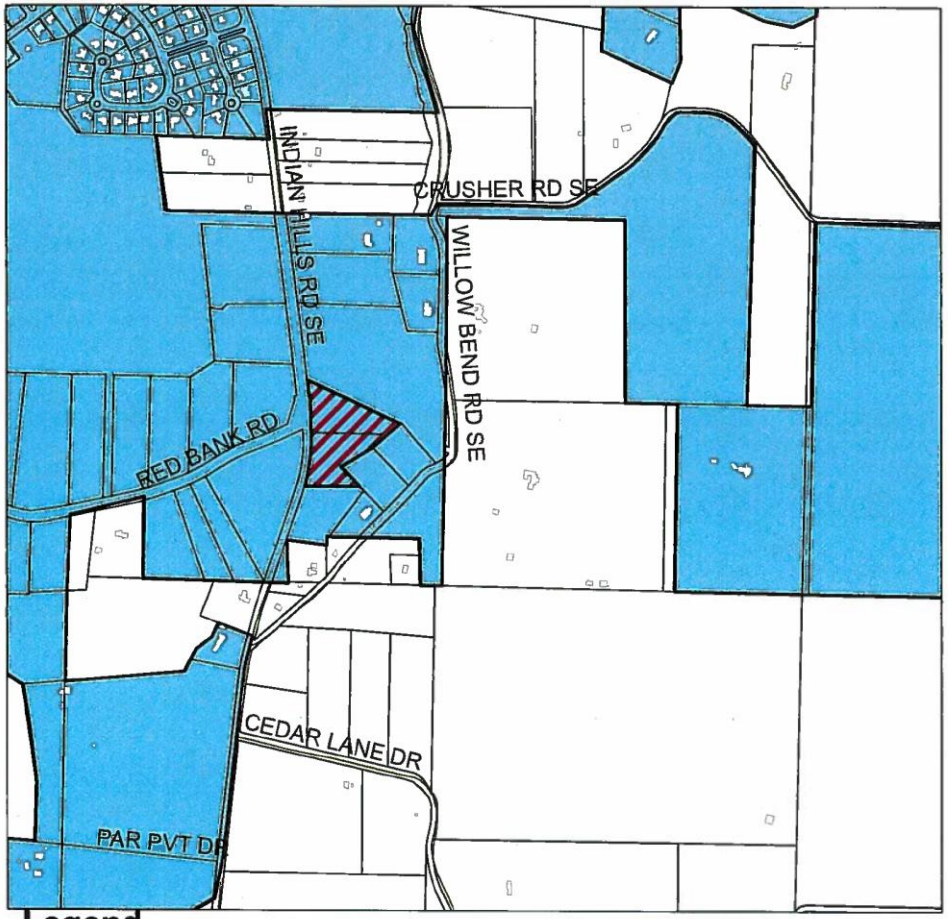
OneDecatur.org
moving forward together

Planning Commission

City of Decatur, Alabama

April 17, 2018

CERTIFICATE TO SUBDIVIDE NO. 3390-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT: JOHN WESLEY ATKINSON AND KIMBERLY WELDON ATKINSON
ALSO ASLANS COUNTRY TRUST
BY TARA MICHELLE CONWAY, TRUSTEE

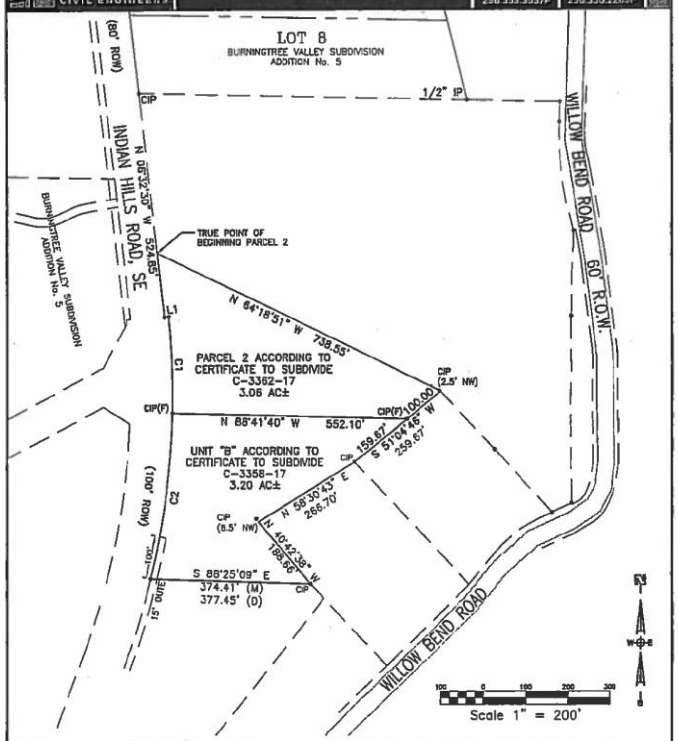
PROPERTY ZONED AG-1

N
W E
S

DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3390-18

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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	222.79'	1768.32'	7°05'17"	S 02°15'48" E	222.65'
C2	388.69'	1768.32'	12°27'47"	N 07°32'13" E	388.23'

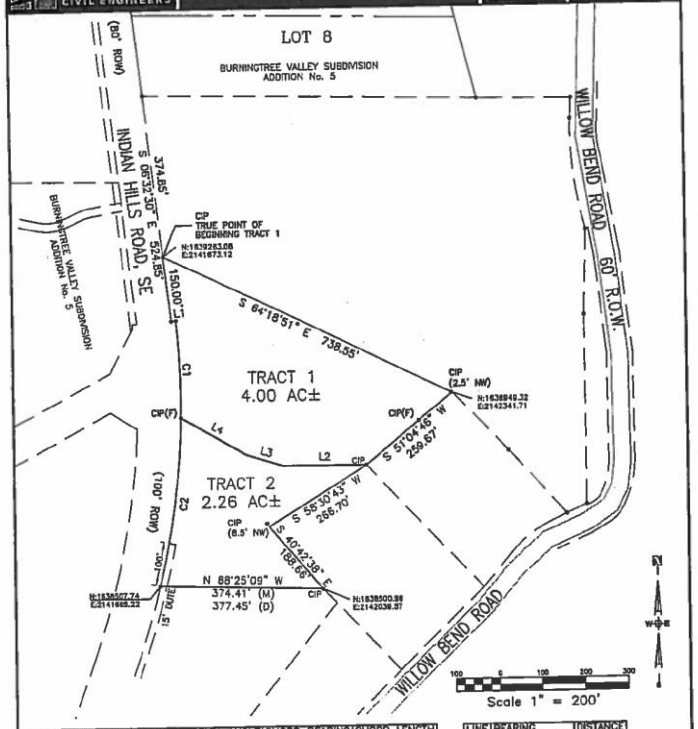
LINE	BEARING	DISTANCE
L1	S 83°27'30" W	10.00'
L2	S 89°50'46" E	194.07'
L3	S 72°44'11" E	88.32'
L4	S 60°02'17" E	172.34'

CERTIFICATE TO SUBDIVIDE -- ATKINSON / ASLAN'S COUNTRY TRUST -- PORTION OF LOT 9 BTV ADD NO. 5

DRAWING DATE: MARCH 2018 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. D-47-18 | SCALE: 1"=200' | PAGE 2 OF 2

CERTIFICATE TO SUBDIVIDE NO. 3390-18

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2295F



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	222.79'	1788.32'	7°08'17"	S 02°15'48" E	222.65'
C2	388.99'	1788.32'	12°27'47"	N 07°32'13" E	388.23'

LINE	BEARING	DISTANCE
L1	S 83°27'30" W	10.00'
L2	S 89°50'48" E	194.07'
L3	S 72°44'11" E	88.32'
L4	S 60°02'17" E	172.34'

GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM PLAT 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:
   PLAT OF BURNINGTREE VALLEY SUBDIVISION ADDITION No. 5, MAP BOOK 2014, PAGE 8
   CERTIFICATE TO SUBDIVIDE C-3358-17, MISC BOOK 2017, PAGE 5817
   CERTIFICATE TO SUBDIVIDE C-3362-17, MISC BOOK 2017, PAGE 6948
4. PROPERTY ADDRESS IS INDIAN HILLS ROAD
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 MARCH 2018.

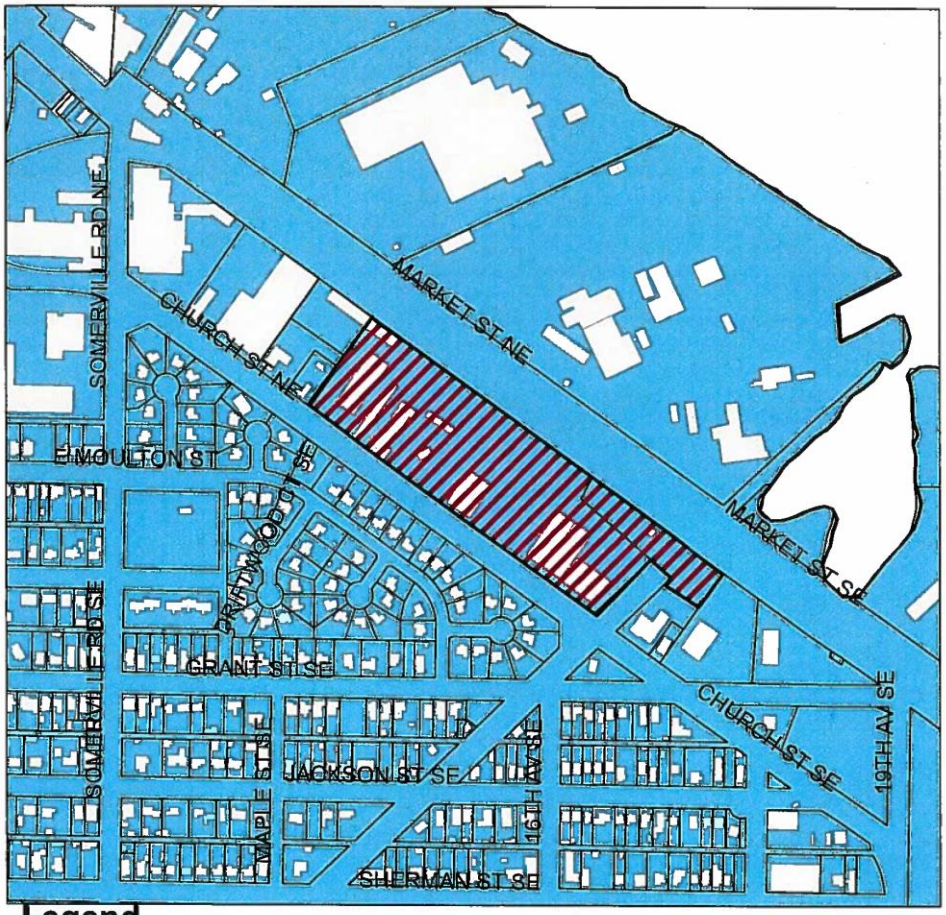
BOUNDARY SURVEY -- ATKINSON / ASLAN'S COUNTRY TRUST-- PORTION OF LOT 9 BTV ADD NO. 5

DRAWING DATE: MARCH, 2018	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-48-18	SCALE: 1"=200'	PAGE 3 OF 3

3390-18 Certificate to Subdivide

OneDecatur.org
moving forward together

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3391-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT:MUNICIPAL UTILITIES BOARD OF DECATUR AND BUNGE NORTH AMERICA, INC.

