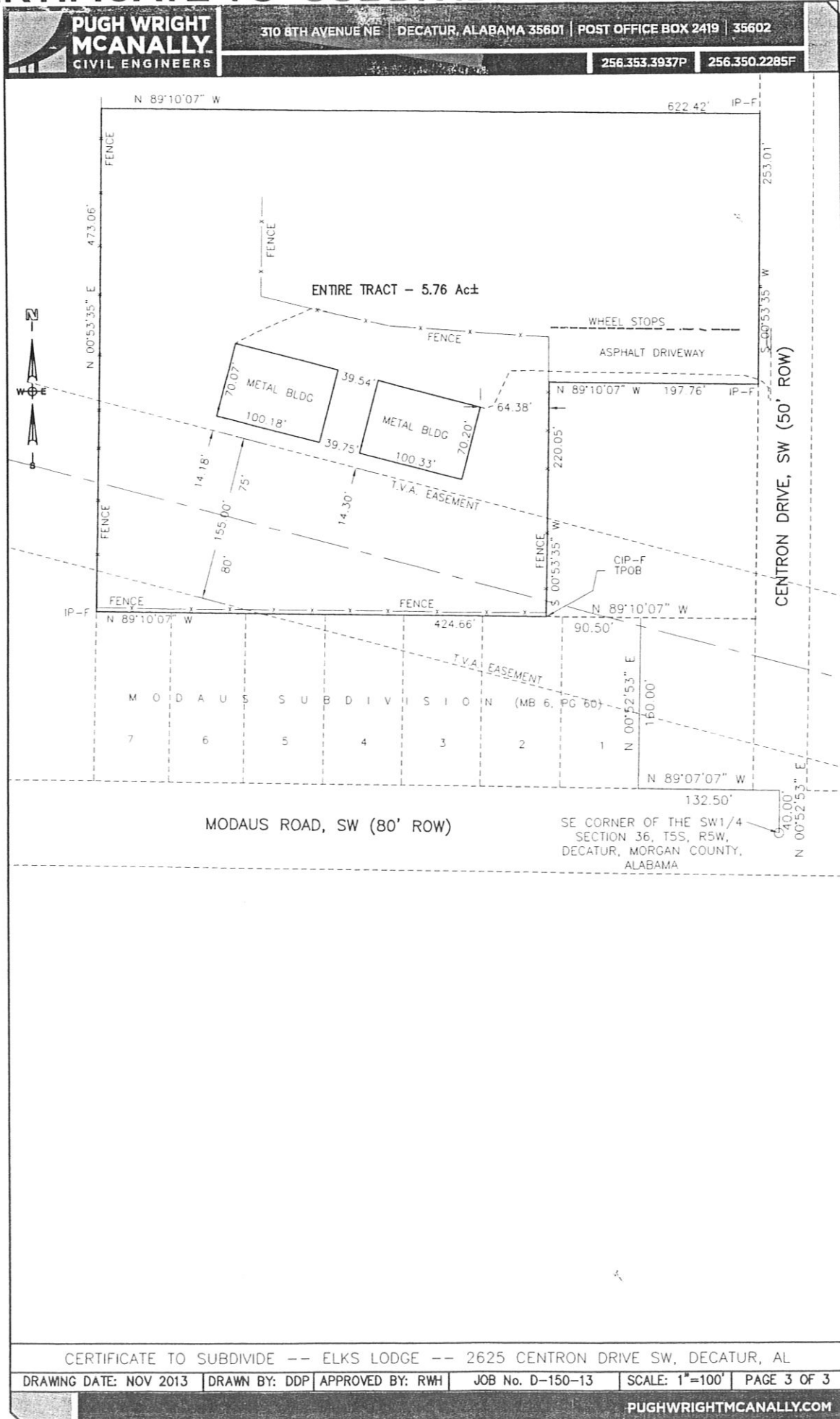
APPLICANT: ELKS LODGE

 SUBJECT PROPERTY



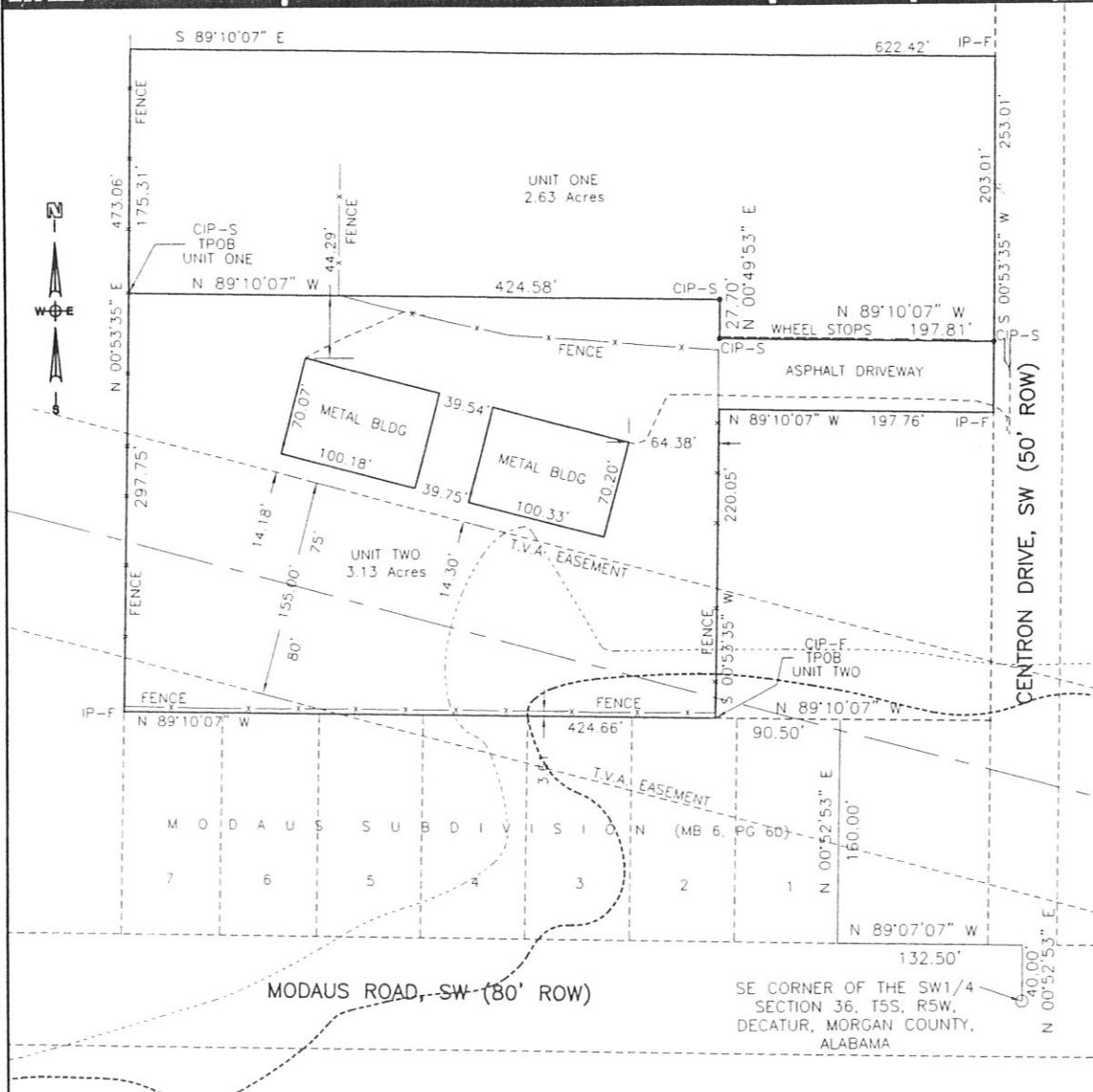
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3230-13



CERTIFICATE TO SUBDIVIDE NO.3230-13

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3937P	256.350.2285F



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1669, PG 860
4. PROPERTY ADDRESS IS 2625 CENTRON DRIVE, SW, DECATUR, AL 35603
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN NOVEMBER, 2013

LEGEND

TPOB	TRUE POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IP-F	IRON PIN - FOUND
CIP-F	CAPPED IRON PIN - FOUND
CIP-S	CAPPED IRON PIN - SET

