

CERTIFICATION OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY DECATUR UTILITIES, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2020.

Approval Applies To: _____
 By: _____
 AUTHORIZED REPRESENTATIVE
 Decatur Utilities



CERTIFICATION OF RECORDING

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD ON THIS _____ DAY OF _____, 2020 AT _____ O'CLOCK _____ M. AND RECORDED IN PLAT BOOK NUMBER _____, PAGE NUMBER _____ IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

Probate Judge
 Morgan County, Alabama

CERTIFICATION OF APPROVAL OF DECATUR CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR OF THE COUNTY OF MORGAN, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2020.

BY: _____
 DECATUR CITY ENGINEER

CERTIFICATION OF OWNERSHIP AND DEDICATION

P & C REAL ESTATE DEVELOPMENT, LLC, BY ITS DULY AUTHORIZED MANAGER, SUSAN TRIVITT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY SHOWN AND PLATTED HEREON, AND HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC SPACE AS NOTED TO THE PUBLIC ON THIS _____ DAY OF _____, 2020.

P & C REAL ESTATE DEVELOPMENT, LLC

BY: _____
 SUSAN TRIVITT
 ITS MANAGER

STATE OF ALABAMA
 MORGAN COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT SUSAN TRIVITT, WHOSE NAME AS MANAGER OF P & C REAL ESTATE DEVELOPMENT, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE, AS SUCH MANAGER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID P & C REAL ESTATE DEVELOPMENT, LLC ON THE DAY SAME BEARS

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

Notary Public

CERTIFICATION OF SURVEYOR

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF MANOR PARK SUBDIVISION - PHASE 2, LYING AND BEING IN MORGAN COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS AND CERTIFY THAT ALL THE PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA:

BEGINNING AT THE NE CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST, THENCE N86°30'33" W, 688.83 FEET, THENCE S 01° 10' 18" W FOR A DISTANCE OF 338.43' TO THE NE CORNER OF LOT 17 ACCORDING TO THE MAP OF SURVEY OF MANOR PARK AS RECORDED IN PLAT BOOK 2008 AT PAGE 10 IN THE OFFICE OF THE JUDGE OF PROBATE, MORGAN COUNTY, ALABAMA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 88° 48' 41" E FOR A DISTANCE OF 454.98' TO THE WEST MARGIN OF APLEY WAY SW (50' ROW).
 THENCE S 88° 16' 04" E FOR A DISTANCE OF 80.00' TO THE EAST MARGIN OF APLEY WAY SW (50' ROW).
 THENCE ALONG SAID ROW, S 00° 43' 08" W FOR A DISTANCE OF 38.11'.
 THENCE S 88° 48' 41" E FOR A DISTANCE OF 142.31' TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 58' 38.5", HAVING A RADIUS OF 30.00', AND WHOSE LONG CHORD BEARS S 38° 01' 14" E FOR A DISTANCE OF 21.72' TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE S 00° 47' 38" W A DISTANCE OF 283.82'.
 THENCE N 88° 48' 41" W FOR A DISTANCE OF 881.70' TO THE SOUTHEAST CORNER OF LOT 16 OF MANOR PARK SUBDIVISION PG 2008, PG 10.
 THENCE N 01° 10' 18" E, ALONG THE EAST LINE OF SAID LOT 16, FOR A DISTANCE OF 140.00' TO SOUTH MARGIN OF APLEY WAY SW (50' ROW).
 THENCE N 01° 10' 18" E FOR A DISTANCE OF 80.00' TO NORTH MARGIN OF APLEY WAY SW (50' ROW).
 THENCE N 88° 48' 41" W FOR A DISTANCE OF 2.00' ALONG SAID ROW TO THE SOUTHEAST CORNER OF LOT 17 OF MANOR PARK SUBDIVISION PG 2008, PG 10.
 THENCE N 01° 10' 18" E, ALONG SAID SOUTH LINE OF LOT 17, FOR A DISTANCE OF 147.72' TO THE POINT OF BEGINNING CONTAINING 4.88 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY IS DIVIDED, GIVING THE LENGTH AND BEARING OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUND AND SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY. WITNESS MY HAND THIS THE _____ DAY OF _____, 2020.

RICHARD W. HUMPHREY, PE/PLS
 ALABAMA REGISTRATION 22738

BASELINE
 N 88°39'3" W
 688.83'

CERTIFICATION OF APPROVAL OF THE DECATUR CITY PLANNING COMMISSION

THE WITHIN PLAT OF MANOR PARK SUBDIVISION, DECATUR, MORGAN COUNTY, ALABAMA IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2020.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

BY: _____
 OFFICER OF THE PLANNING COMMISSION

CERTIFICATION OF APPROVAL BY JOE WHEELER EMC

THE UNDERSIGNED, AS AUTHORIZED BY JOE WHEELER ELECTRIC MEMBERSHIP CORPORATION, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2020.

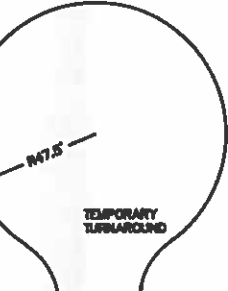
BY: _____
 AUTHORIZED REPRESENTATIVE
 JOE WHEELER EMC

P & C REAL ESTATE DEVELOPMENT, LLC
 3407 HATFIELD COVE SW
 DECATUR, AL 35603
 (MANOR PARK SUBDIVISION PHASE 3 - FUTURE DEVELOPMENT)

LOT 17 - MANOR PARK SUBDIVISION - PG. 2008, PG. 10
 CLUTE BLANDIN RD
 2243 EAST UPPER RIVER ROAD
 DECATUR, AL 35603

LOT 16 - MANOR PARK SUBDIVISION - PG. 2008, PG. 10
 CLUTE BLANDIN RD
 2243 EAST UPPER RIVER ROAD
 DECATUR, AL 35603

LONMAN, TRAVIS ALLAN
 2801 SANDLIN ROAD SW STE 'A'
 DECATUR, AL 34001
 D.B. - 2014
 P.G. - 8833



COMMON AREA AND
 DUT EASEMENT

A PORTION OF THE SUBJECT PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA ZONE 'AE' AS SHOWN ON F.I.R.M./F.E.M.A. MAP NO.01103 C 0089F, DATED AUG. 18, 2018. SFE = 263.60.

R-3 ZONING SETBACK REQUIREMENTS
 FRONT SETBACK = 30'
 REAR SETBACK = 35'
 SIDE SETBACK = 5' & 8'
 UTILITY ESMY = 15'

RICHARD W. HUMPHREY, PC
 PROFESSIONAL ENGINEERING & LAND SURVEYING
 401 GRANT ST. SE
 DECATUR, ALABAMA 35603

MANOR PARK
 SUBDIVISION - PHASE
 2
 DEVELOPER:
 P&C REAL ESTATE
 DEVELOPMENT, LLC
 3407 HATFIELD
 COVE SW
 DECATUR, AL 35603

No.	Revision	Date

PRELIM PLAT
 SHEET 1 OF 1
 JOB NO:
 DATE: FEBRUARY 27, 2020
 DRAWN: PCB
 CHECKED: RWH
 CAD FILE: PLAT.DWG

PRELIM.

PBI: 266.227.1094