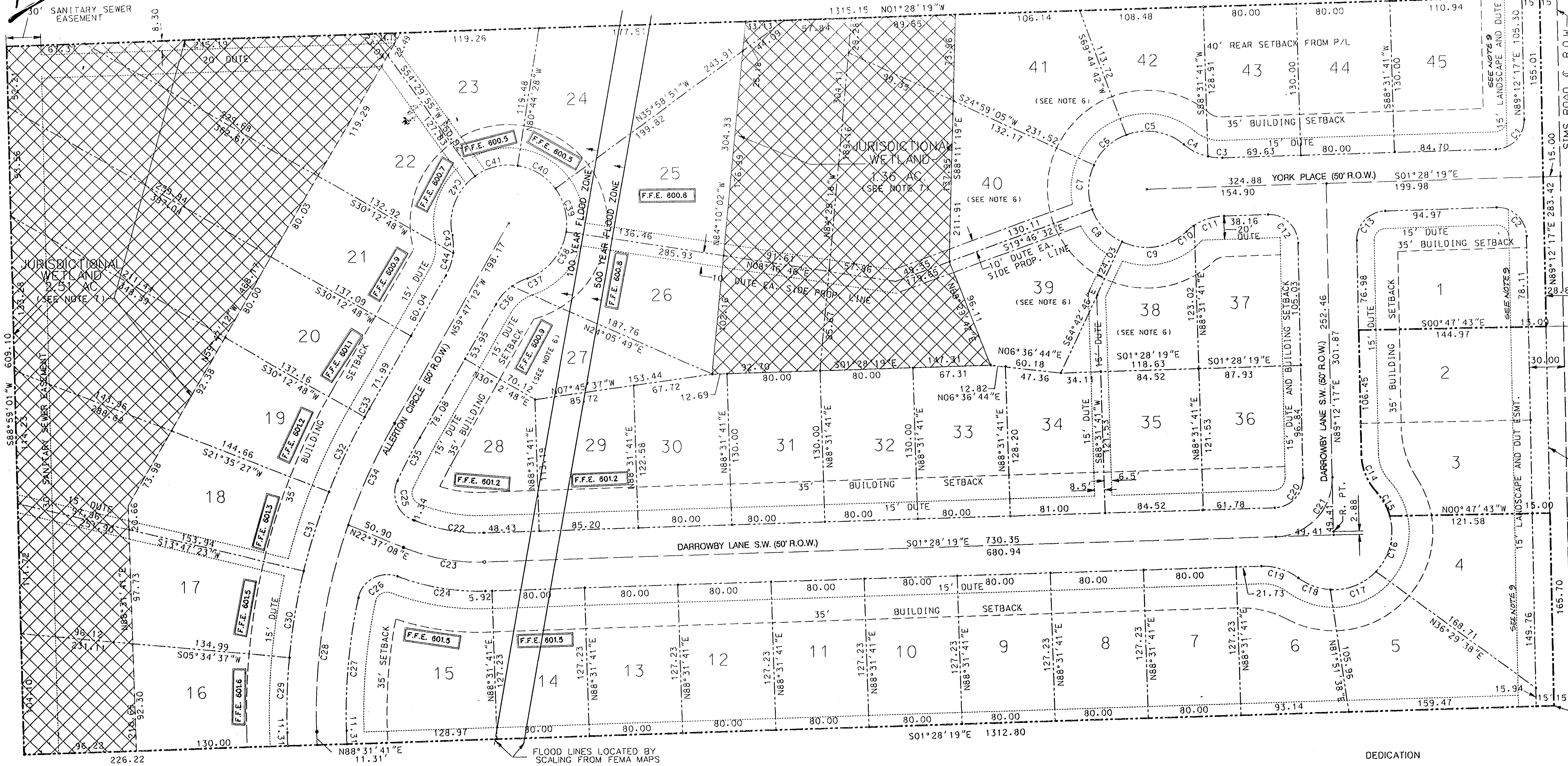
10

13



NORTH
SCALE: 1"=50'

SURVEYOR'S CERTIFICATE AND CERTIFICATE OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF MORGAN

I, CHARLES MIKE FRANKLIN, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF PHILIP TRIVITT, A PROPRIETOR, SITUATED IN DECATUR, ALABAMA, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 5 WEST, HUNTSVILLE MERIDIAN, MORGAN COUNTY, ALABAMA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF SIMS ROAD THAT IS SOUTH 89 DEGREES 00 MINUTES 35 SECONDS WEST 1398.20 FEET AND SOUTH 01 DEGREE 28 MINUTES 19 SECONDS EAST 10.24 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27.