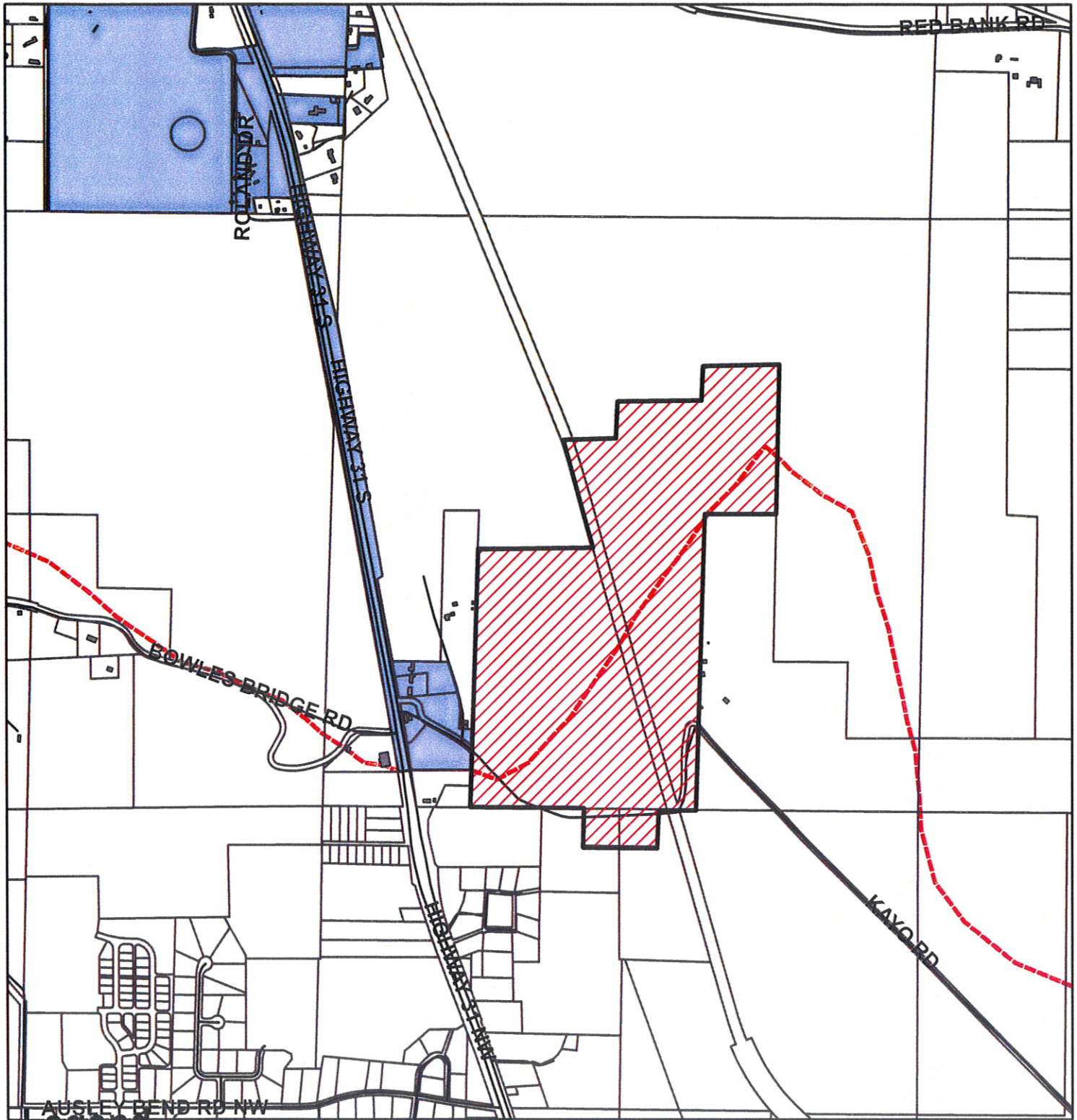
BOUNDARY SURVEY -- ELKS LODGE -- 2625 CENTRON DRIVE SW, DECATUR, AL

DRAWING DATE: NOV 2013 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-151-13 | SCALE: 1"=100' | PAGE 3 OF 3

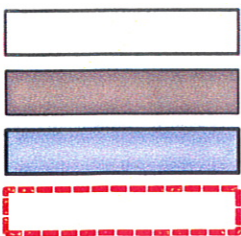
PUGHWRIGHTMCANALLY.COM

9

CERTIFICATE TO SUBDIVIDE NO.3232-13



Legend



_Parcel_CAMA
bldg
corplim
pj

LOCATION MAP

APPLICANT: JOEL S. LOGAN



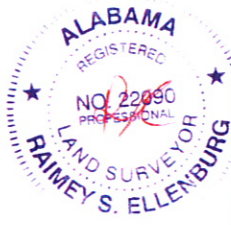
SUBJECT PROPERTY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3232-13

CERTIFICATE TO SUBDIVIDE
JOEL S. LOGAN PROPERTY
RAIMEY S. ELLENBURG
PLS #22090
6951 COUNTY ROAD #87
MOULTON, AL 35650
256.221.7646
EMAIL: ellenbrs@bellsouth.net
SURVEY DATE: 10.15.2013
DRAWING DATE: 10.17.2013



SCALE: 1" = 400 FEET
BEARINGS ARE NAD83(1992)
AL GRID WEST

WR-988
A.P. HOWELL
XTWR-48
S 89°40'E (RECORD)
1280.0' (RECORD)
S 89°37'E
1279.2'

KYLE & BLAIR SUBDIVISION (1928)
MB 1 AT PG 67

GAS-DB 495, PG 550
C/L ASPHALT KAYO ROAD

IPF LS 11083
AT BAR STEEL

IPF LS 11083
N 01°18'E
568.5'

IPF LS 11083
N 01°18'E
568.5'

IPF LS 11083
N 01°18'E
568.5'

IPF LS 11083
N 01°18'E
568.5'

BAR STEEL (30CMX5CM)
ACCEPTED SW CORNER
NE 1/4 - SW 1/4
SECTION 28
T-6-S, R-4-W

LINE	BEARING	DISTANCE
L 1	N 72°34'49"W	30.69'
L 2	N 70°44'31"W	60.52'
L 3	N 68°01'44"W	159.26'
L 4	N 70°21'26"W	75.37'
L 5	N 66°27'24"W	49.77'
L 6	N 55°40'55"W	32.00'
L 7	N 47°02'33"W	44.07'
L 8	N 43°50'09"W	142.61'
L 9	N 43°46'04"W	154.19'
L 10	S 44°03'32"E	189.31'
L 11	S 43°46'02"E	153.98'
L 12	S 43°50'09"E	144.33'
L 13	S 47°02'33"E	50.28'
L 14	S 55°40'55"E	39.22'
L 15	S 65°59'33"E	61.27'
L 16	S 70°21'26"E	75.31'
L 17	S 68°01'44"E	82.63'

