

Agenda Planning Commission

City of Decatur, AL

April 23, 2013

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 March 19, 2013

3. PUBLIC HEARING

PAGE/MAP

ZONINGS AND REZONINGS

- | | | |
|------------|---|-----|
| A. 1268-13 | Zoning
(East of Highway 31 and north of Airport Rd. in Limestone County) | 1/4 |
| B. 1269-13 | Rezoning
(South of Austinville Flint Rd. SW and east of Sandlin Rd. SW) | 1/5 |

PLATS

- | | |
|---|-----------------|
| A. City View Estates, Add. #3
Replat of the Replat | 2/6
see plat |
|---|-----------------|

4. CONSENT APPROVALS

CERTIFICATES

- | | | |
|------------|--|---------|
| A. 3206-13 | Certificate to Consolidate
(South of Austinville Flint Rd. SW and east of Sandlin Rd. SW) | 2/7-9 |
| B. 3207-13 | Certificate to Subdivide
(North of Boys Ranch Road and west of Neel School Road) | 3/10-11 |
| C. 3208-13 | Certificate to Subdivide & Consolidate
(North of Red Bank Road SE and west of Indian Hills Road SE) | 3/12-14 |

END OF CONSENT APPROVALS

5. NEW BUSINESS

SET FOR PUBLIC HEARING

A. ZTA 219-13 Site Plan Review

3
see attachment

B. Subdivision Regulations Amendment 013-13

3
see attachment

PUBLIC HEARING

AGENDA
ZONING COMMITTEE MEETING
April 16, 2013
11:00 AM
CITY HALL ANNEX – 308 CAIN ST. NE

Members:	Kent Lawrence , BOZA; Tony Powell, Building Department; Tracy Tubbs , Planning Commission; Herman Marks , City Attorney; Karen Smith , Planner
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REZONING REQUEST 1268-13

Applicant: The City of Decatur
Owner: Calhoun Community College

Zoning: Recently annexed to ID
Acreage: 110.98 Acres

Request: This is a request to apply a zoning to a recently annexed property

Location: East of Highway 31 and north of Airport Rd. in Limestone County

Recomm: The Zoning Committee recommends approval.

REZONING REQUEST 1269-13

Applicant: Bob Lewis
Owner: Carol-Evans Group, LLC

Zoning: B1 to B2
Acreage: .63 acres

Request: This is a request to rezone a .63 acre tract from B1 Local Shopping Zone to B2 General Business Zone

Location: South of Austinville Flint Rd. SW and east of Sandlin Rd. SW

Recomm: The Zoning Committee recommends approval. This is in conformance with the Long Range Plan.

**Minutes
Subdivision Committee
February 16, 2013**

Plats

**Replat of the Replat of Lots 2-8, 10-17 & 20-22 of City View Estates, Add.
#3 - Minor Plat**

Applicant: Vernon Lane
Owner: Same

Zoning: R-5, Patio Homes
Acreage:

Request: Final approval to Replat Lots 2-8, 10-17 & 20-22 of the City View Estates, Addition #3 subdivision and adjust lot lines into larger R-2, single family residential lots

Location: South of Auburn Drive SW and west side of Sarah Lane SW

- Conds:
1. Payment of \$21.00 for recording fees
 2. Payment of \$42.70 for the notification of adjacent property owners
 3. Payment of \$113.00 for plat application fee

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

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

Certificates

3206-13 Certificate to Consolidate and Subdivide

Applicant: Justo Dorantes
Owner: Same

Zoning: R-2, SF Residential
Acreage: 1.1 acres

Request: Consolidate Lots 1 and 2 of Hillhurst Subdivision into one tract of 1.1 acres

Location: South of Galahad Drive SW and east side of Augusta Drive SW

- Conds:
1. Payment of recording fees
 2. Provide a stamped and sealed survey for recording

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

Recomm: Approval with stated conditions

3207-13 Certificate to Subdivide

Applicant: Billy Johnson
Owner: Same

Zoning: Outside Corp. Limits
Acreage: 7.66 acres

Request: Subdivide 7.66 acres into two tracts of 3.83 acres each

Location: North of Boys Ranch Road and west of Neel School Road

Conds: 1. Property owners to sign dedication block

Pt. of Info: No further subdivision of either tract without a road constructed to City Standards

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

Recomm: Approval with stated conditions.

3208-13 Certificate to Subdivide

Applicant: Burningtree Valley Associates
Owner: Same

Zoning: R-2 and R-6, SF Res
Acreage: 229.93 acres

Request: Subdivide 229.93 acres into two tracts of 225.58 acres and 4.35 acres and consolidate the 4.35 acre tract with an existing 5 acre tract to create a 9.35 acre tract

Location: North of Red Bank Road SE and west of Indian Hills Road SE

Conds: 1. Payment of recording fees
 2. Provide a stamped and sealed survey for recording

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

Recomm: Approval with stated conditions.