PROPERTY ZONED M-2

N
W E
S

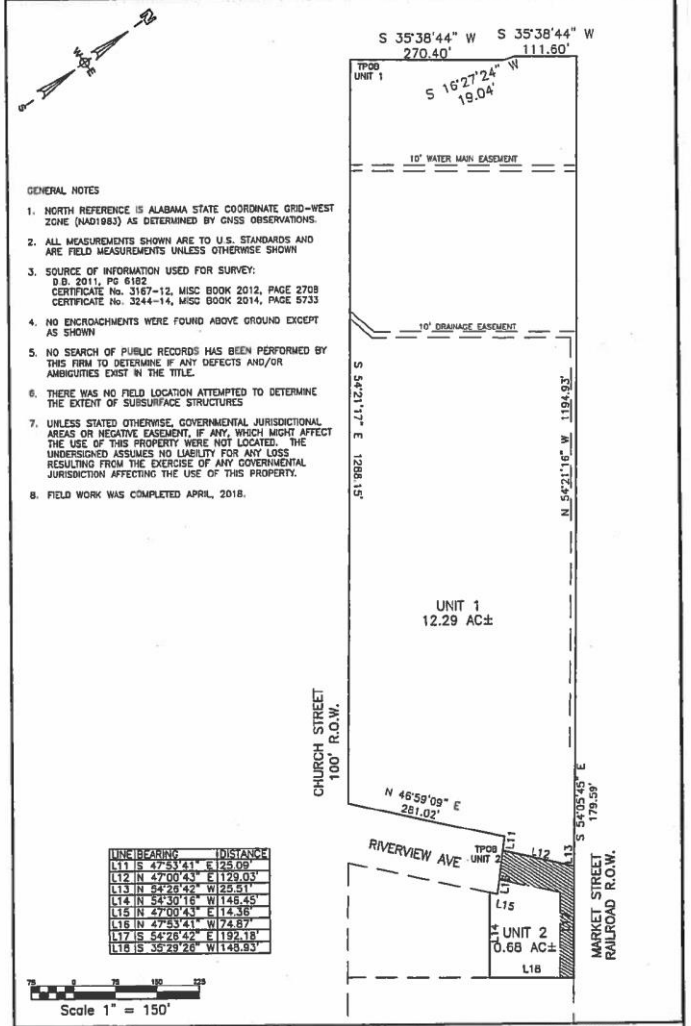
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3391-18

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

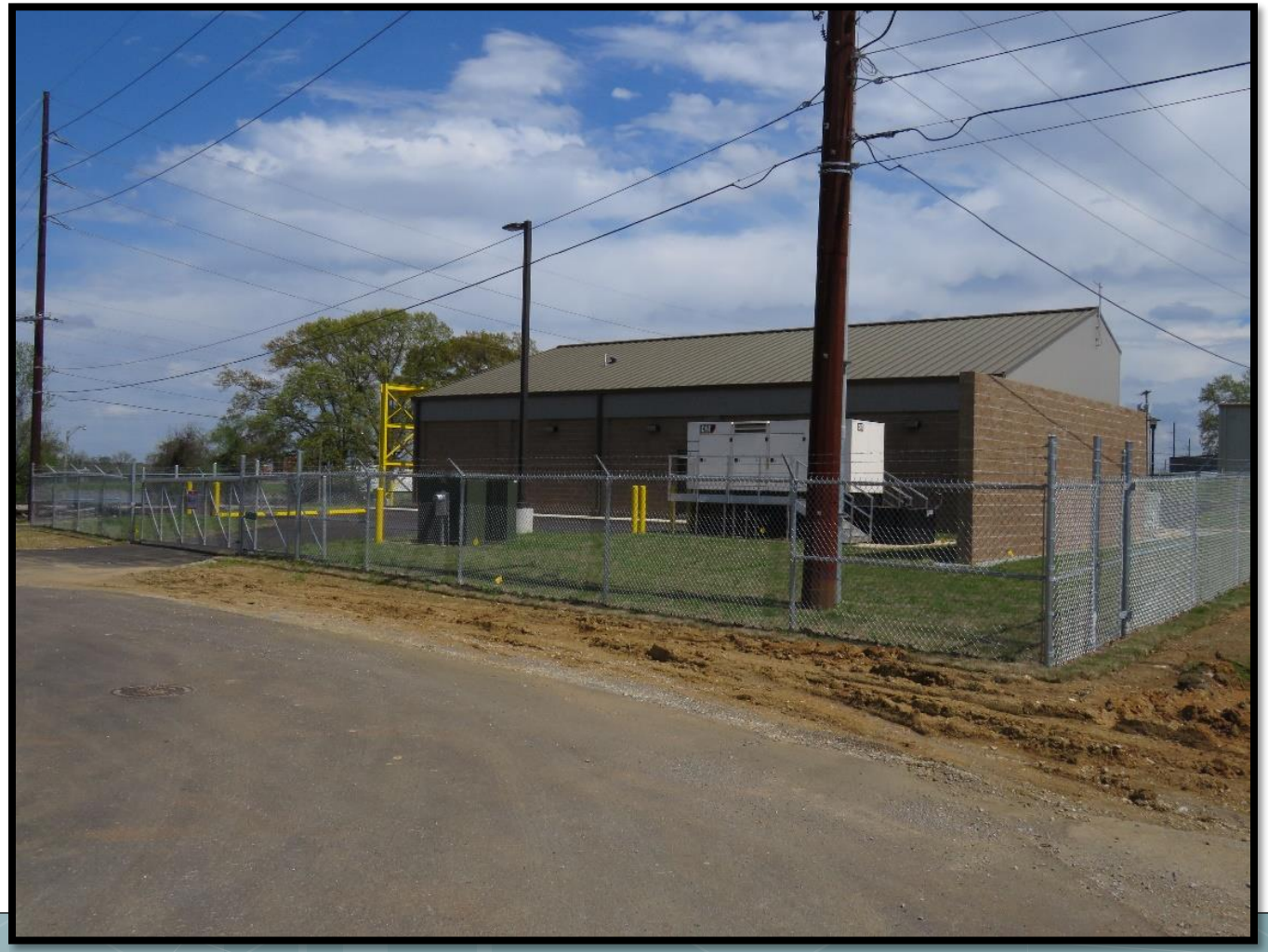
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY:
   D.B. 2011, PG 6182
   CERTIFICATE No. 3167-12, MISC BOOK 2012, PAGE 2708
   CERTIFICATE No. 3244-14, MISC BOOK 2014, PAGE 5733
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND 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.
8. FIELD WORK WAS COMPLETED APRIL, 2018.

LINE	BEARING	DISTANCE
L11	S 47°53'41" E	25.09'
L12	N 47°00'43" E	129.03'
L13	N 54°28'42" W	25.51'
L14	N 54°30'16" W	148.45'
L15	N 47°00'43" E	14.36'
L16	N 47°53'41" W	74.87'
L17	S 54°28'42" E	192.18'
L18	S 35°29'26" W	148.93'

CERTIFICATE TO SUBDIVIDE -- DECATUR UTILITIES / BUNGE -- RIVERVIEW AVENUE

DRAWING DATE: 03-27-18	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. D-51-18	SCALE: 1"=150'	PAGE 3 OF 3

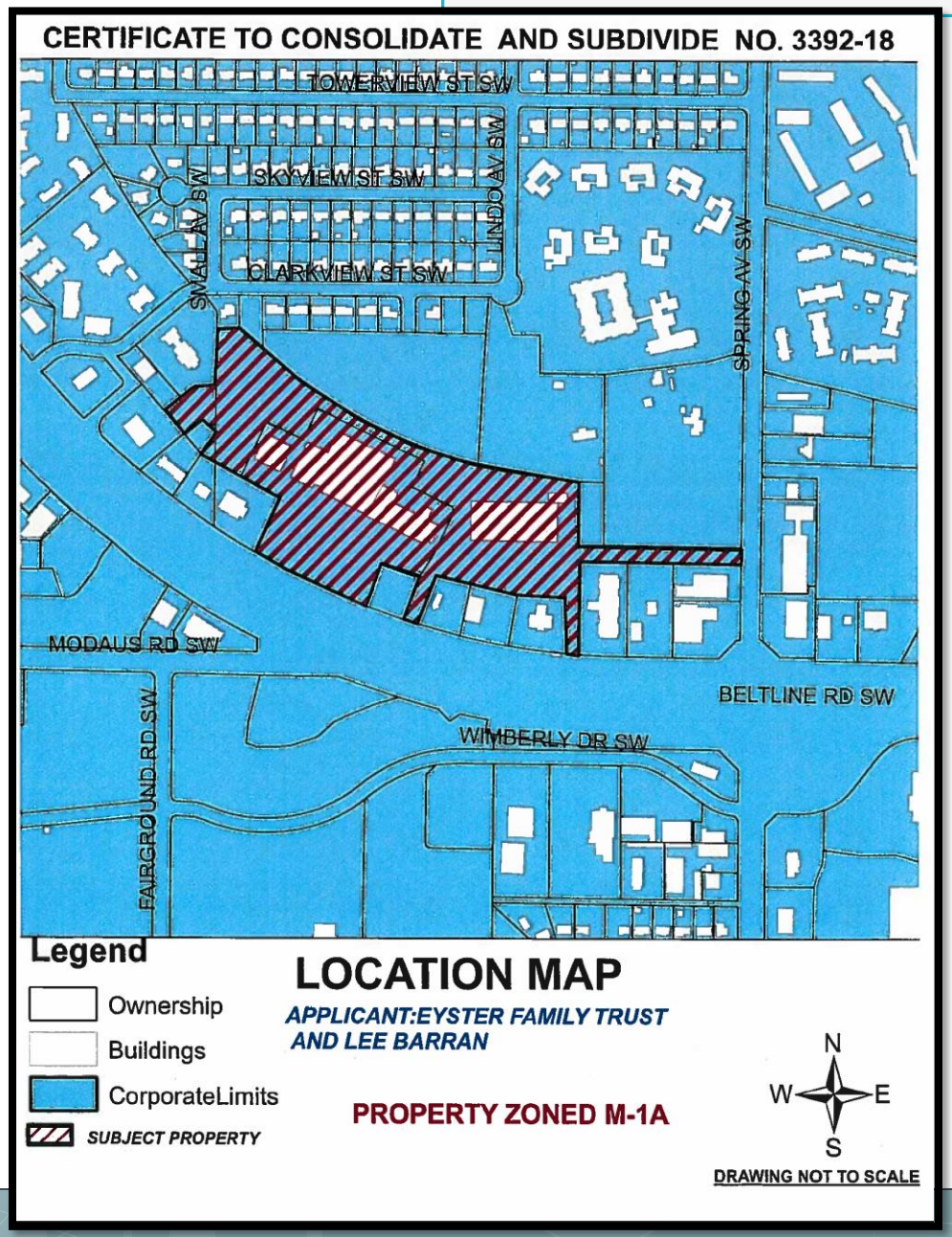
3391-18 Certificate to Subdivide and Consolidate