T.V.A. (U.S.A.) TO DEPT. OF INTERIOR
WHEELER WILDLIFE REFUGE

WR-988
A.P. HOWELL
XTWR-50

S 89°35'E (RECORD)
764' (RECORD)
S 89°28'30"E
763.70'

TRACT 1 PARCEL A
69.69 ACRES

STONE UNDER FALLEN PINE
ACCEPTED NE CORNER
W 1/2 - W 1/2 - SE 1/4
SECTION 28
T-6-S, R-4-W

T.V.A. MARK #86
3' NORTH FENCE

DILAPIDATED FENCE

CROSSTIE
3.8'E

- CONCRETE MONUMENT
- GAS RISER
- IRON PIN FOUND
- IRON PIPE - CRIMPED
- WATER METER / VALVE
- POWER POLE
- STONE
- TELEPHONE BOX
- TREE W/ WIRE
- POST

LOCATION OF UNDERGROUND
INFRASTRUCTURE NOT
PERFORMED

AXEL
CORNER
W 1/2 - W 1/2 - SE 1/4
SECTION 28
T-6-S, R-4-W

BASELINE
4993.6'

SE CORNER
W 1/2 - W 1/2 - SE 1/4
SECTION 28
T-6-S, R-4-W

SEE INSET
FOR CHORDS

333.8'

329.7'

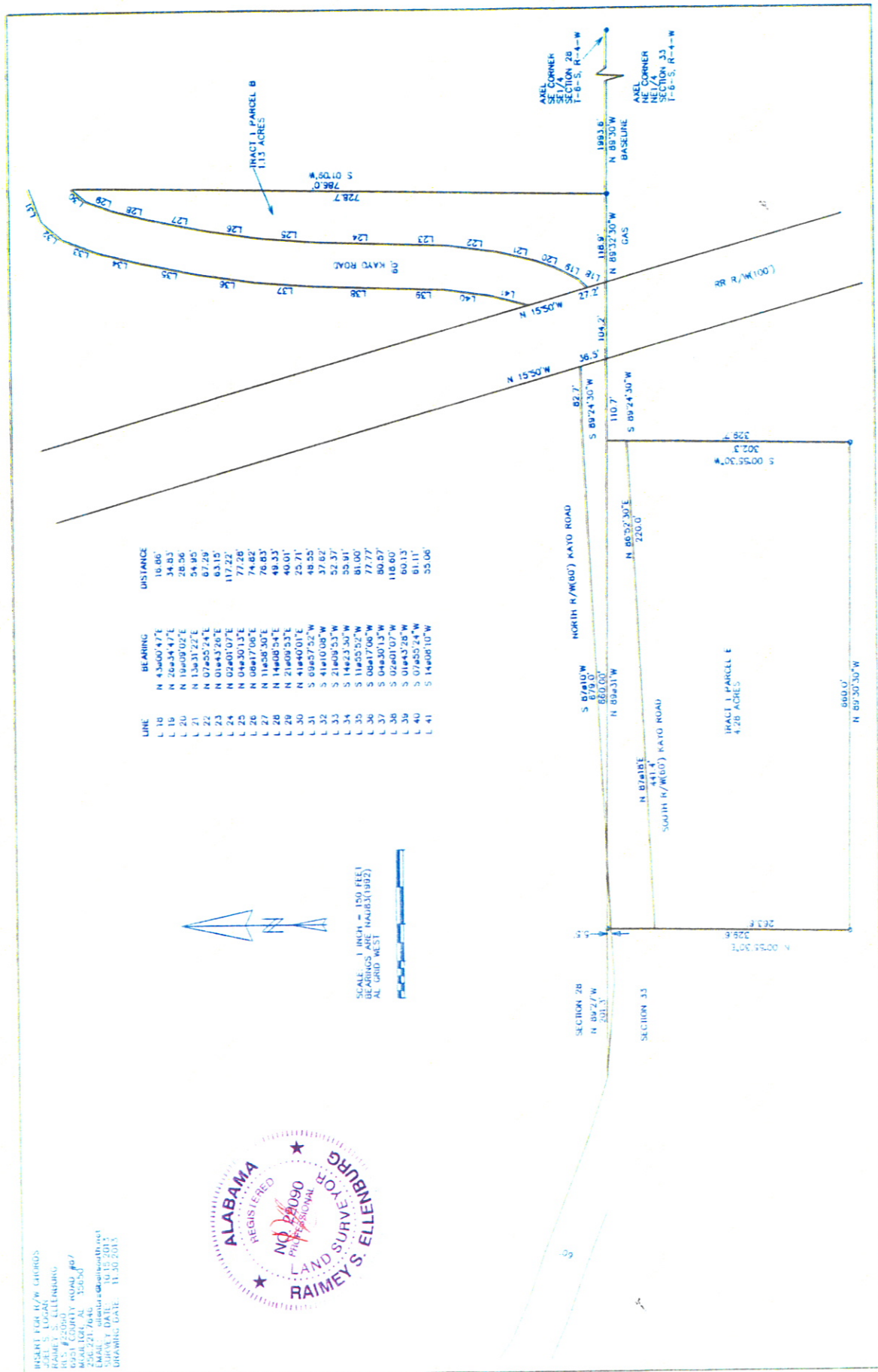
329.7'