END CONSENT AGENDA

NEW BUINSESS

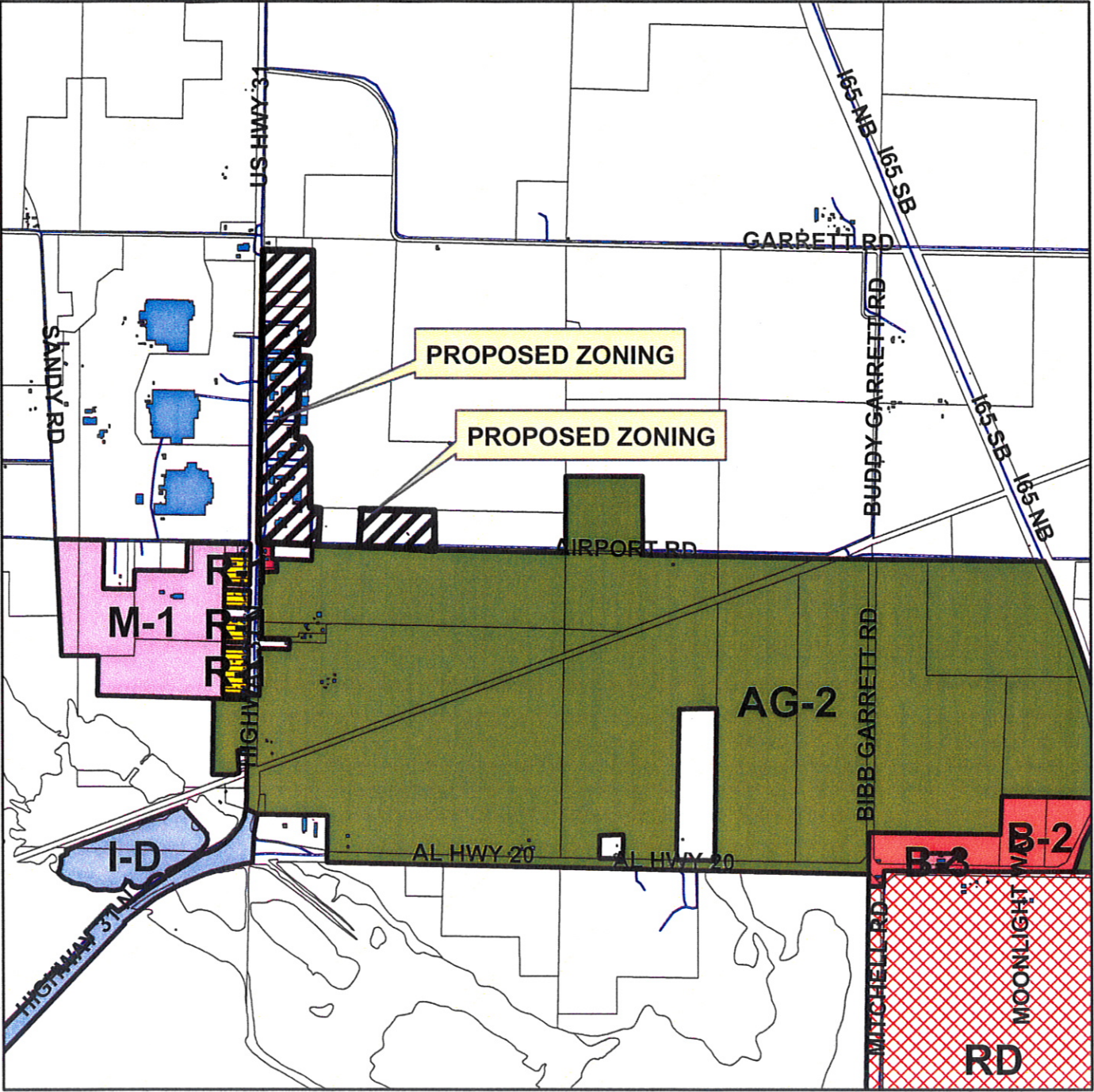
SET FOR PUBLIC HEARING

ZTA 219-13 Site Plan Review

Subdivision Regulations Amendment 013-13

ZONING REQUEST NO. 1268-13

NEWLY ANNEXED TO ID 110.98 ACRES



Legend

- bldg
- Ownership



SUBJECT PROPERTY

LOCATION MAP

*PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT*



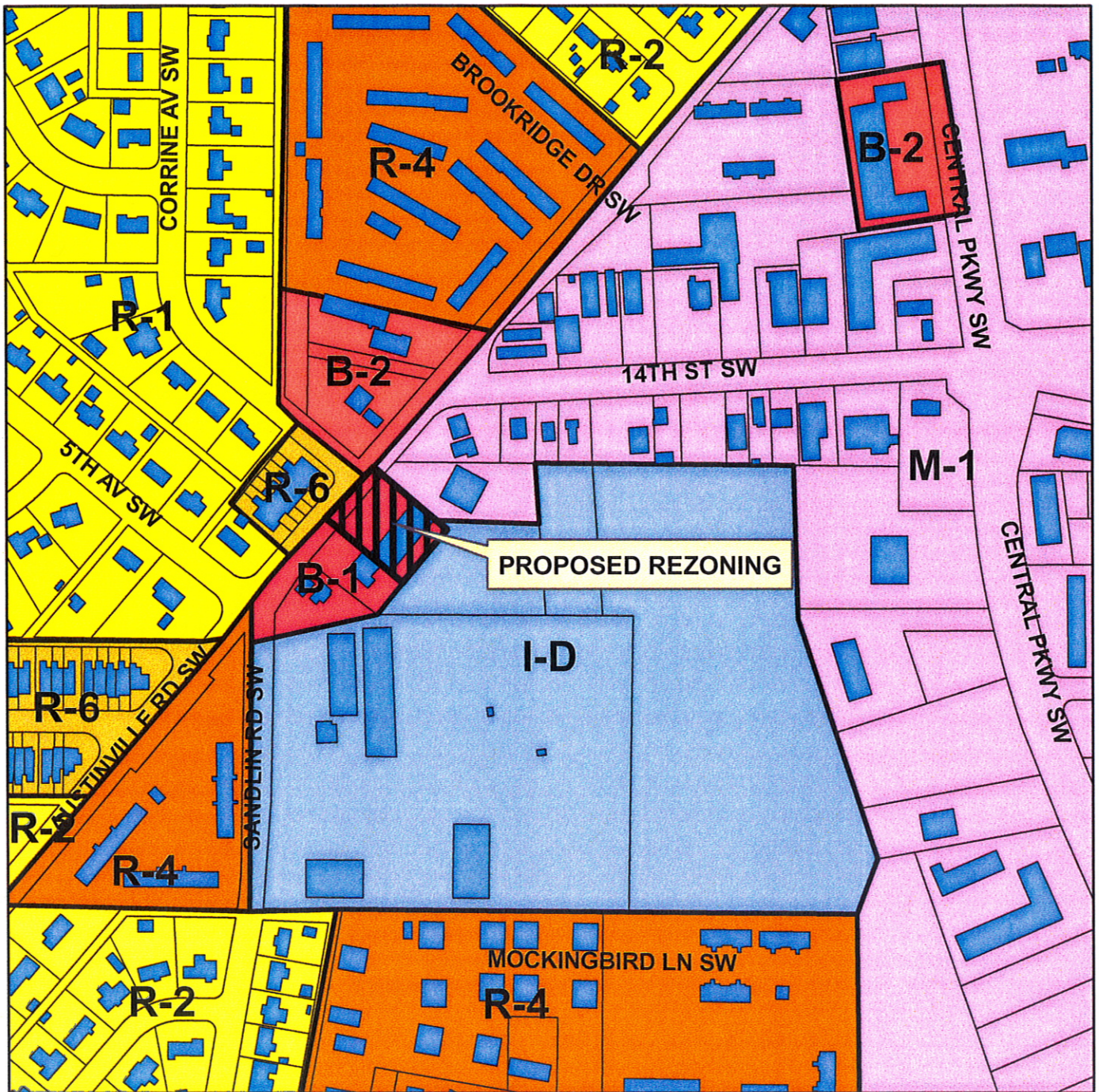
APPLICANT : CALHOUN COMMUNITY COLLEGE

DRAWING NOT TO SCALE

NEWLY ANNEXED

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.