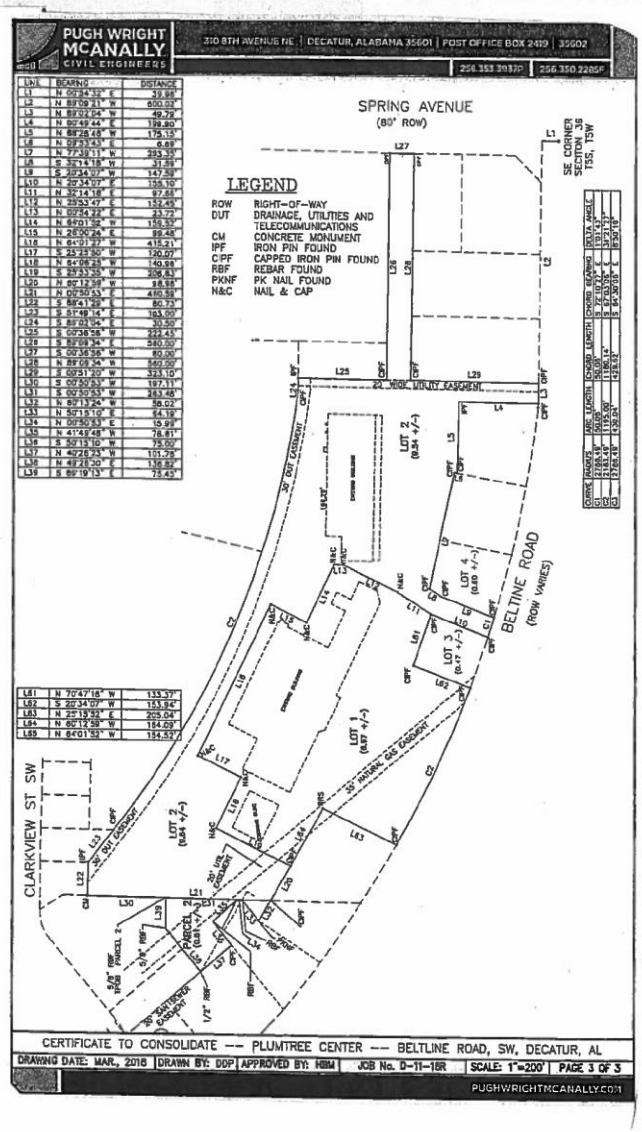
3391-18 Certificate to Subdivide and Consolidate

3391-18 Certificate to Subdivide and Consolidate

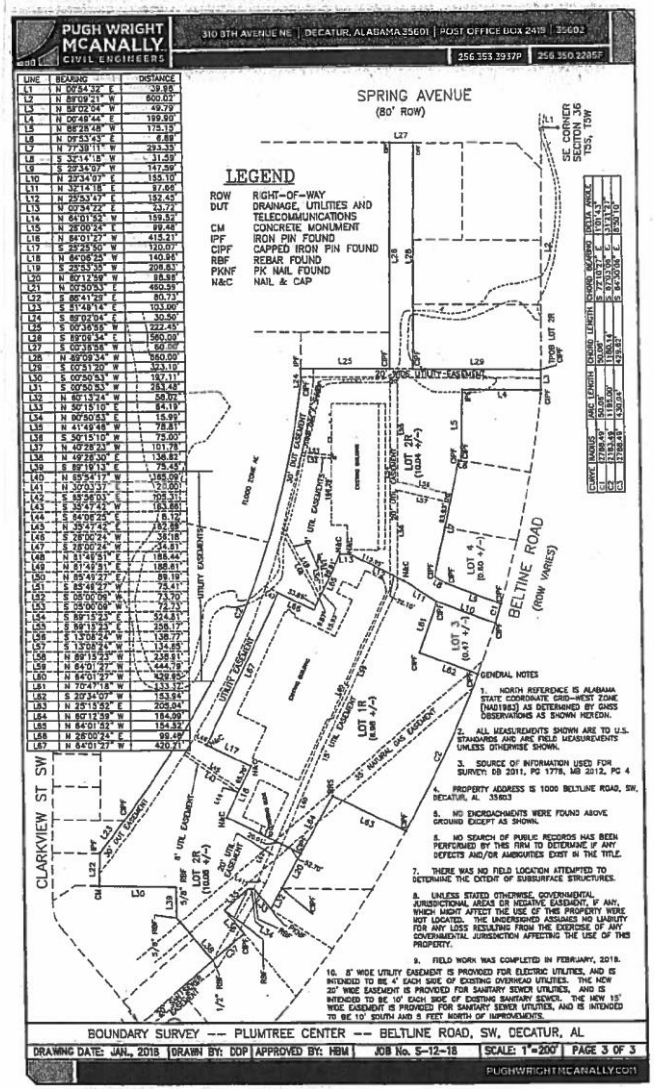
OneDecatur.org
moving forward together



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3392-18

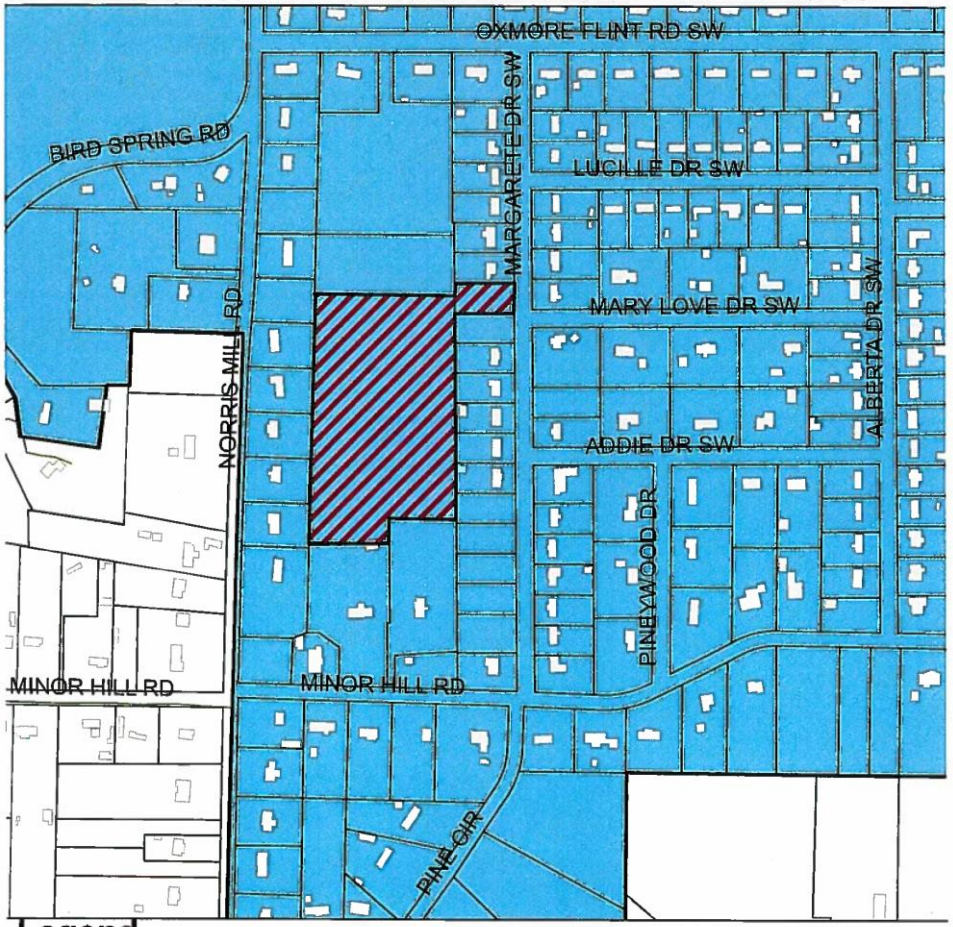


CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3392-18



3392-18 Certificate to Consolidate and Subdivide

CERTIFICATE TO CONSOLIDATE NO. 3393-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