329.7'

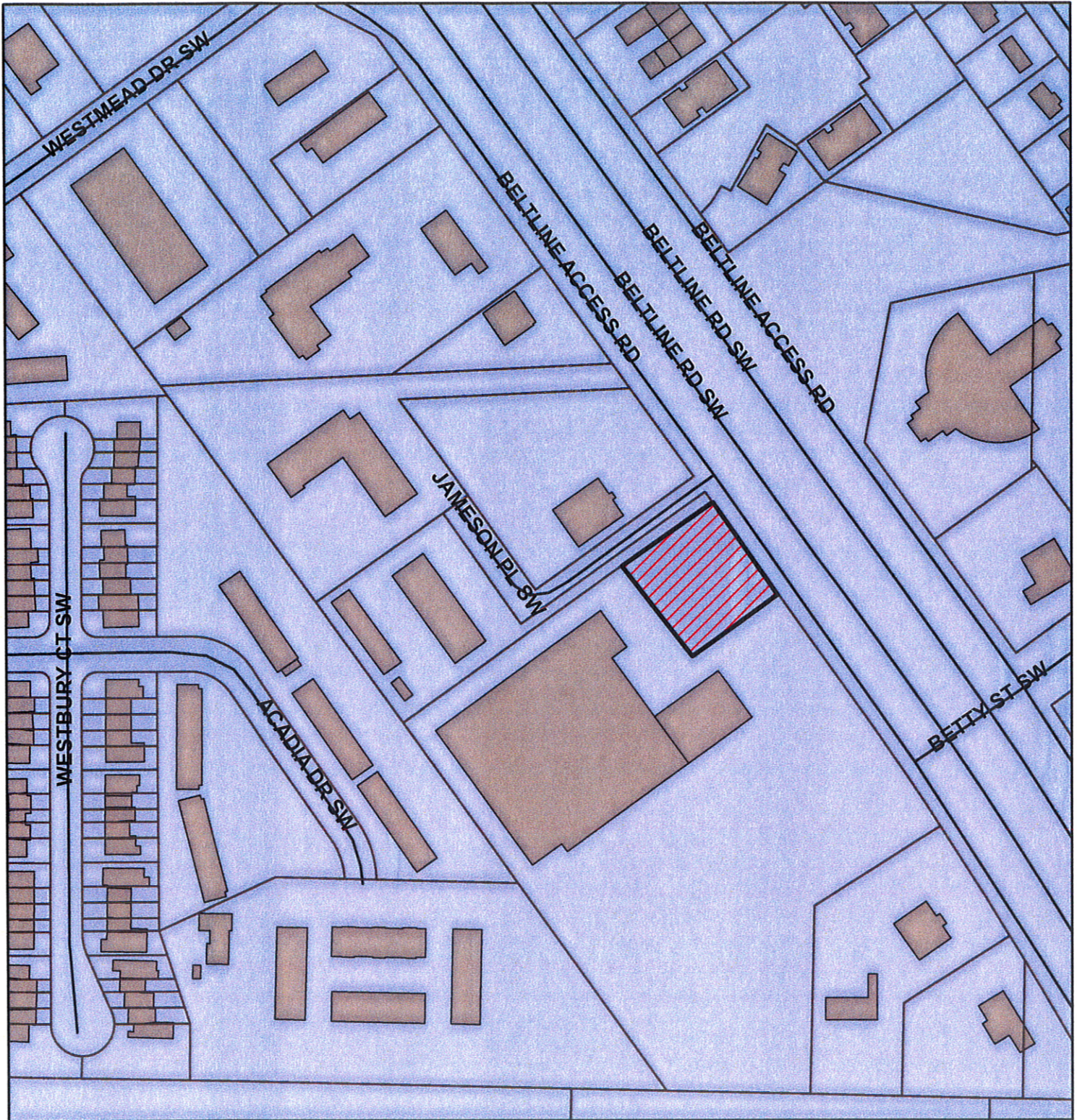
329.7'

329.7'