REZONING REQUEST NO. 1269-13 FROM B-1 TO B-2 .63 ACRES



Legend

-  bldg
-  Ownership



SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



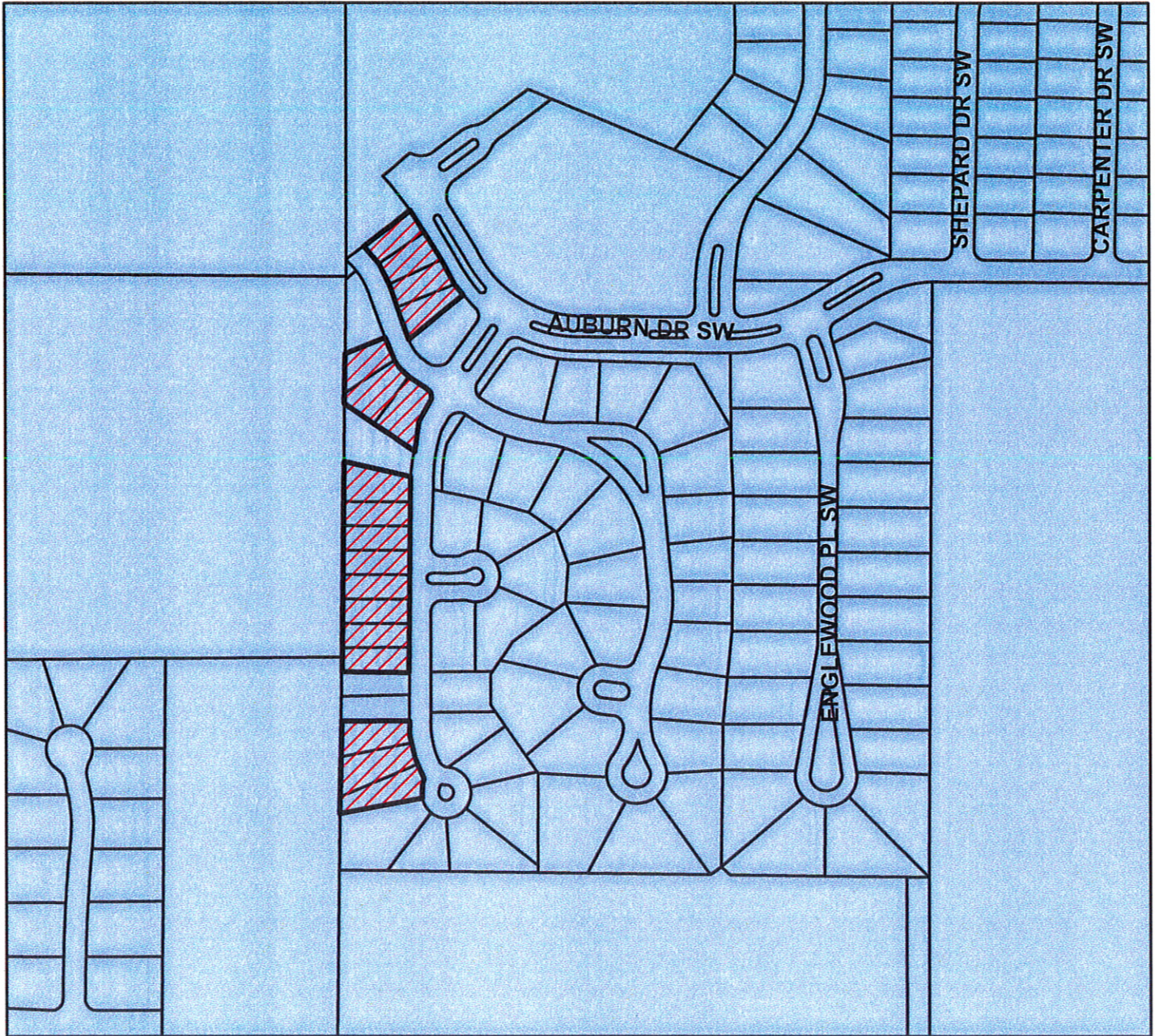
APPLICANT : ROBERT E. LEWIS JR.

DRAWING NOT TO SCALE

PROPERTY ZONED B-1

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.

**SUBDIVISION LOCATION MAP PRELIMINARY APPROVAL
REPLAT OF LOTS 2-8 , 10-17, AND 20-22 OF
THE REPLAT OF CITY VIEW ESTATES CHARLOTTE ADDITION, ADDITION NO. 3
ALSO DESCRIBED AS CITY VIEW ESTATES, CHARLOTTE ADDITION PHASE 2**



LOCATION MAP

Legend

 corplim

**PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT**

APPLICANT: VERNON LANE



DRAWING NOT TO SCALE

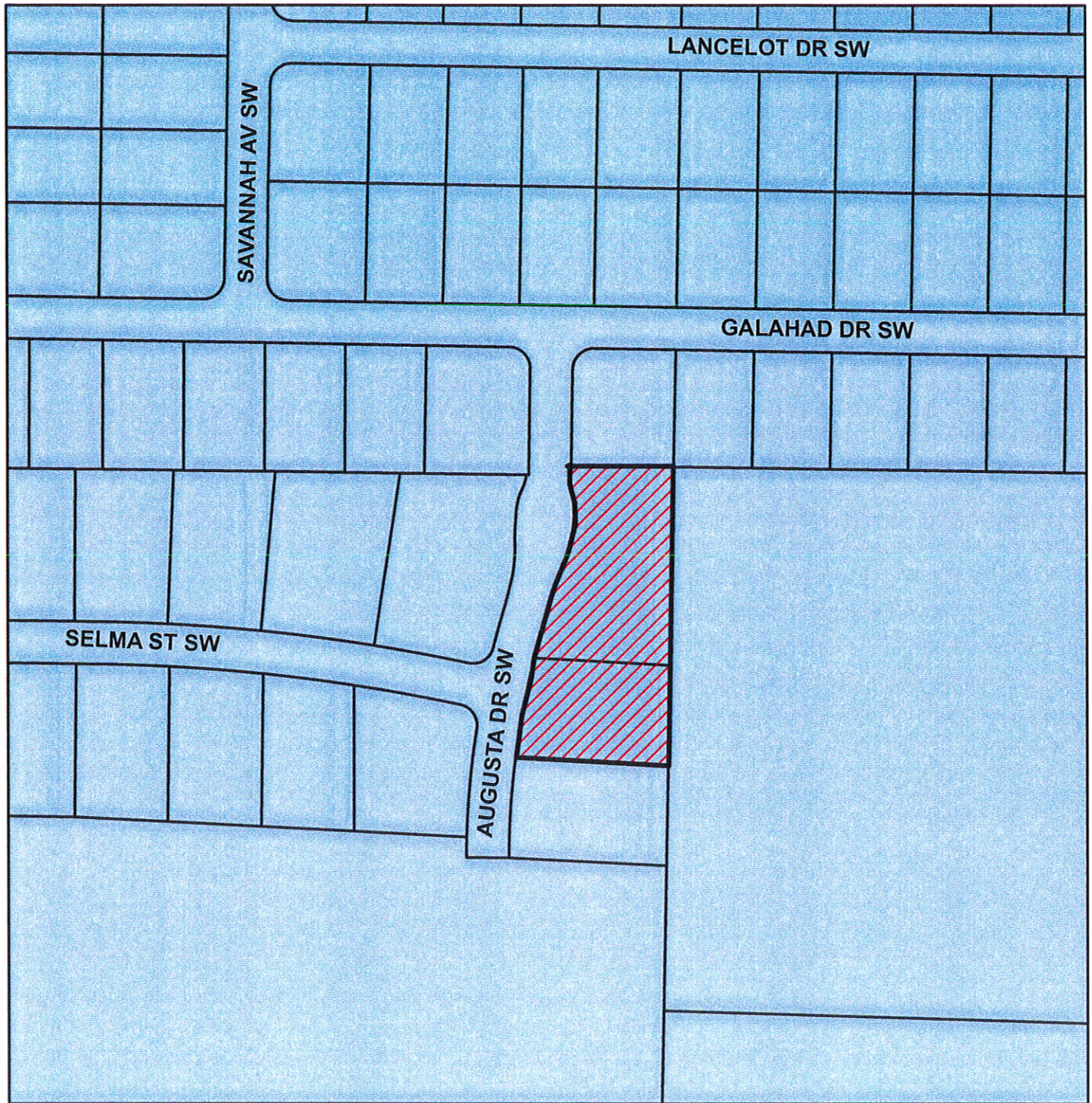
 **SUBJECT PROPERTY**

ZONED R5

Note: Every reasonable efforts 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.

60

CERTIFICATE TO CONSOLIDATE NO. 3206-13



Legend

	Ownership
	corplim

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: JUSTO DORANTES



DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

ZONED R-2

Note: Every reasonable efforts 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.