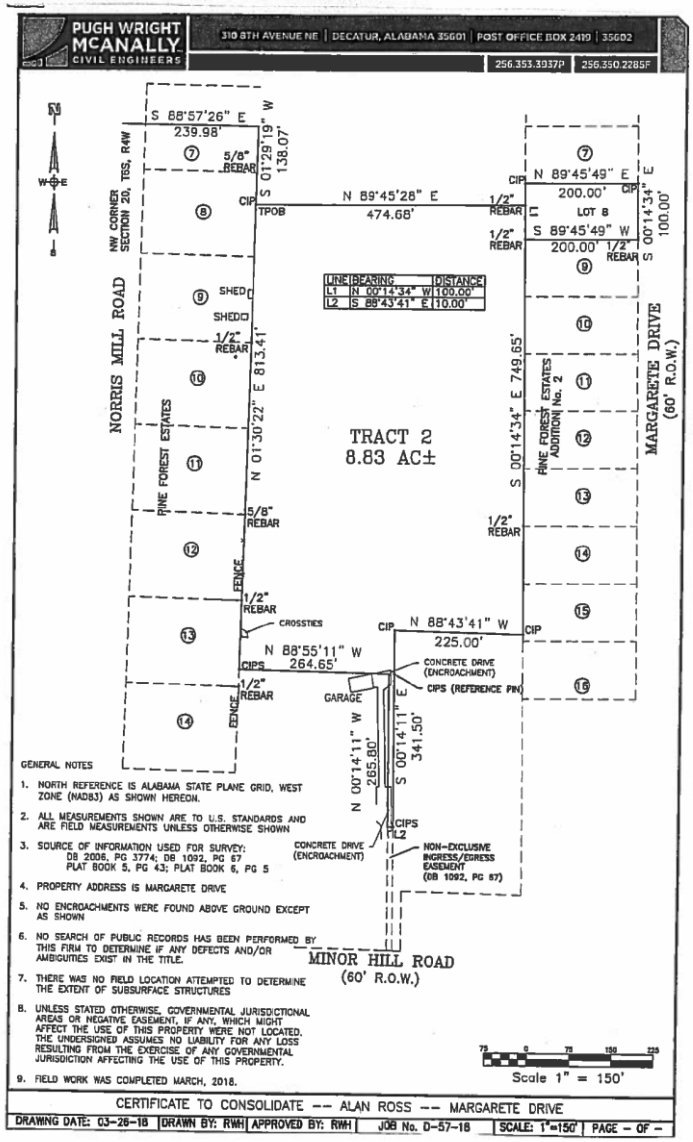
APPLICANT:ALAN ROSS

PROPERTY ZONED R-1

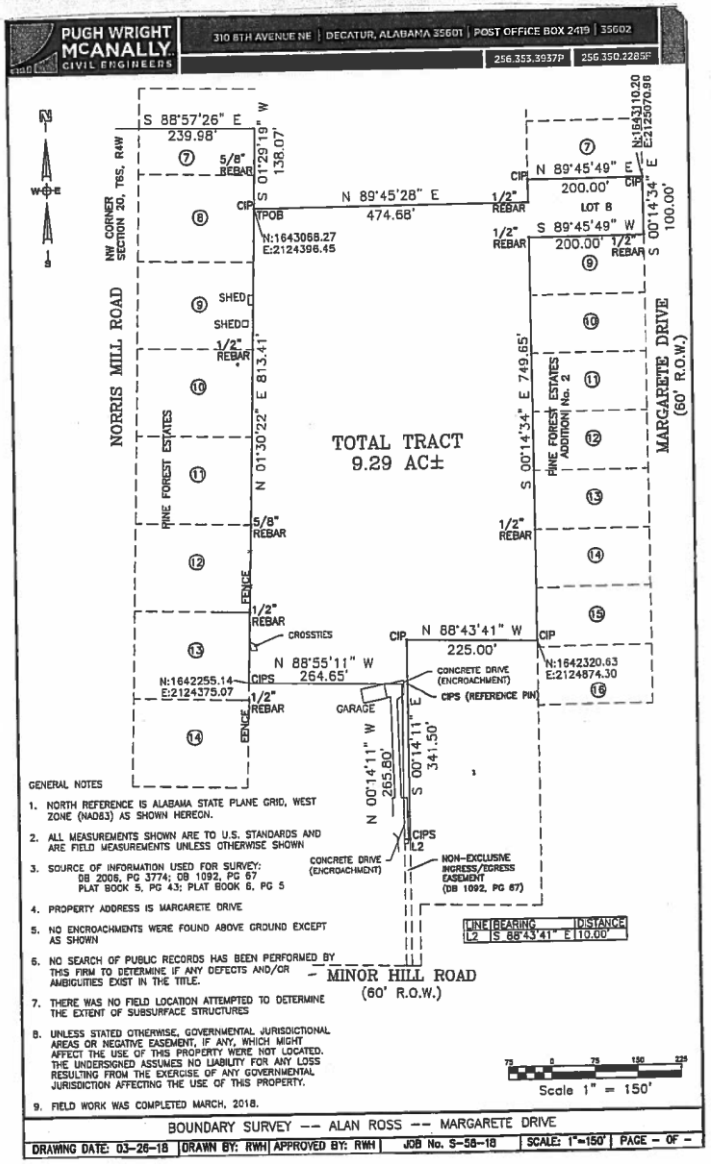
N
W E
S

DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3393-18

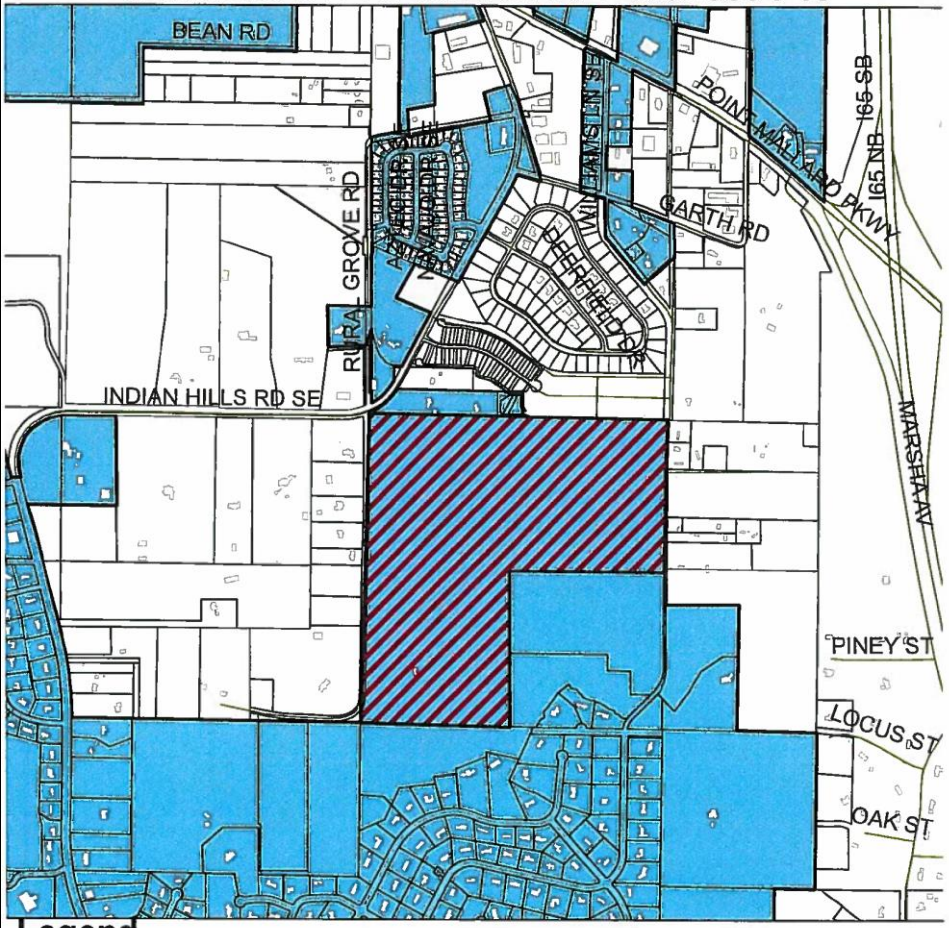


CERTIFICATE TO CONSOLIDATE NO. 3393-18



3393-18 Certificate to Consolidate

CERTIFICATE TO SUBDIVIDE NO. 3394-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT: JOHN LOVELACE

PROPERTY ZONED AG-1

N
W E
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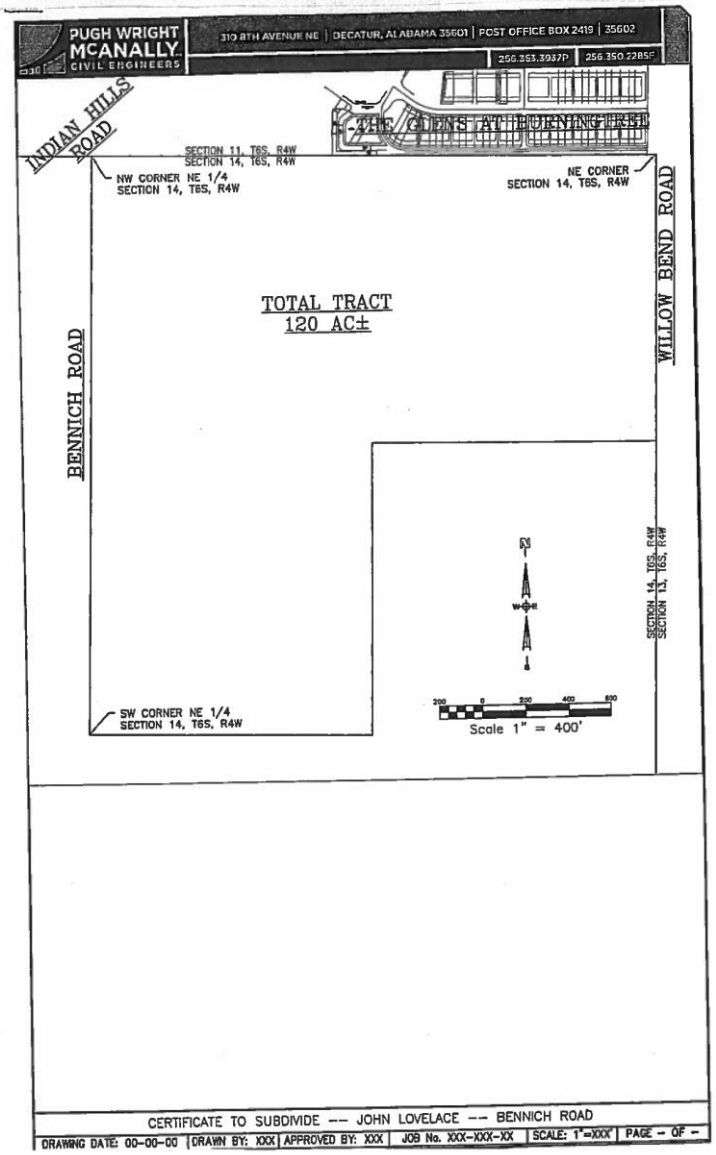
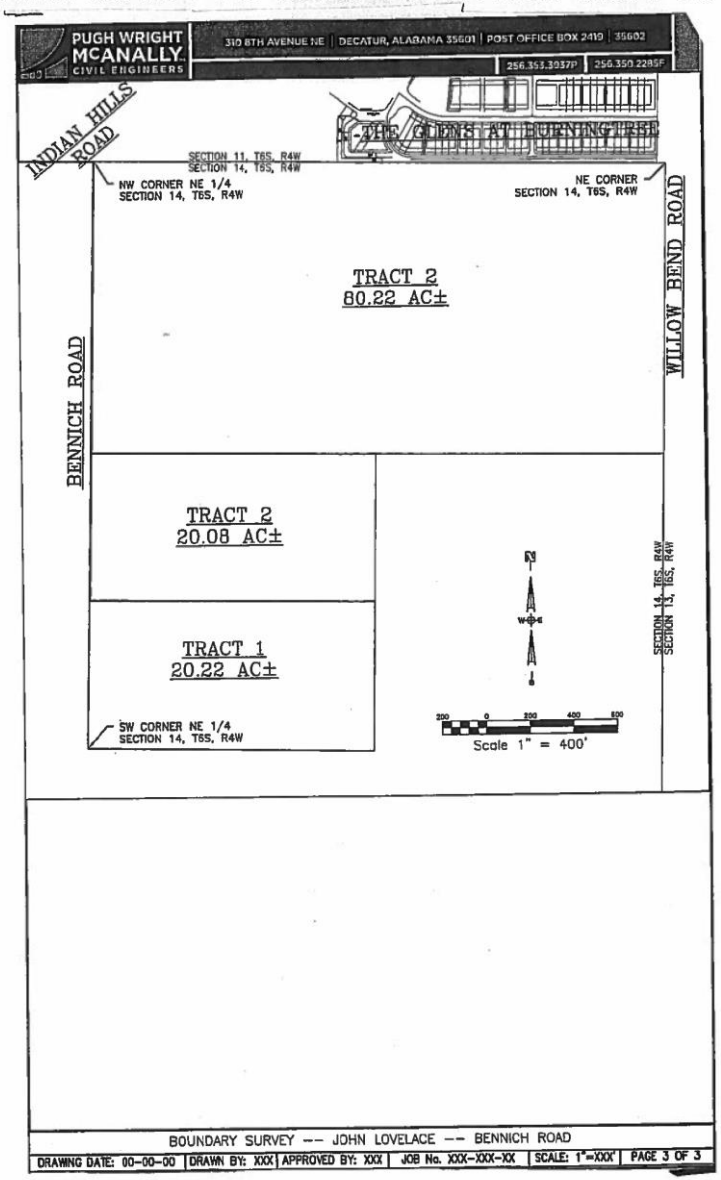
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3394-18