CERTIFICATE TO SUBDIVIDE NO.3232-13



SITE PLAN 506-13



Legend

	_Parcel_CAMA
	bldg
	corplim

LOCATION MAP

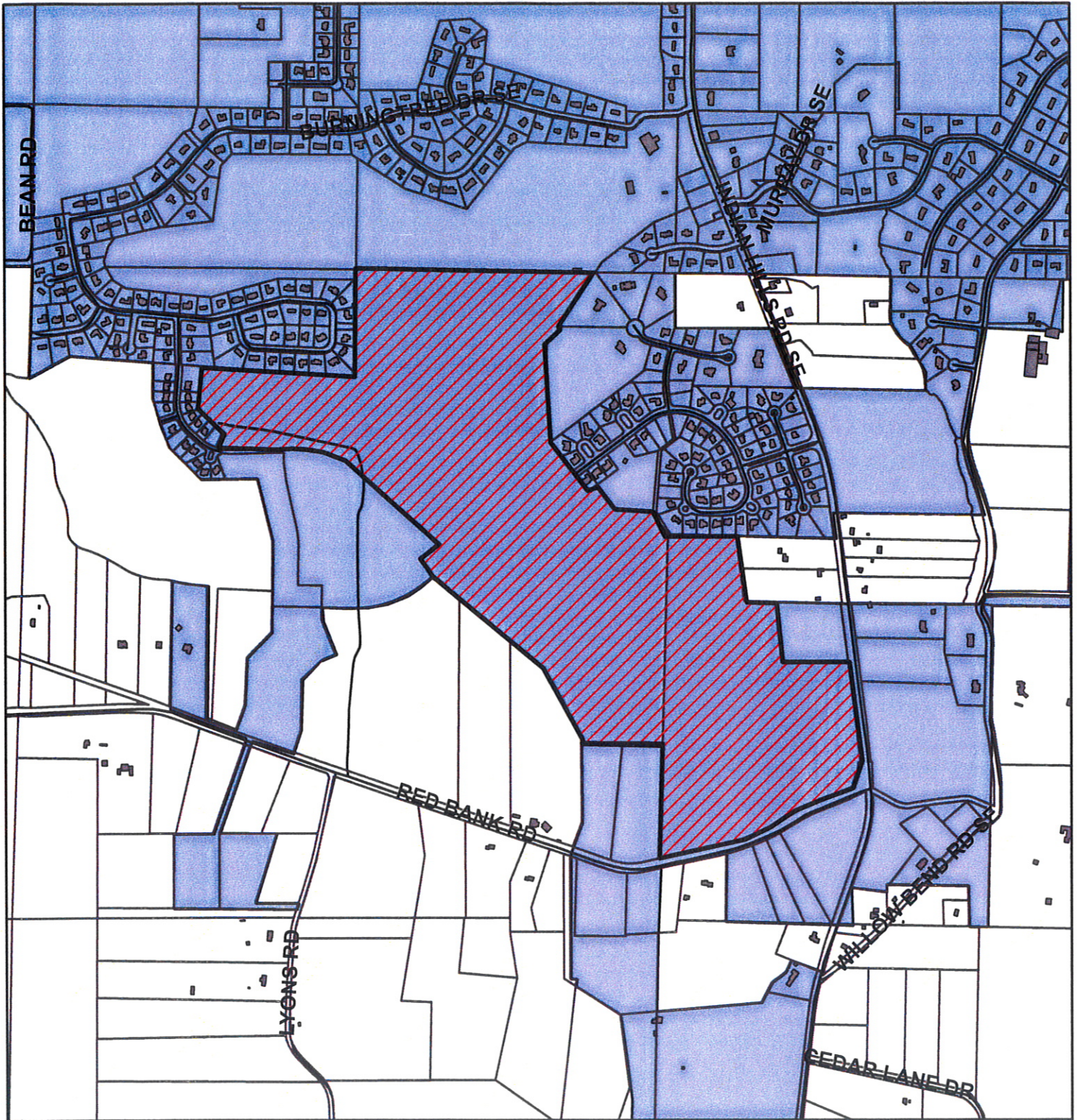
APPLICANT: MIDSOUTH WAFFLES INC.

 **SUBJECT PROPERTY**



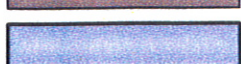


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3231-13



Legend

	_Parcel_CAMA
	bldg
	corplim

LOCATION MAP

APPLICANT: BURNINGTREE VALLEY ASSOC.

 SUBJECT PROPERTY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3231-13



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT RADIUS	ARC LENGTH	CHORD LENGTH
C1	04°00'26"	S 77°33'12" E	12.38	153.79	24.74
C2	12°07'04"	S 85°36'07" E	38.61	383.79	76.80
C3	42°41'22"	S 70°18'56" E	273.55	760.00	521.55
C4	03°16'50"	N 08°22'36" E	4.87	168.83	31.40
C5	05°18'07"	N 08°22'36" E	4.87	168.83	31.40
C6	15°27'14"	N 56°54'39" W	39.66	125.00	76.12
C7	47°52'37"	N 63°07'20" W	22.20	41.79	40.58
C8	81°58'12"	N 46°04'28" W	62.89	103.72	95.10