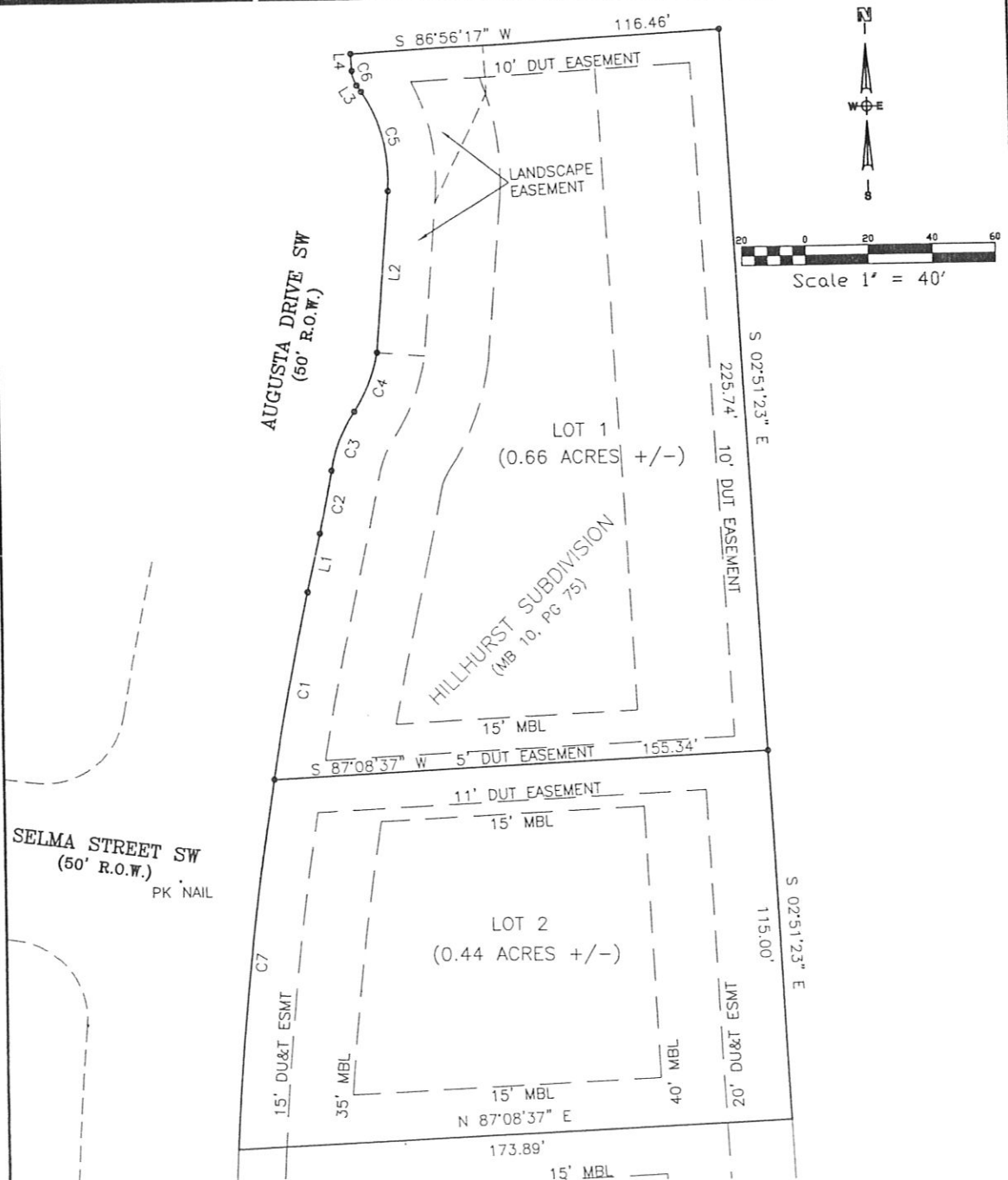
CERTIFICATE TO CONSOLIDATE NO. 3206-13



310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F



LINE	BEARING	DISTANCE
L1	N 12°32'23" E	18.80'
L2	N 04°45'25" E	50.54'
L3	S 32°50'26" E	2.46'
L4	N 02°49'00" W	5.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1084.71'	59.72'	59.71'	S 10°57'45" W	3°09'16"
C2	558.79'	20.00'	20.00'	N 11°30'52" E	2°03'03"
C3	50.00'	20.00'	19.87'	S 21°56'53" W	22°55'06"
C4	50.00'	20.00'	19.87'	N 21°56'53" E	22°55'06"
C5	50.00'	32.81'	32.22'	N 14°02'31" W	37°35'52"
C6	9.16'	4.80'	4.75'	S 17°49'43" E	30°01'26"
C7	1084.71'	116.54'	116.49'	S 06°18'24" W	6°09'21"

CERTIFICATE TO CONSOLIDATE -- JUSTO DORANTES -- AUGUSTA ST. LOTS 1 & 2

DRAWING DATE: 03-27-2013 | DRAWN BY: RWB | APPROVED BY: RWB | JOB No. D-40-13 | SCALE: 1"=40' | PAGE 3 OF 3

8

CERTIFICATE TO CONSOLIDATE NO. 3206-13

**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

NORTH REFERENCE IS BASE BEARING FROM PLAT AS SHOWN HEREON.

ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN

SOURCE OF INFORMATION USED FOR SURVEY: D.B. 10, PG 75

PROPERTY ADDRESS IS AUGUSTA STREET, DECATUR, AL

NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN

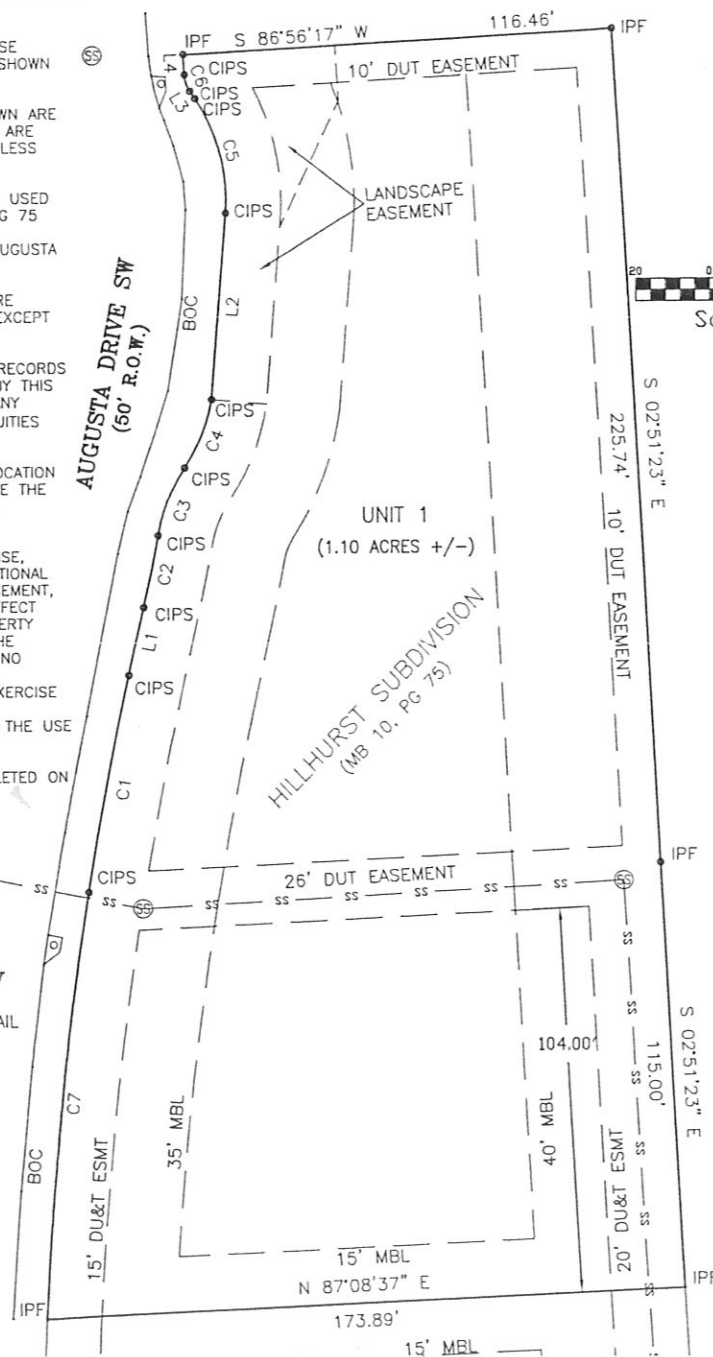
NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.

THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES

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.

FIELD WORK WAS COMPLETED ON 03-22-2013

SELMA STREET SW
(50' R.O.W.)
PK NAIL



LEGEND

IPF IRON PIN FOUND
CIPF CAPPED IRON PIN FOUND
SS SANITARY SEWER LINE
BOC BACK OF CURB
MBL MINIMUM BUILDING LINE

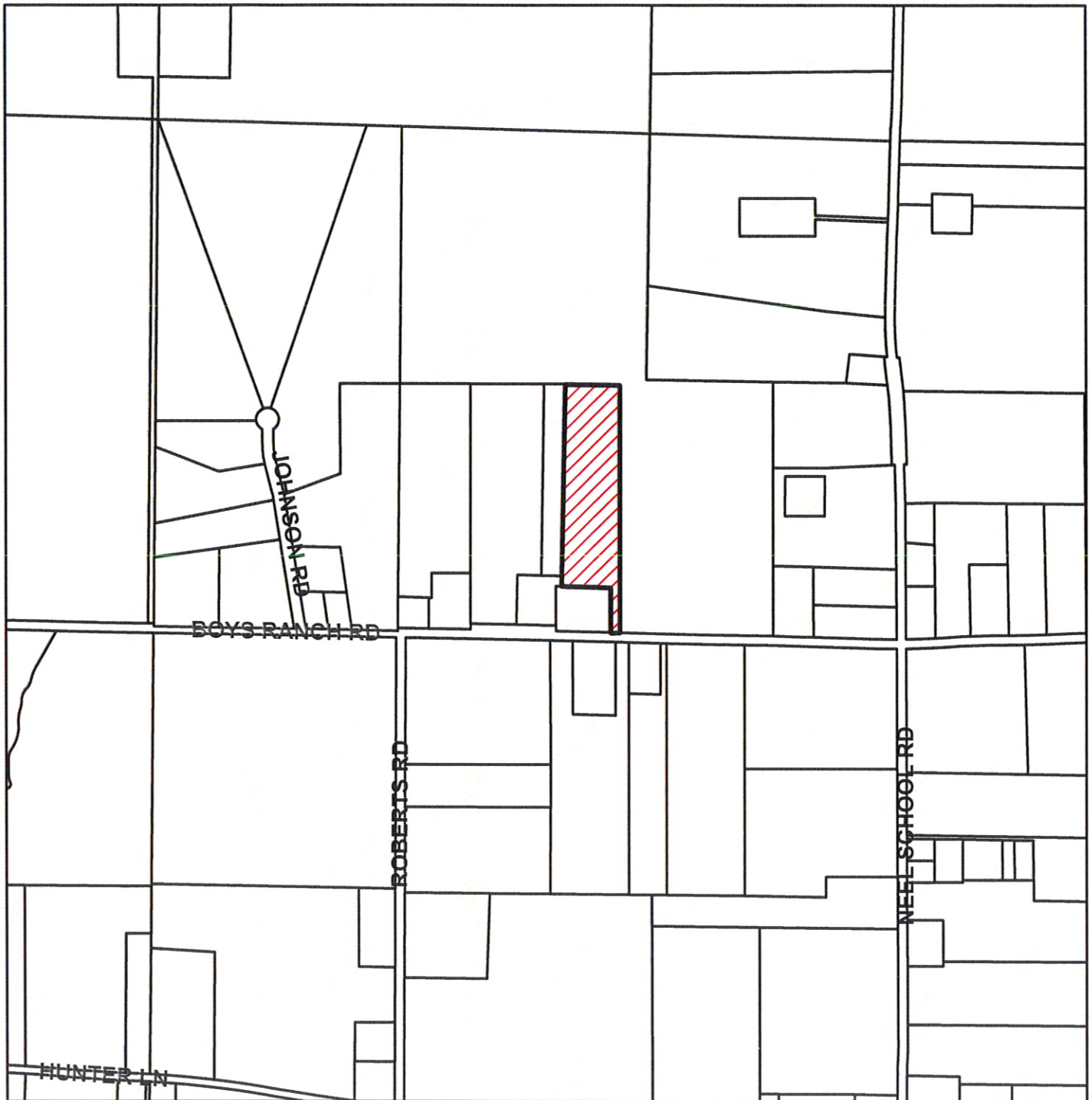
LINE	BEARING	DISTANCE
L1	N 12°32'23" E	18.80'
L2	N 04°45'25" E	50.54'
L3	S 32°50'26" E	2.46'
L4	N 02°49'00" W	5.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1084.71'	59.72'	59.71'	S 10°57'45" W	3°09'16"
C2	558.79'	20.00'	20.00'	N 11°30'52" E	2°03'03"
C3	50.00'	20.00'	19.87'	S 21°56'53" W	22°55'06"
C4	50.00'	20.00'	19.87'	N 21°56'53" E	22°55'06"
C5	50.00'	32.81'	32.22'	N 14°02'31" W	37°35'52"
C6	9.16'	4.80'	4.75'	S 17°49'43" E	30°01'26"
C7	1084.71'	116.54'	116.49'	S 06°18'24" W	6°09'21"

PROPERTY SUREVEY -- JUSTO DORANTES -- AUGUSTA ST. LOTS 1 & 2

DRAWING DATE: 03-27-2013 | DRAWN BY: RWB | APPROVED BY: RWB | JOB No. S-41-13 | SCALE: 1"=40' | PAGE 2 OF 2

CERTIFICATE TO SUBDIVIDE NO. 3207-13



LOCATION MAP

Legend



PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: BILLY AND MELISSA JOHNSON



DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

NO ZONE PJ ONLY

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CERTIFICATE TO SUBDIVIDE NO. 3207-13

GURNEY'S SURVEYING COMPANY, INC.