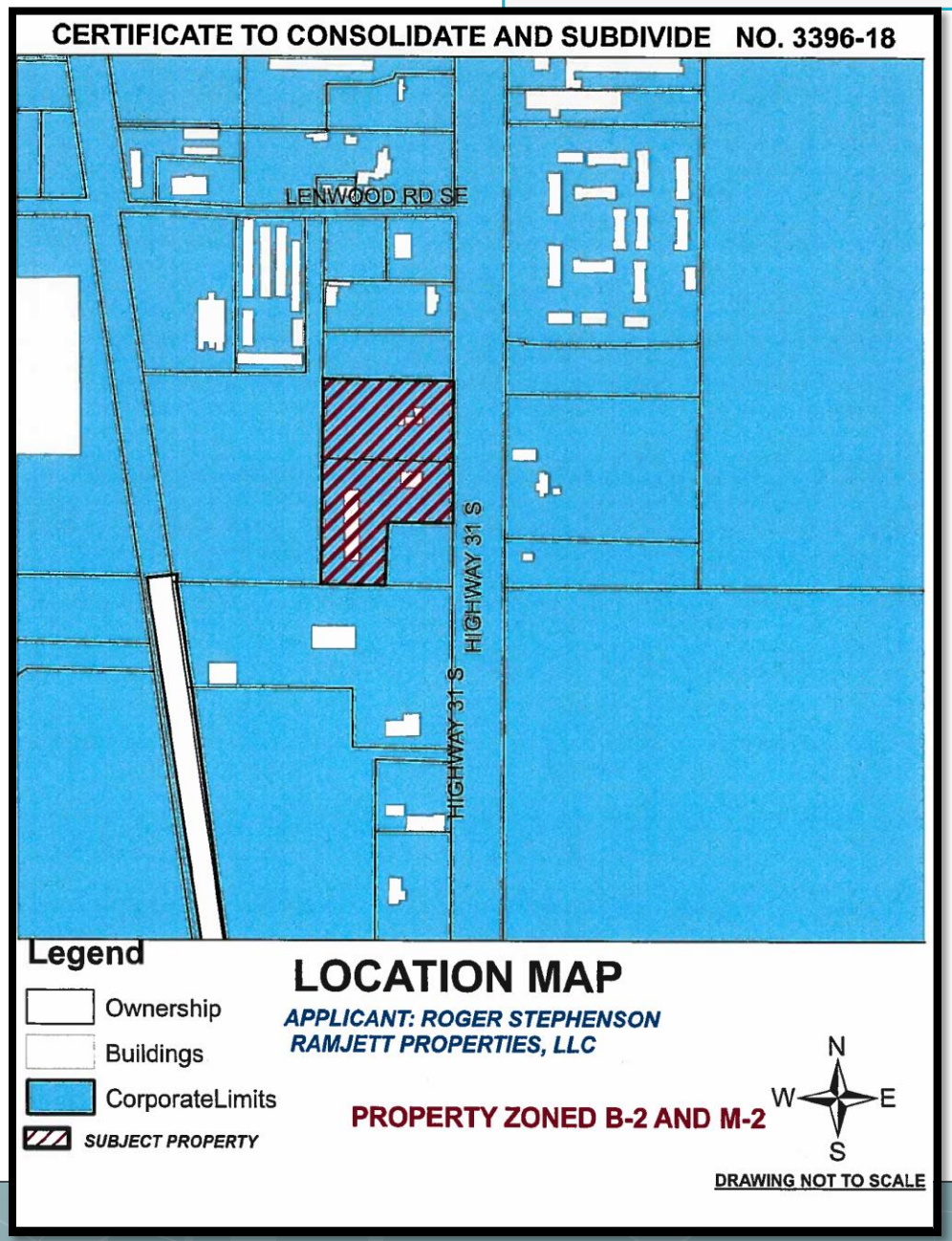


CERTIFICATE TO SUBDIVIDE NO. 3394-18

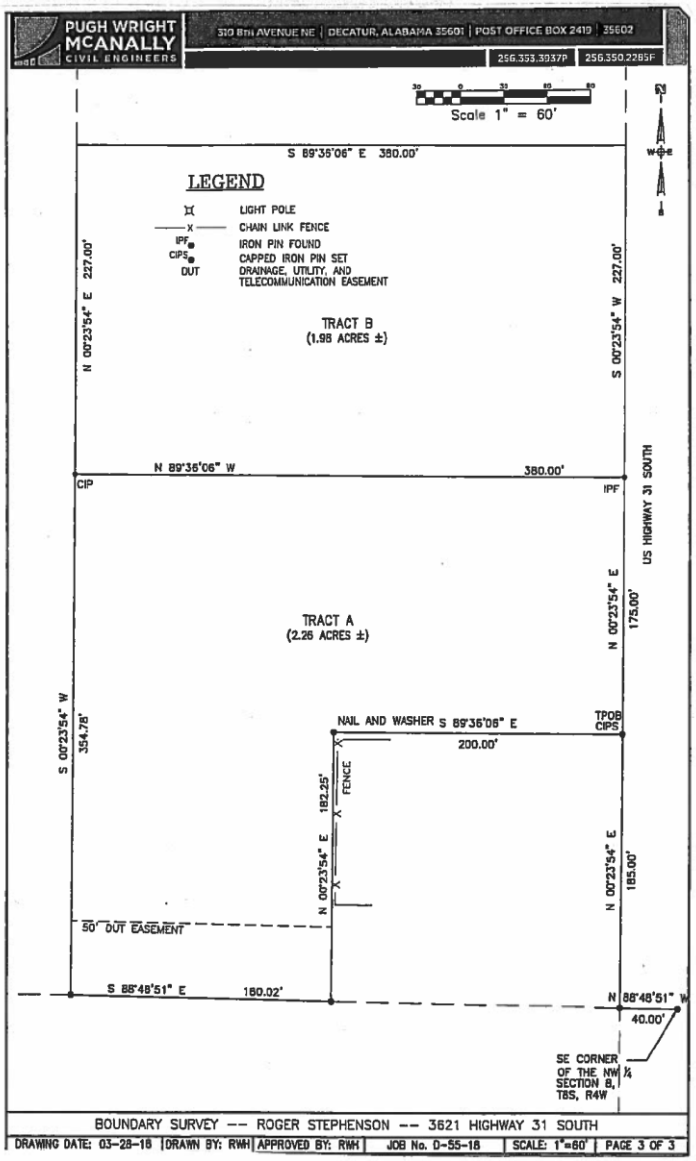


3394-18 Certificate to Subdivide

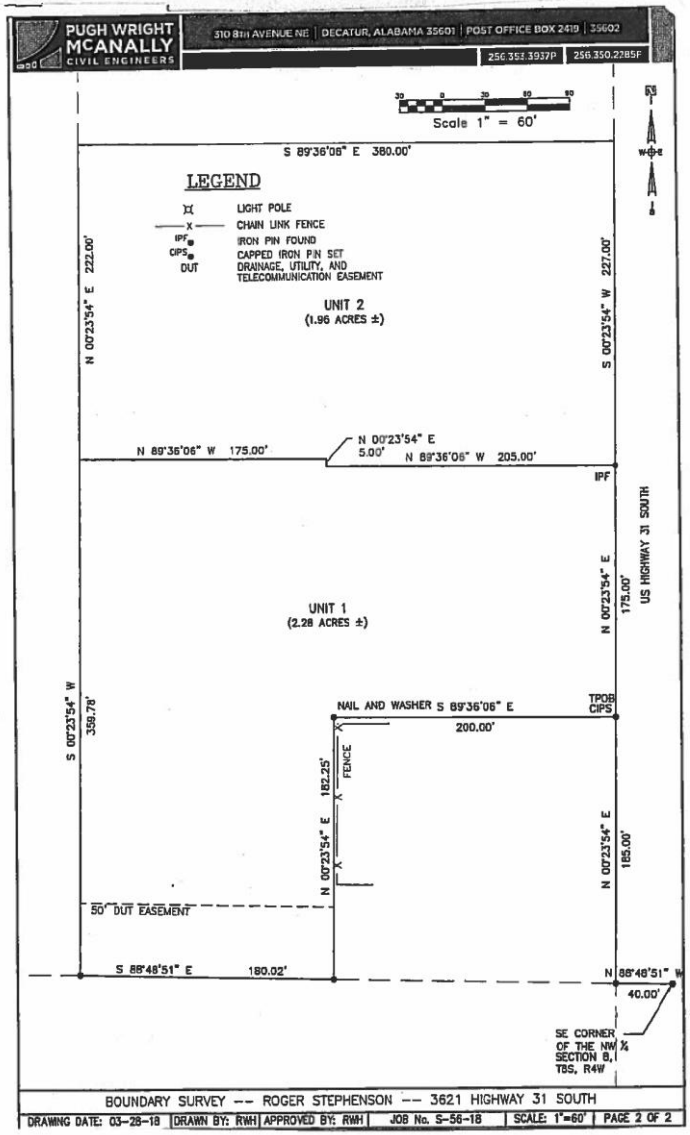
3394-18 Certificate to Subdivide


CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3396-18
LENWOOD RD SE
HIGHWAY 31 S
HIGHWAY 31 S
Legend
Ownership
Buildings
CorporateLimits
SUBJECT PROPERTY
LOCATION MAP
APPLICANT: ROGER STEPHENSON
RAMJETT PROPERTIES, LLC
PROPERTY ZONED B-2 AND M-2
N
W
E
S
DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3396-18