LINE	DIRECTION	DISTANCE
L1	N 88°46'31" W	1984.67 FT
L2	S 01°13'16" W	901.57 FT
L3	N 85°16'10" W	1288.12 FT
L4	S 04°43'50" W	341.01 FT
L5	S 42°13'58" E	277.70 FT
L6	S 02°02'12" E	112.09 FT
L7	S 01°59'36" E	15.00 FT
L8	N 88°20'21" E	102.68 FT
L9	S 48°58'18" E	914.41 FT
L10	S 53°46'35" W	193.81 FT
L11	S 36°13'25" E	908.71 FT
L12	S 48°58'18" E	250.00 FT
L13	S 28°03'19" E	647.47 FT
L14	S 89°58'58" E	345.62 FT
L15	S 89°58'58" E	345.62 FT
L16	S 89°58'58" E	345.62 FT
L17	S 89°58'58" E	345.62 FT
L18	S 89°58'58" E	345.62 FT
L19	S 89°58'58" E	345.62 FT
L20	S 89°58'58" E	345.62 FT
L21	S 89°58'58" E	345.62 FT
L22	S 89°58'58" E	345.62 FT
L23	S 89°58'58" E	345.62 FT
L24	S 89°58'58" E	345.62 FT
L25	S 89°58'58" E	345.62 FT
L26	S 89°58'58" E	345.62 FT
L27	S 89°58'58" E	345.62 FT
L28	S 89°58'58" E	345.62 FT
L29	S 89°58'58" E	345.62 FT
L30	S 89°58'58" E	345.62 FT
L31	S 89°58'58" E	345.62 FT
L32	S 89°58'58" E	345.62 FT
L33	S 89°58'58" E	345.62 FT
L34	S 89°58'58" E	345.62 FT
L35	S 89°58'58" E	345.62 FT
L36	S 89°58'58" E	345.62 FT
L37	S 89°58'58" E	345.62 FT
L38	S 89°58'58" E	345.62 FT
L39	S 89°58'58" E	345.62 FT
L40	S 89°58'58" E	345.62 FT
L41	S 89°58'58" E	345.62 FT
L42	S 89°58'58" E	345.62 FT
L43	S 89°58'58" E	345.62 FT
L44	S 89°58'58" E	345.62 FT
L45	S 89°58'58" E	345.62 FT
L46	S 89°58'58" E	345.62 FT
L47	S 89°58'58" E	345.62 FT
L48	S 89°58'58" E	345.62 FT
L49	S 89°58'58" E	345.62 FT

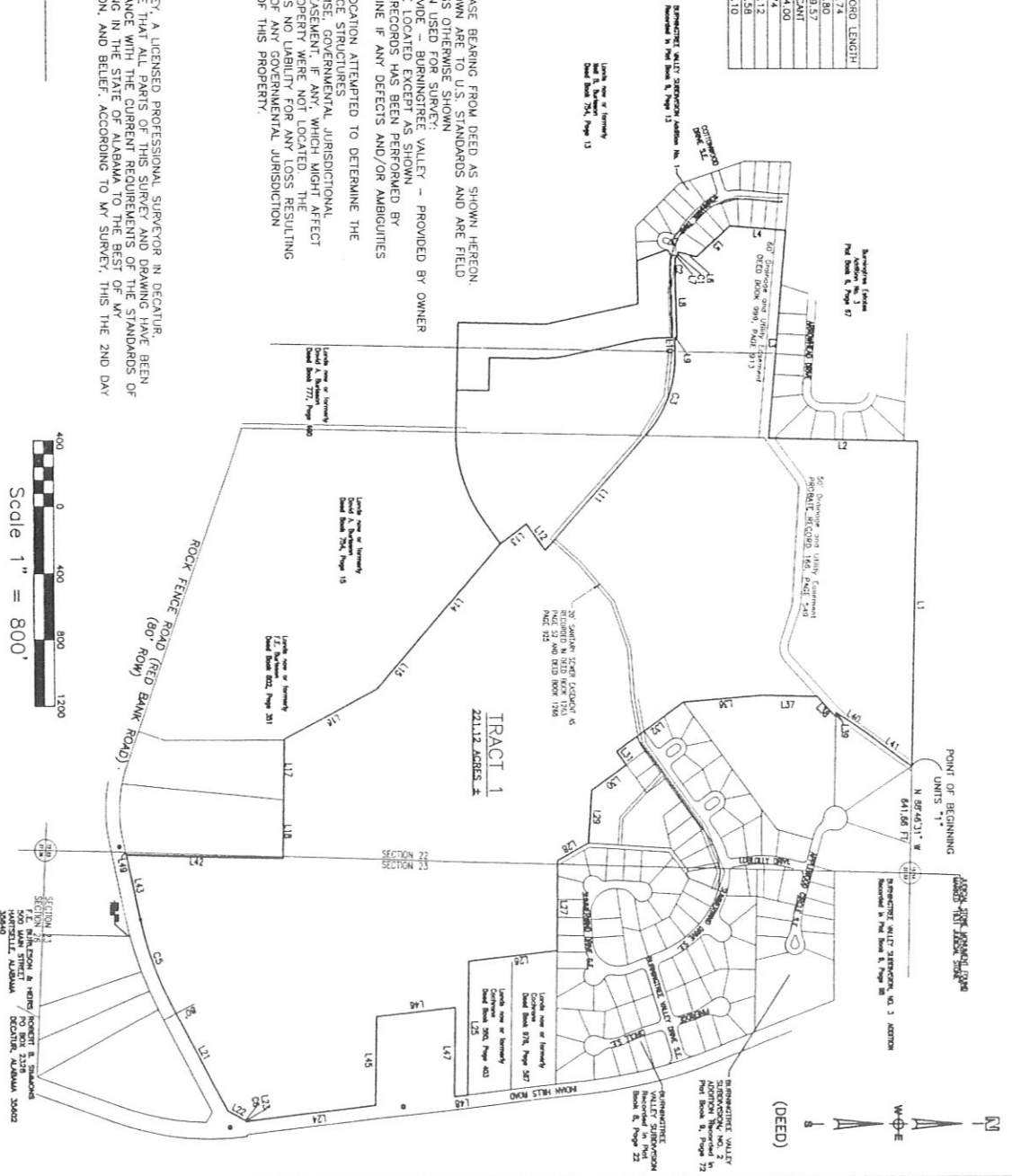
GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: CERTIFICATE TO SUBDIVIDE - BURNINGTREE VALLEY - PROVIDED BY OWNER.
4. NO IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXISTENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.
7. THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.