1222 MAIN STREET WEST

(256) 773-2882

HARTSELLE, AL 35640

SCALE:
1" = 150'

TITLE: Boundary Survey for 2 Tracts in the SE1/4- NW1/4 of
Section 33, T6S, R5W, Morgan County, Alabama

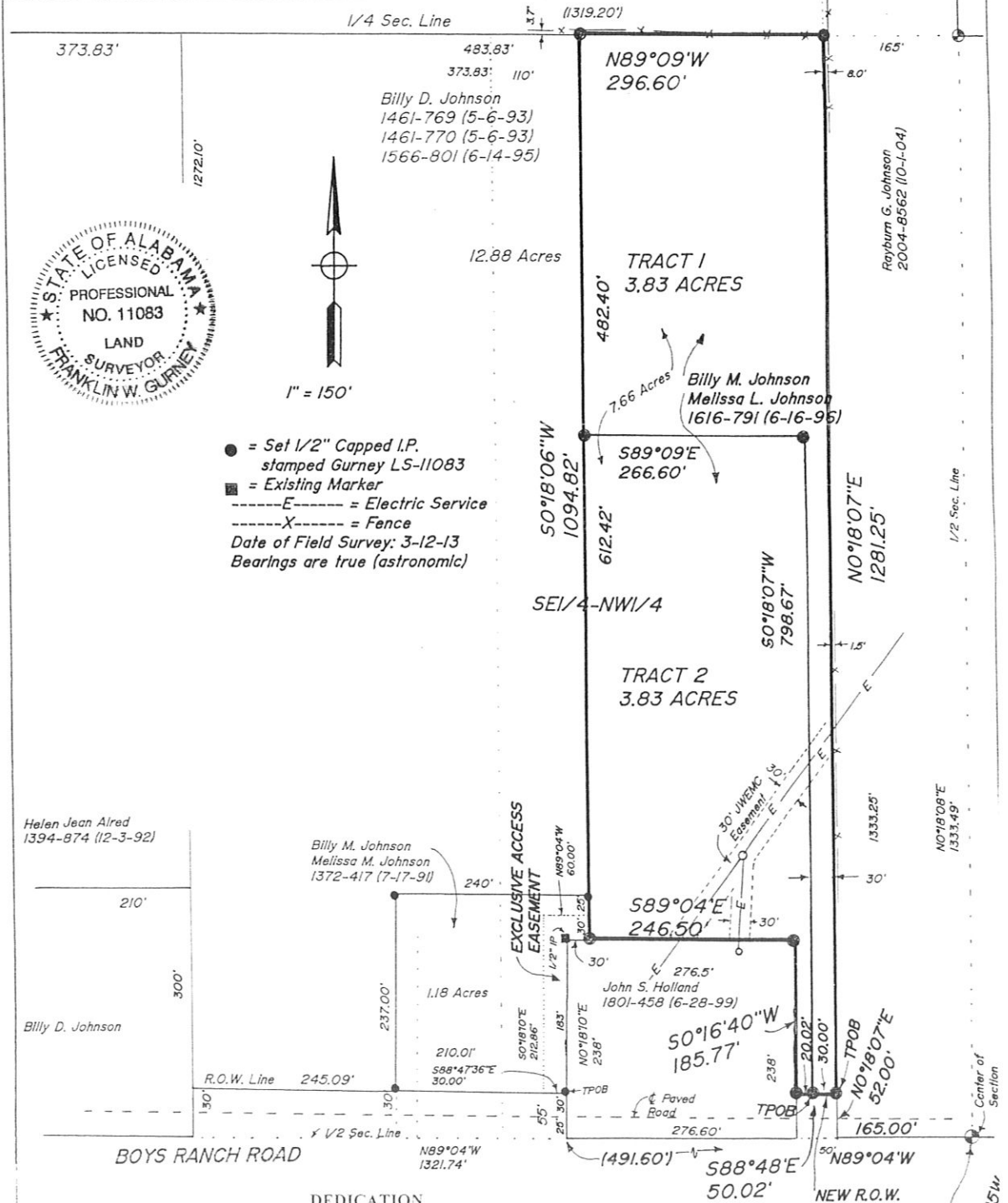
NO.
13-008

DRAWN BY:
fwg

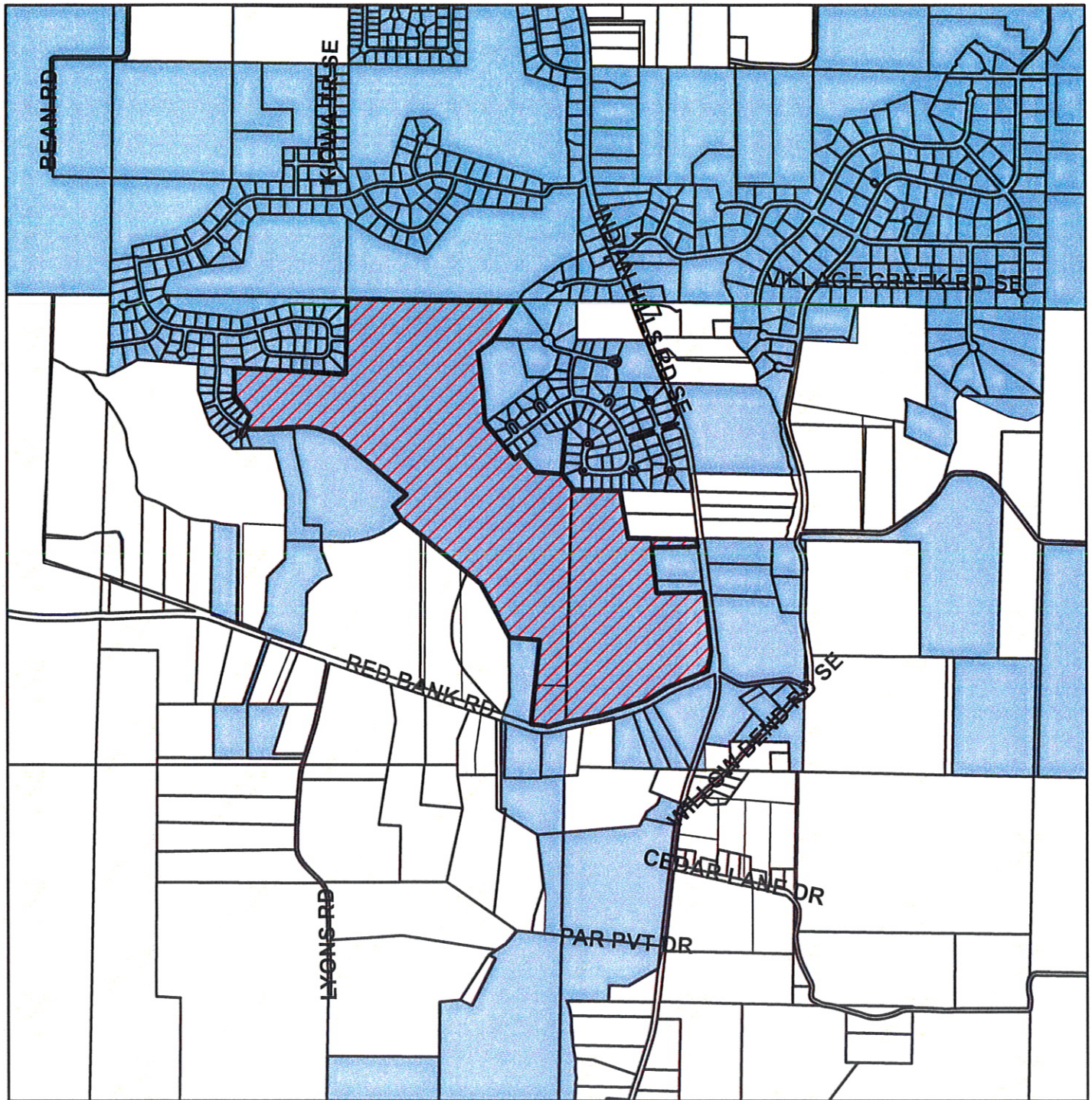
Certificate to Subdivide

Sheet 1 of 2

DATE:
3-25-13



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3208-13



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: BURNINGTREE VALLEY ASSOCIATES



DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

ZONED R-2 AND R-6

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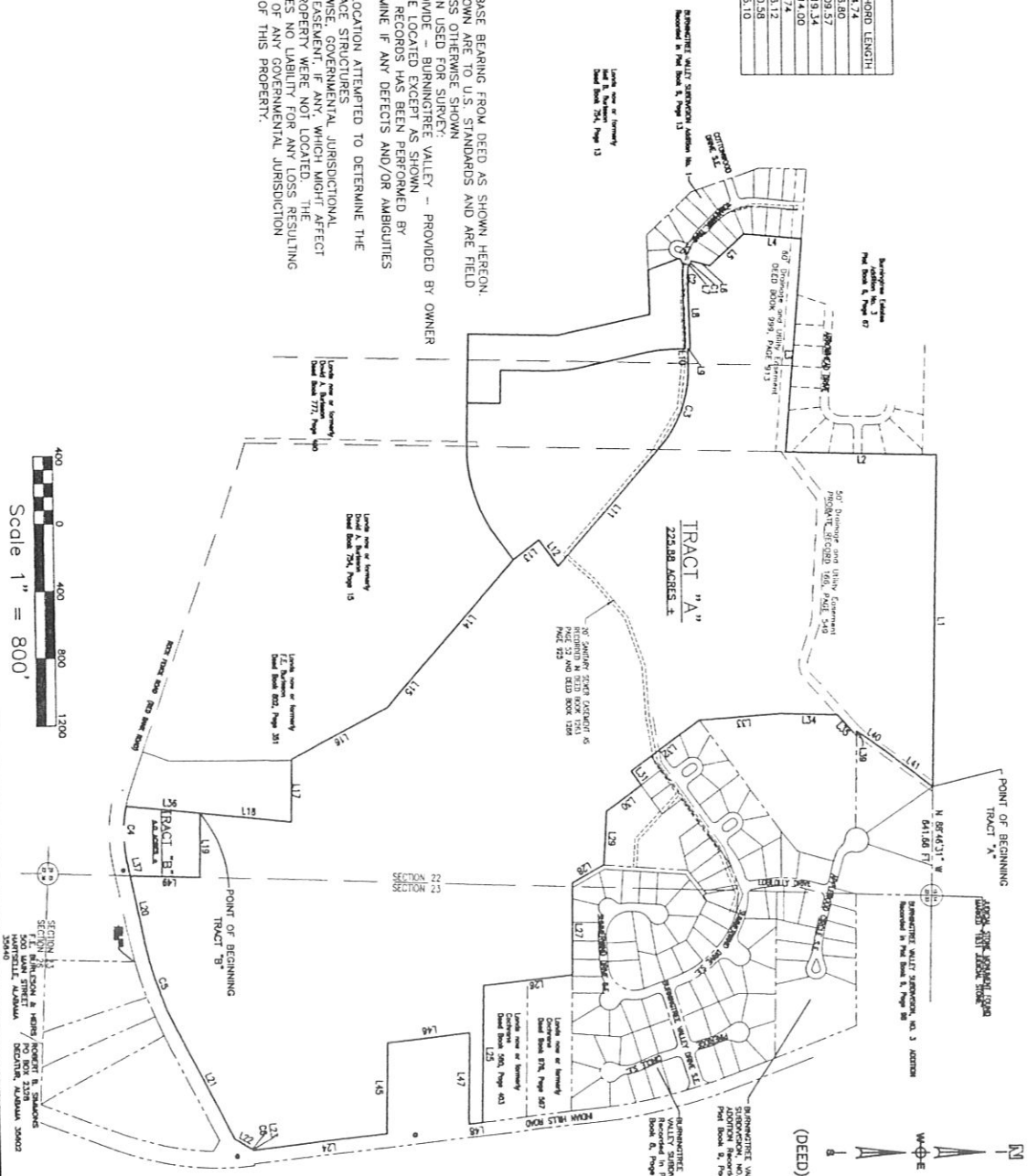
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT RADIUS	ARC LENGTH	CHORD LENGTH
C1	04°00'26"	S 77°31'12" E	12.38	55.79	24.74
C2	12°07'04"	S 85°36'07" E	38.61	163.79	76.80
C3	42°41'22"	S 70°18'56" E	273.55	700.00	509.57
C4	23°25'36"	N 89°56'20" W	163.07	786.50	319.24
C5	15°48'00"	N 70°24'52" E	259.46	1689.66	514.60
C6	00°19'50"	N 08°22'36" W	158.6	1386.22	76.12
C7	35°27'43"	N 58°07'20" W	22.20	50.00	40.58
C8	17°52'13"	N 46°04'25" W	62.39	72.50	103.72
C9	81°30'12"	N 46°04'25" W	62.39	72.50	95.10

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88°46'31" W	1064.67 FT
L2	S 01°13'16" W	901.57 FT
L3	N 85°16'10" W	1268.12 FT
L4	S 04°43'50" W	341.01 FT
L5	S 42°12'58" E	277.70 FT
L6	S 14°27'01" W	117.49 FT
L7	S 10°26'36" W	10.00 FT
L8	N 88°20'21" E	422.18 FT
L9	S 01°30'39" E	15.00 FT
L10	N 88°20'21" E	102.68 FT
L11	S 48°58'18" E	924.81 FT
L12	S 36°13'25" E	196.09 FT
L13	S 48°58'18" E	908.71 FT
L14	S 48°58'18" E	250.00 FT
L15	S 28°03'19" E	647.47 FT
L16	S 88°58'58" E	365.62 FT
L17	S 08°58'58" E	551.82 FT
L18	S 88°58'58" E	376.72 FT
L19	N 78°18'52" E	416.29 FT
L20	N 62°30'52" E	762.04 FT
L21	N 82°44'44" E	116.38 FT
L22	N 82°44'44" E	10.00 FT
L23	N 08°22'36" W	807.00 FT
L24	N 08°22'36" W	540.00 FT
L25	N 29°37'30" W	215.48 FT
L26	N 29°37'30" W	315.88 FT
L27	N 36°13'25" W	259.87 FT
L28	S 53°46'35" W	100.00 FT
L29	S 53°46'35" W	510.00 FT
L30	N 04°35'29" W	489.31 FT
L31	N 01°13'29" E	324.80 FT
L32	N 47°26'55" E	168.11 FT
L33	N 05°36'55" E	148.84 FT
L34	N 18°18'52" W	92.37 FT
L35	N 88°50'32" W	27.87 FT
L36	N 34°19'51" E	207.89 FT
L37	N 37°05'04" E	353.78 FT
L38	N 88°52'49" W	224.36 FT
L39	N 12°36'23" W	444.05 FT
L40	VACANT	VACANT
L41	N 88°58'58" W	538.09 FT
L42	N 06°32'30" W	489.91 FT
L43	S 88°58'58" E	538.09 FT
L44	S 06°32'30" W	80.89 FT
L45	S 01°45'05" W	414.62 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 CERTIFICATE TO SUBDIVIDE - BURNINGTREE VALLEY - PROVIDED BY OWNER.
3. SOURCE OF INFORMATION USED FOR SURVEY: NO IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
4. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
6. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED.
7. UNDESIGNED ASSUMES LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.