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3396-18



3396-18 Certificate to Consolidate and Subdivide

3396-18 Certificate to Consolidate and Subdivide

CERTIFICATE TO SUBDIVIDE NO. 3397-18

Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

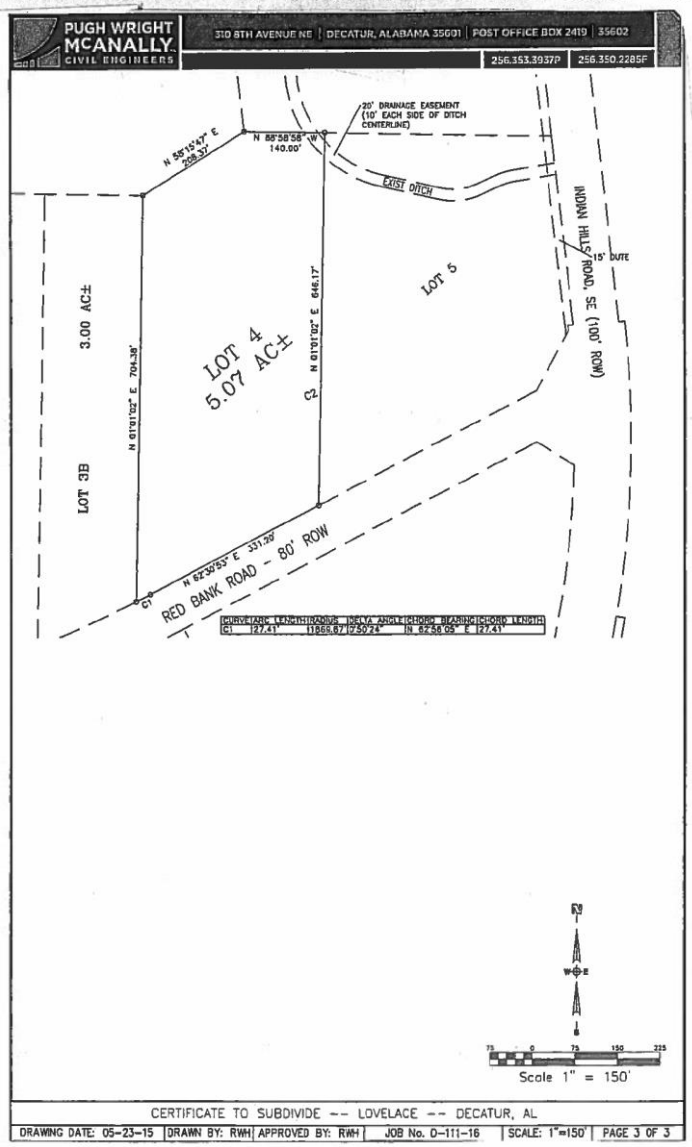
APPLICANT: JOHN LOVELACE

PROPERTY ZONED R-1E

N
W E
S

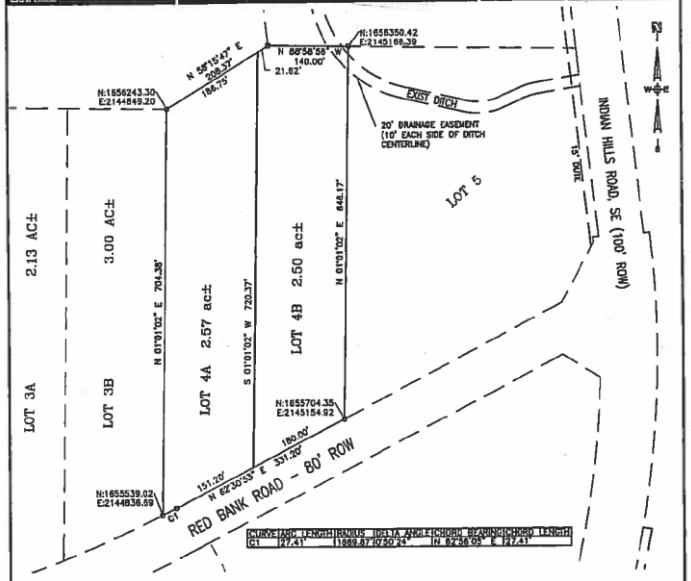
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3397-18



CERTIFICATE TO SUBDIVIDE NO. 3397-18

PUGH WRIGHT McANALLY CIVIL ENGINEERS | 310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602 | 256.353.3037P | 256.350.2285F



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	1989.87'	0°50'24"	N 62°56'05" E	27.41'

GENERAL NOTES

1. NORTH REFERENCE IS PLAT BEARING FROM BURNINGTREE VALLEY SUBDIVISION ADDITION No. 5 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: M.B. 2014 PG 8
4. PROPERTY IS LOCATED ON THE NORTH SIDE OF RED BANK ROAD SE, DECATUR, AL 35601
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.

LEGEND

DUTE — DRAINAGE, UTILITY & TELECOMMUNICATIONS EASEMENT

75 0 75 150 225

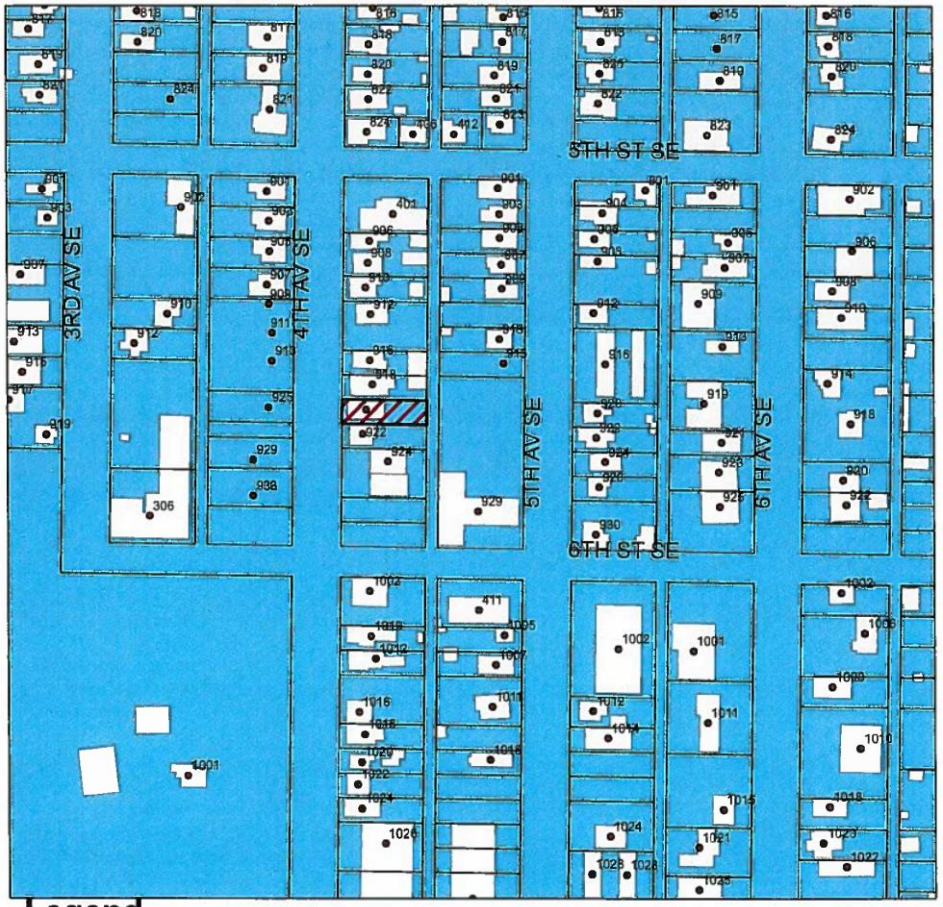
Scale 1" = 150'

BOUNDARY SURVEY -- LOVELACE -- DECATUR, AL

DRAWING DATE: 03-26-18	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-112-16	SCALE: 1"=150'	PAGE 2 OF 2

3397-18 Certificate to Subdivide

SITE PLAN NO. 572-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT:DAVID HIGDON DASI. LLC

PROPERTY ZONED RD

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W E
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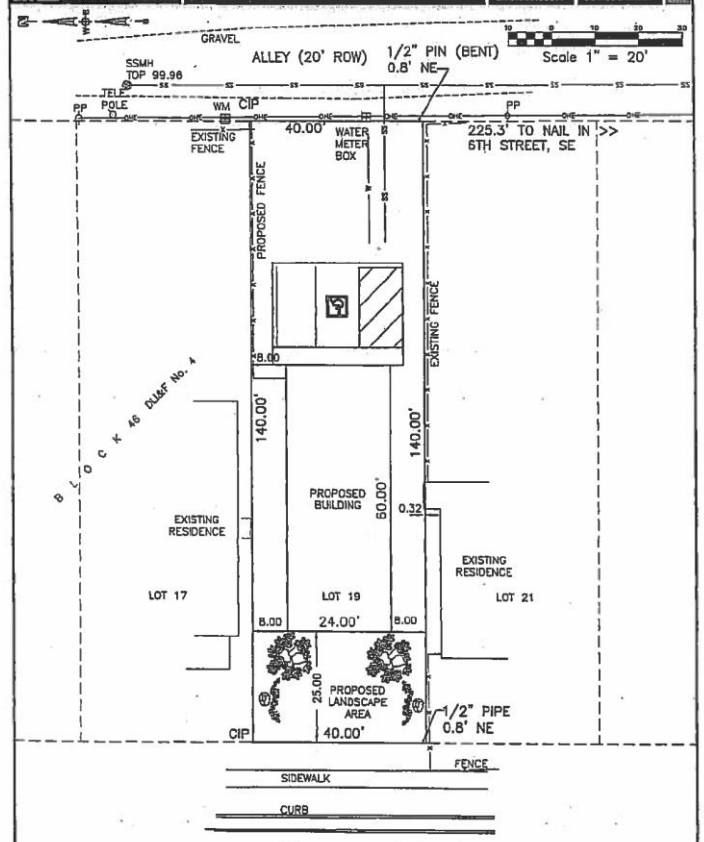
DRAWING NOT TO SCALE

SITE PLAN NO. 572-18

PUGH WRIGHT McANALLY CIVIL ENGINEERS | 310 6TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602 | 256.353.3037P | 256.350.2285F