STATE OF ALABAMA
MORAN COUNTY

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL SURVEYOR IN DECATUR, ALABAMA, HEREBY 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, ACCORDING TO MY SURVEY, THIS THE 2ND DAY OF DECEMBER, 2013.

RICHARD W. HUMPHREY
AL L.C. No. 22758



BOUNDARY SURVEY-- BURNINGTREE VALLEY ASSOCIATES -- DECATUR, AL

DRAWING DATE: 12-02-2013 DRAWN BY: MIL APPROVED BY: RWH JOB No. D-154-13 SCALE: 1"=800' PAGE 4 OF 4

CERTIFICATE TO SUBDIVIDE NO.3231-13



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT RADIUS	ARC LENGTH	CHORD LENGTH
C1	0°00'26"	S 77°33'12" E	12.38	153.79	24.74
C2	1°20'14"	S 65°36'07" E	38.81	163.79	76.80
C3	0°00'26"	S 70°18'58" E	21.355	100.00	52.135
C4	VACANT	VACANT	VACANT	VACANT	VACANT
C5	15°48'50"	N 70°24'52" E	259.46	1688.82	1688.82
C6	0°01'50"	N 66°22'36" W	4.87	125.00	9.24
C7	35°27'14"	N 56°54'39" W	39.96	177.55	76.12
C8	4°52'32"	N 63°07'20" W	22.20	50.00	40.58
C9	81°58'12"	N 46°04'25" W	62.99	72.50	103.72
					95.10

NUMBER	DIRECTION	DISTANCE
L1	N 88°46'31" W	1984.67 FT
L2	S 01°13'16" W	1904.67 FT
L3	N 85°18'10" W	1268.12 FT
L4	S 04°33'50" W	241.01 FT
L5	S 44°43'58" E	323.00 FT
L6	S 14°27'01" W	117.49 FT
L7	S 10°28'56" W	10.00 FT
L8	N 88°20'21" E	422.18 FT
L9	S 01°39'39" E	15.00 FT
L10	N 88°20'21" E	102.88 FT
L11	S 48°58'18" E	93.41 FT
L12	S 55°46'35" W	193.81 FT
L13	S 36°13'25" E	196.09 FT
L14	S 48°58'18" E	908.71 FT
L15	S 48°58'18" E	220.00 FT
L16	S 38°03'19" E	647.47 FT
L17	S 38°58'58" E	355.62 FT
L18	S 38°58'58" E	210.00 FT
L19	N 88°58'58" W	928.97 FT
L20	S 01°28'07" W	928.97 FT
L21	N 82°50'52" E	782.04 FT
L22	N 82°44'44" E	116.38 FT
L23	N 53°27'29" E	10.00 FT
L24	N 06°32'30" W	804.54 FT
L25	N 88°58'58" W	807.00 FT
L26	N 06°35'15" W	540.00 FT
L27	N 89°25'47" W	545.04 FT
L28	N 89°25'47" W	215.48 FT
L29	N 86°21'54" W	315.89 FT
L30	N 86°21'54" W	229.87 FT
L31	S 53°46'43" W	229.87 FT
L32	N 36°13'25" W	510.00 FT
L33	VACANT	VACANT
L34	VACANT	VACANT
L35	VACANT	VACANT
L36	N 04°35'28" W	497.31 FT
L37	N 01°13'28" E	354.79 FT
L38	N 47°36'35" E	168.11 FT
L39	N 88°50'32" W	27.87 FT
L40	N 54°19'51" E	207.89 FT
L41	N 54°19'51" E	207.89 FT
L42	N 31°58'07" E	252.75 FT
L43	N 31°58'07" E	164.24 FT
L44	N 38°18'45" E	126.20 FT
L45	N 88°58'58" W	538.09 FT
L46	N 06°32'30" W	489.91 FT
L47	S 88°58'58" E	538.09 FT
L48	N 06°32'30" W	80.69 FT
L49	N 78°18'45" E	15.85 FT

GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: CERTIFICATE TO SUBDIVIDE - BURNINGTREE VALLEY - PROVIDED BY OWNER.
4. NO IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL, UNLAWFUL, OR ILLEGAL, ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY, THE FIRM ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.

STATE OF ALABAMA }
MORGAN COUNTY }

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL SURVEYOR IN DECATUR, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ACCORDING TO MY SURVEY, THIS THE 2ND DAY OF DECEMBER, 2013.

Richard W. Humphrey
RICHARD W. HUMPHREY
AL L.C. No. 22738