CERTIFICATE TO CONSOLIDATE -- BURNINGTREE VALLEY -- DECATUR, AL

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3208-13

**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	104.00.26"	S 77.31.12" E	12.38	353.79	24.74	24.74
C2	120.07.04"	S 85.36.07" E	38.61	363.79	76.94	76.94
C3	42.41.22"	S 70.18.58" E	27.355	700.00	50.57	50.57
C4	23.55.36"	N 09.58.20" W	163.07	786.50	321.58	319.34
C5	15.48.00"	N 70.24.52" E	259.46	1869.86	515.63	514.00
C6	00.19.50"	N 08.22.56" W	4.87	1869.86	9.74	9.74
C7	35.27.14"	N 56.54.59" W	39.96	125.00	17.35	17.35
C8	47.52.57"	N 63.07.25" W	22.20	50.00	41.79	40.58
C9	81.58.12"	N 46.04.25" W	62.89	72.50	103.72	95.10

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88.44.31" W	1984.67 FT
L2	S 01.13.16" W	901.57 FT
L3	N 85.16.10" W	1268.12 FT
L4	S 04.43.50" W	341.01 FT
L5	S 42.12.58" E	277.70 FT
L6	S 14.27.01" W	117.49 FT
L7	S 10.28.36" 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	102.68 FT
L11	S 48.50.18" E	93.41 FT
L12	S 38.13.25" E	116.09 FT
L13	S 48.58.18" E	908.21 FT
L14	S 48.58.18" E	250.00 FT
L15	S 28.03.19" E	647.47 FT
L16	S 89.59.58" E	365.62 FT
L17	S 89.59.58" E	365.62 FT
L18	S 00.19.37" W	951.92 FT
L19	S 78.18.45" E	359.29 FT
L20	N 62.50.52" E	762.04 FT
L21	N 28.44.44" E	116.38 FT
L22	N 83.27.29" E	10.00 FT
L23	N 08.37.30" W	804.54 FT
L24	N 88.58.58" W	540.00 FT
L25	N 89.25.47" W	545.04 FT
L26	N 29.13.30" W	215.48 FT
L27	N 86.21.34" W	315.88 FT
L28	N 36.13.25" W	259.87 FT
L29	S 53.46.35" W	100.00 FT
L30	N 36.13.25" W	510.00 FT
L31	VACANT	VACANT
L32	VACANT	VACANT
L33	VACANT	VACANT
L34	VACANT	VACANT
L35	VACANT	VACANT
L36	N 04.35.28" W	19.51 FT
L37	N 04.35.28" W	33.73 FT
L38	N 04.35.28" W	168.11 FT
L39	N 88.50.13" W	27.87 FT
L40	N 14.19.51" E	207.89 FT
L41	N 3.705.04" E	353.76 FT
L42	N 05.58.58" E	443.04 FT
L43	S 78.18.45" W	92.37 FT
L44	S 78.18.45" W	57.00 FT
L45	N 88.58.58" W	538.09 FT
L46	N 08.37.30" W	489.91 FT
L47	S 88.58.58" E	538.09 FT
L48	N 08.37.30" W	80.69 FT
L49	N 05.58.58" E	351.83 FT

GENERAL NOTES

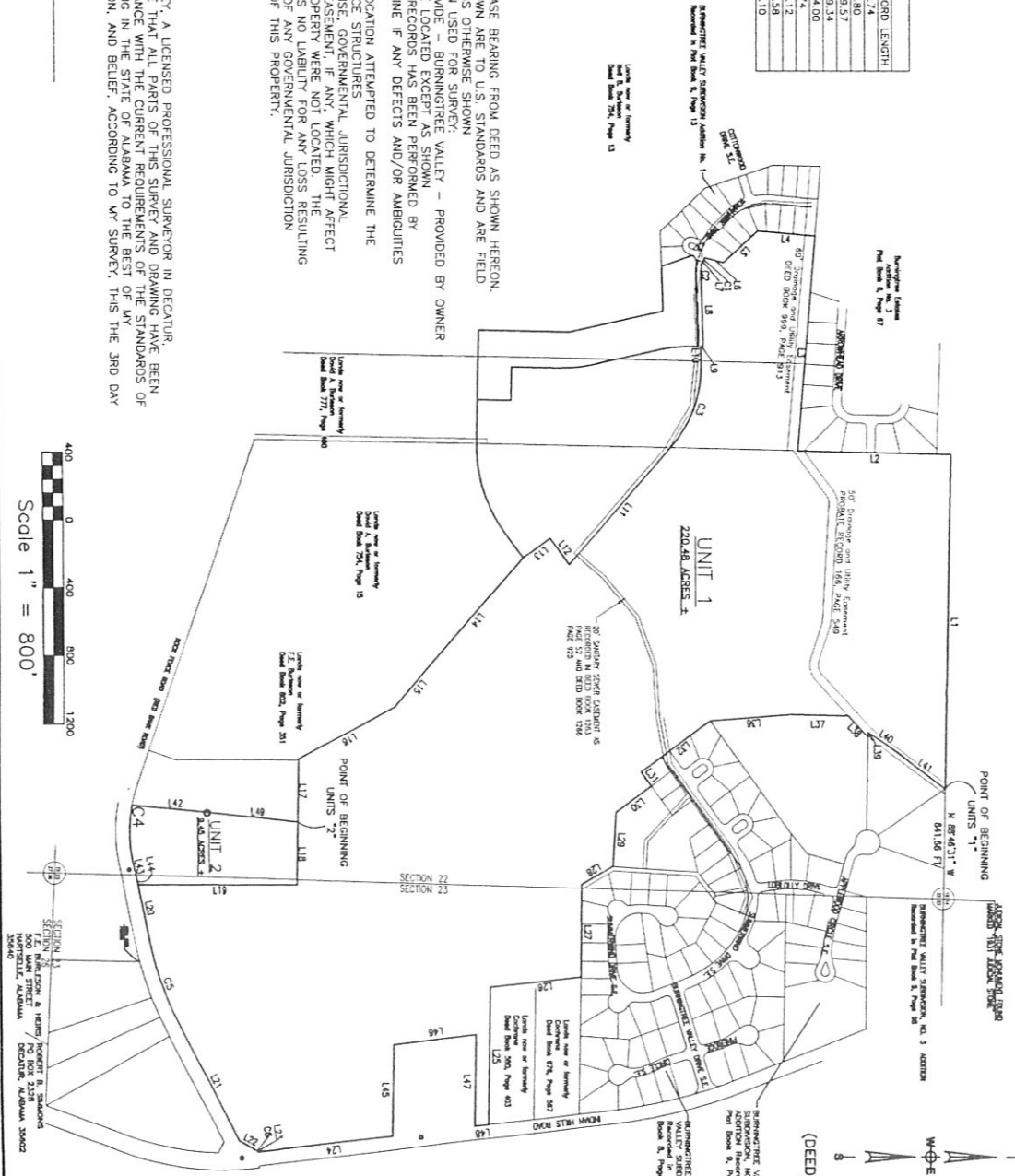
1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SURVEYING INSTRUMENTS USED BURNINGTREE VALLEY - PROVIDED BY OWNER.
4. NO IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
5. NO SEARCH OF PUBLIC 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 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.

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 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 3RD DAY OF APRIL, 2013.

RICHARD W. HUMPHREY
AL LIC. No. 22738

Scale 1" = 800'



CERTIFICATE TO SUBDIVIDE-- BURNINGTREE VALLEY -- DECATUR, AL