GENERAL NOTES

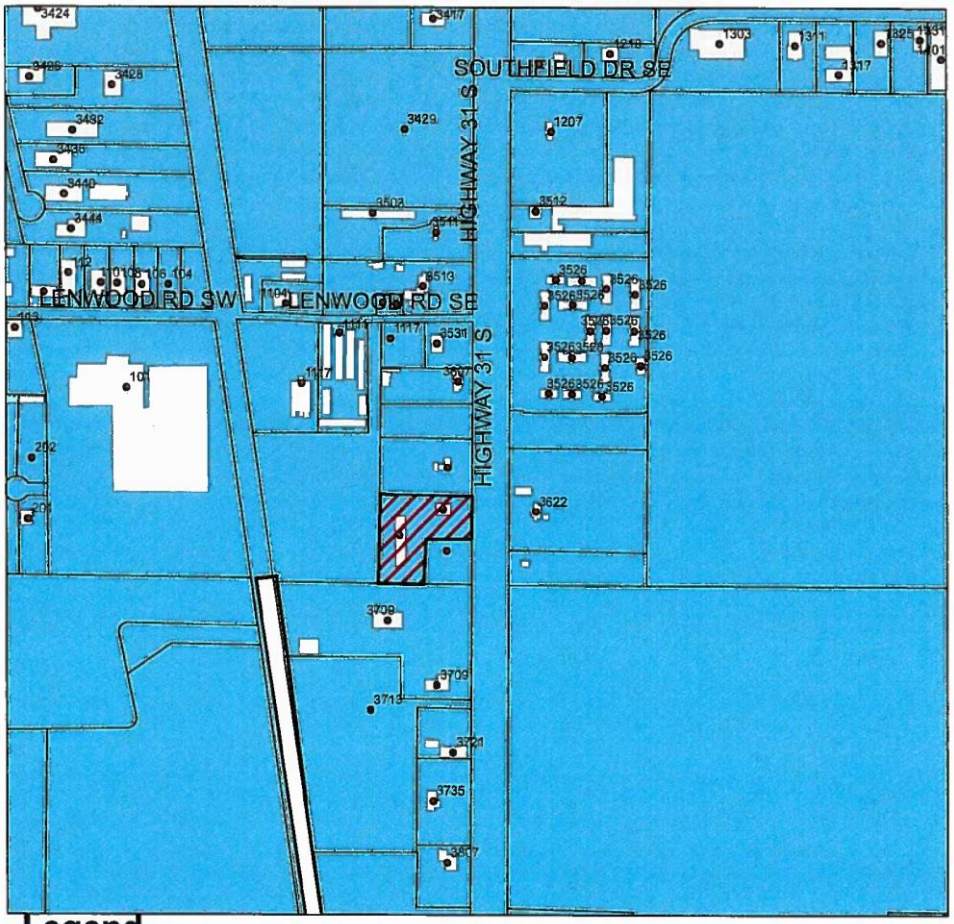
1. NORTH REFERENCE IS BASE BEARING FROM PLAT AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: M.B. 1, PG 20
4. PROPERTY ADDRESS IS 920 4th AVENUE SE, DECATUR, AL 35601
5. NO ENCROACHMENTS WERE 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 MARCH 2018.

PROPOSED PLOT PLAN -- DAVID HIGDON -- 920 4TH AVENUE, SE, DECATUR, AL

DRAWING DATE: 03-13-18	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. PPP-39-18	SCALE: 1"=20'	PAGE 2 OF 2

Site Plan Review # 572-18

SITE PLAN NO. 573-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT:RAMJETT PROPERTIES, LLC

PROPERTY ZONED B-2 AND M-2

N
W E
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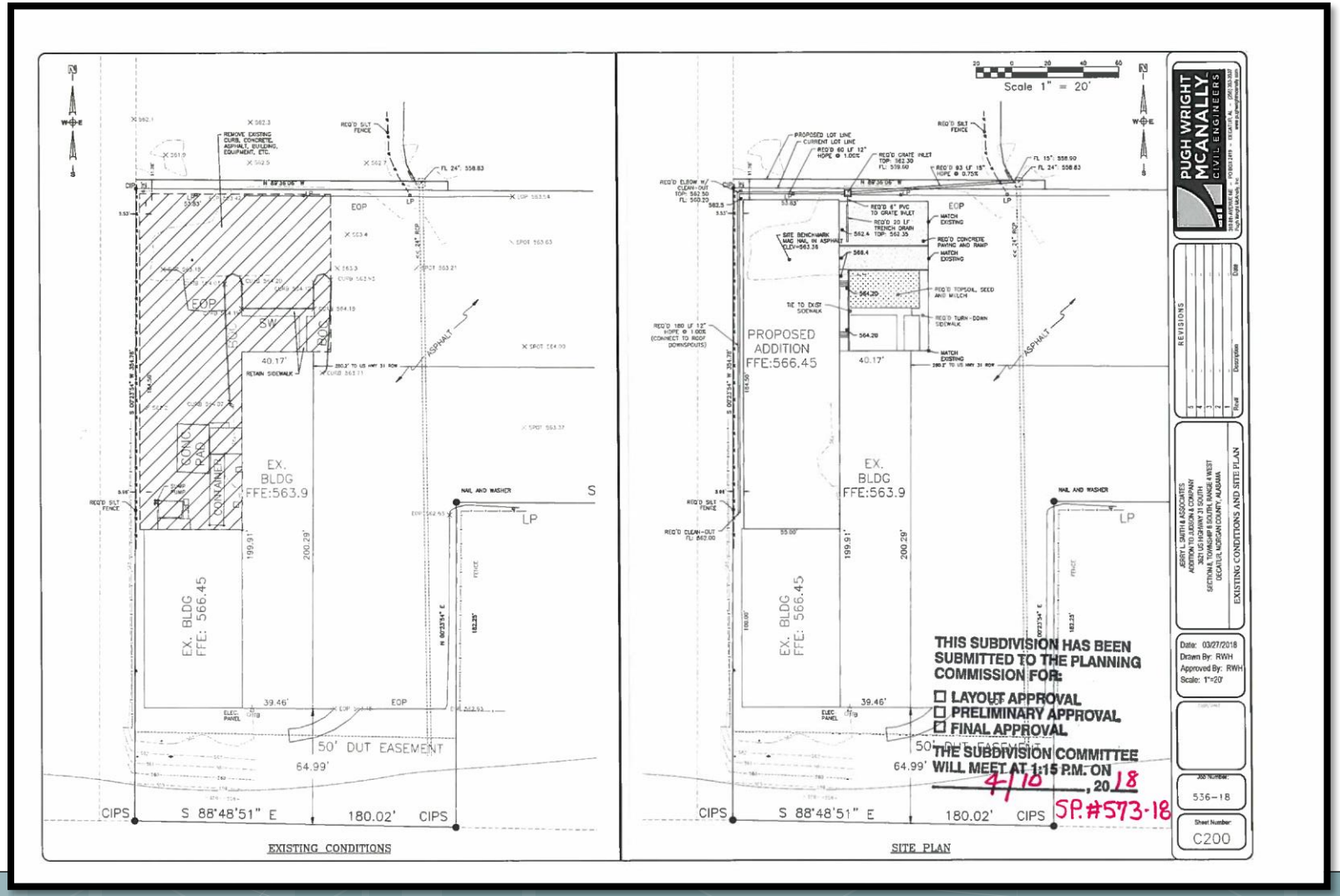
DRAWING NOT TO SCALE

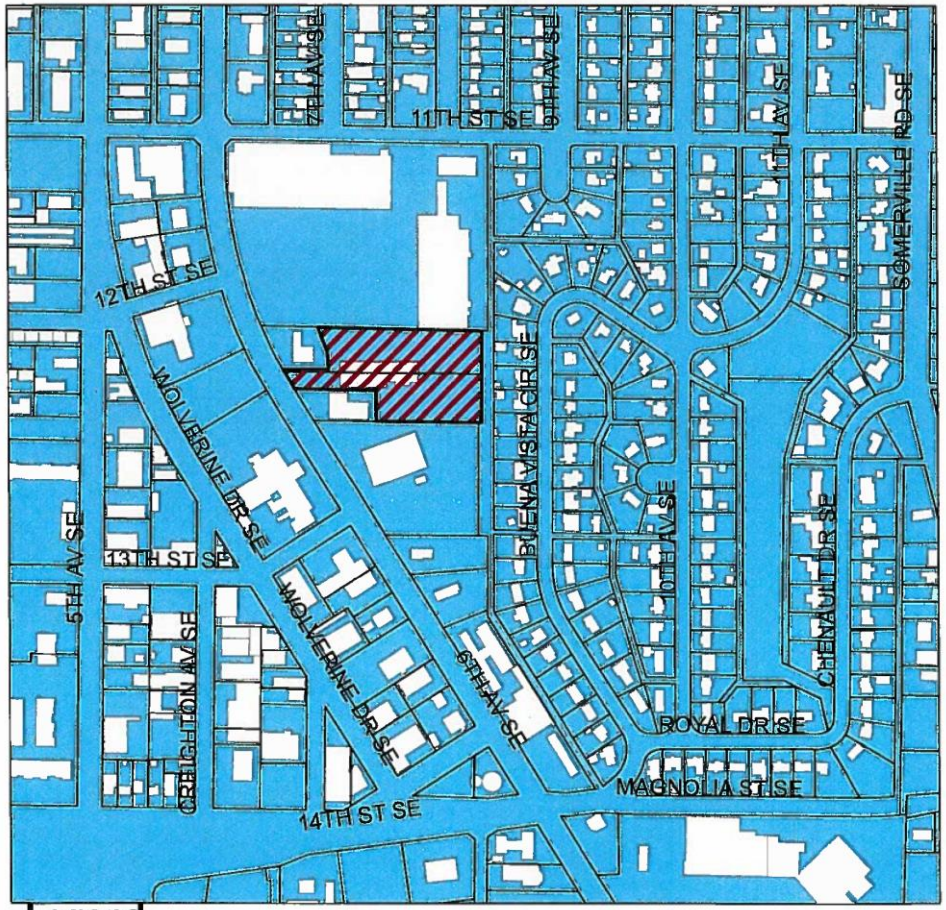
Site Plan 573-18



Site Plan Review #573-18

Site Plan Review #573-18

SITE PLAN NO. 574-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

APPLICANT:CORNERSTONE FURNITURE

PROPERTY ZONED RD-2

N
W E
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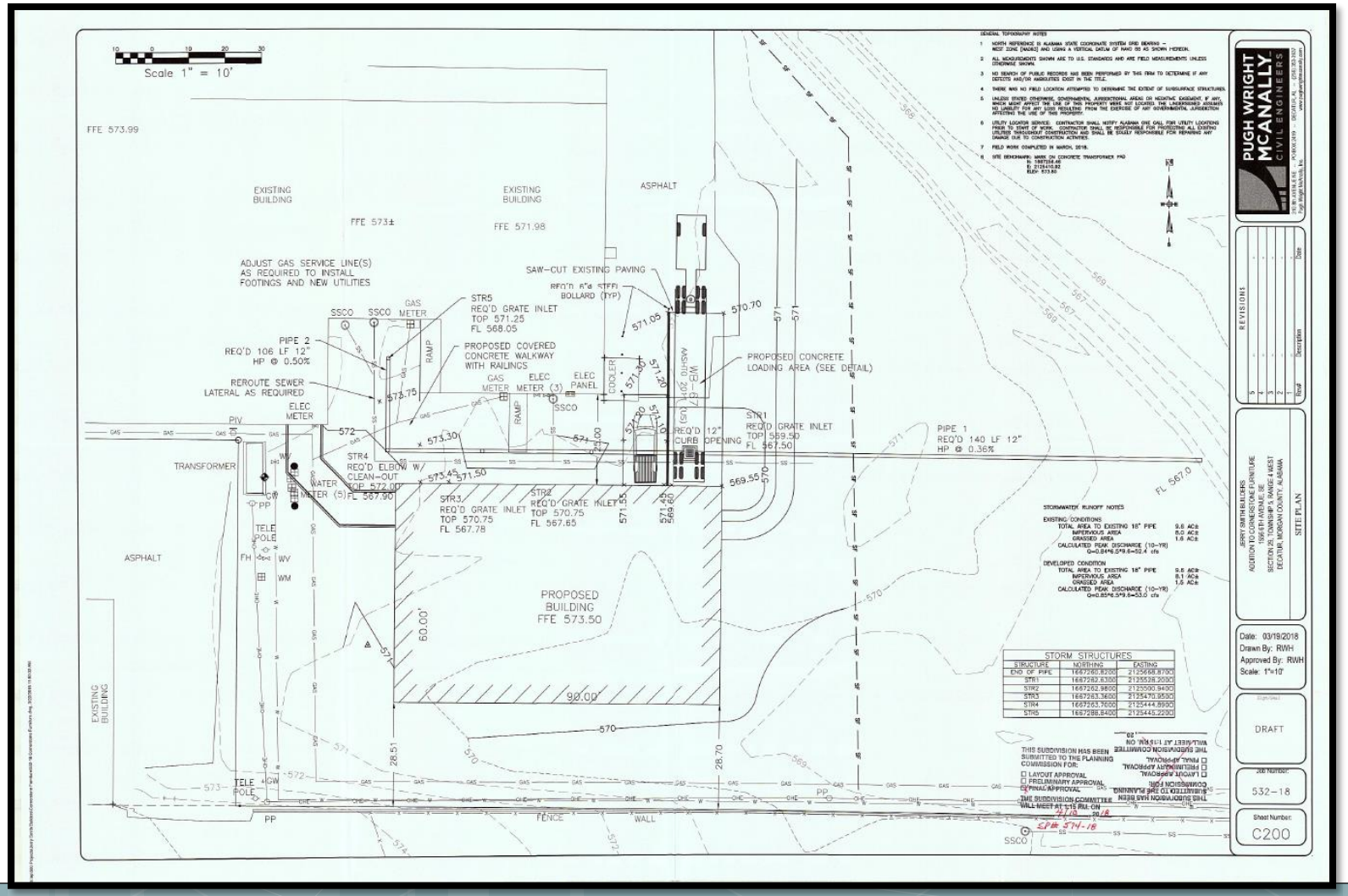
DRAWING NOT TO SCALE

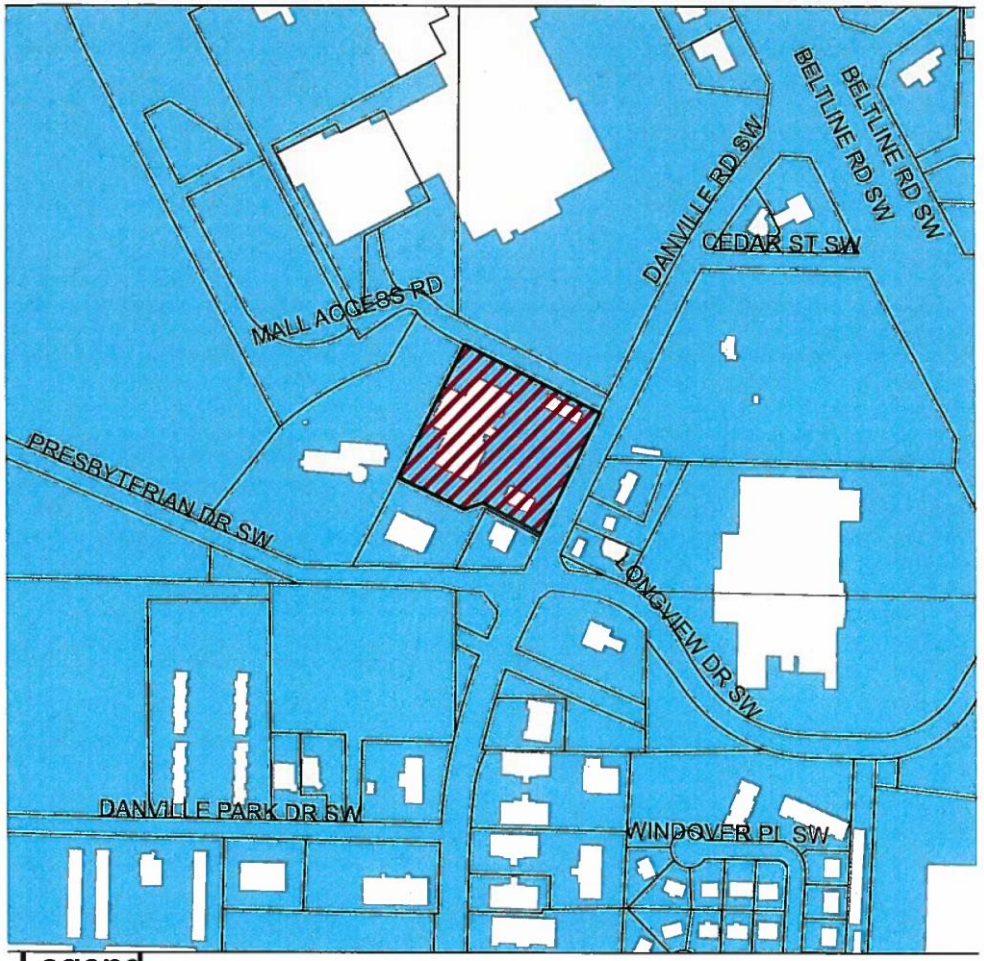
Site Plan 574-18



Site Plan #574-18

Site Plan #574-18

CERTIFICATE TO SUBDIVIDE NO. 3398-18



Legend

- Ownership
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

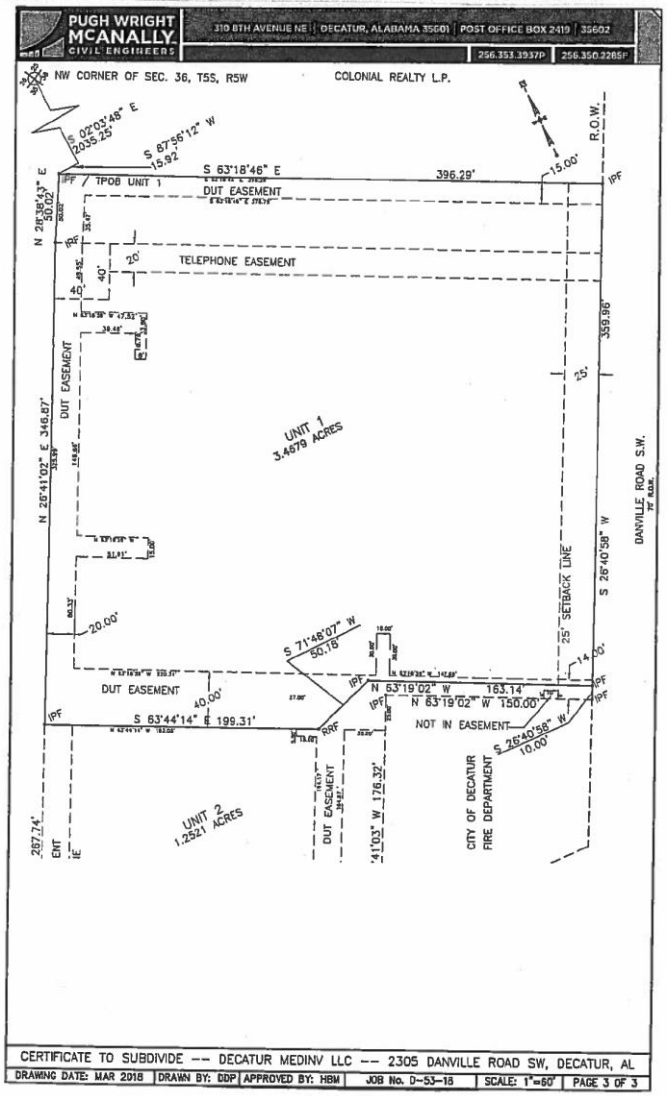
APPLICANT: DECATUR MEDINV, LLC

PROPERTY ZONED B-2

N
W E
S

DRAWING NOT TO SCALE

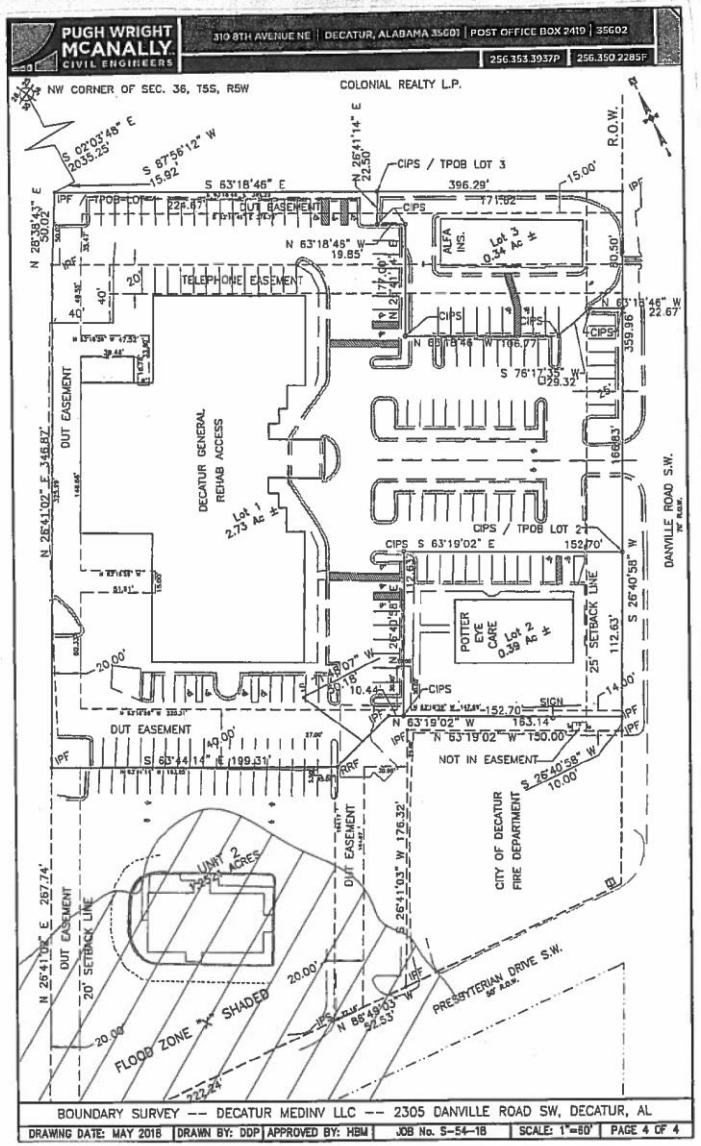
CERTIFICATE TO SUBDIVIDE NO. 3398-18



CERTIFICATE TO SUBDIVIDE -- DECATUR MEDINV LLC -- 2305 DANVILLE ROAD SW, DECATUR, AL

DRAWING DATE: MAR 2018	DRAWN BY: GDP	APPROVED BY: HBM	JOB No. D-53-18	SCALE: 1"=60'	PAGE 3 OF 3

CERTIFICATE TO SUBDIVIDE NO. 3398-18



3398-18 Certificate to Subdivide

3398-18 Certificate to Subdivide