THEN LEAVING SAID RIGHT OF WAY SOUTH 01 DEGREE 28 MINUTES 19 SECONDS EAST A DISTANCE OF 1312.80 FEET TO A POINT.

THEN SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 609.10 FEET TO A POINT.

THEN NORTH 01 DEGREE 28 MINUTES 19 SECONDS WEST A DISTANCE OF 1315.15 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF SIMS ROAD.

THEN ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 283.42 FEET TO A POINT.

THEN SOUTH 00 DEGREES 47 MINUTES 43 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT NO. 2 OF THE YORK PLACE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 87 IN THE OFFICE OF THE JUDGE OF PROBATE, MORGAN COUNTY, ALABAMA

THEN CONTINUE SOUTH 00 DEGREES 47 MINUTES 43 SECONDS EAST ALONG THE WEST BOUNDARY OF LOT 2 OF SAID SUBDIVISION A DISTANCE OF 144.97 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF DARROWBY LANE S.W.

THEN ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 12 MINUTES 17 SECONDS EAST ALONG THE SOUTH BOUNDARY OF LOTS 2 & 3 OF SAID SUBDIVISION A DISTANCE OF 106.45 FEET TO A POINT

THEN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CHORD BEARING OF NORTH 68 DEGREES 30 MINUTES EAST A CHORD DISTANCE OF 35.36 FEET TO A POINT

THEN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CHORD BEARING OF NORTH 61 DEGREES 12 MINUTES 13 SECONDS EAST A CHORD DISTANCE OF 23.19 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION

THEN NORTH 00 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE EAST BOUNDARY OF LOT 3 OF SAID SUBDIVISION A DISTANCE OF 121.59 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION.

THEN CONTINUE NORTH 00 DEGREES 47 MINUTES 43 SECONDS WEST A DISTANCE OF 136.58 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF SIMS ROAD

THEN ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 165.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.80 ACRES MORE OR LESS AND BEING SUBJECT TO A 30 FT. WIDE SANITARY SEWER EASEMENT ALONG THE SOUTH BOUNDARY AS DESCRIBED IN DEED BOOK 941, PAGE 457 IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING STREETS, ALLEYS, AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT THE PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN. WITNESS MY HAND THIS THE 11 DAY OF June, 1996.

CHARLES MIKE FRANKLIN, R.L.S.
AL. REG. NO. 18980

NOTES:

1. D.U.T.E. IS DRAINAGE, UTILITY, AND TELECOMMUNICATIONS EASEMENT
2. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOOD HAZARD ZONE AND WOULD BE INNUNDATED BY THE 100 YR FLOOD
3. THIS PLAT MEETS THE MIMIMUM TECHNICAL STANDARD REQUIREMENTS FOR LAND SURVEYING IN THE STATE OF ALABAMA AS ADOPTED BY THE ALABAMA SOCIETY OF PROFESSIONAL LAND SURVEYORS.
4. THIS PLAT CONTAINS 18.37 ACRES, MORE OR LESS.
5. F.F.E. 600.0 INDICATES MINIMUM ALLOWABLE FINISHED FLOOR ELEVATION OF 600.0 FEET M.S.L.
6. BENCH MARK (RAILROAD SPIKE IN SIMS ROAD, ELEV. 607.74.)
7. THIS LAND IS JURISDICTIONAL WETLAND PERSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ANY FILL OR DRAINAGE OR DISTURBANCE OF SOILS IS PROHIBITED UNDER CURRENT REGULATIONS UNLESS A PERMIT IS OBTAINED FROM THE U. S. ARMY CORPS OF ENGINEERS.
8. 20' DUTE ADJACIENT TO LOTS 22,23,25,26,39,40,46&47 SHALL REMAIN ACCESSABLE TO THE CITY OF DECATUR FOR MAINTENANCE PURPOSES (i.e. NO STRUCTURES WITHIN EASEMENT)
9. NO DRIVEWAY ACCESS TO SIMS ROAD FROM LOTS 1, 4, & 45.

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH. BRG.
1	25.00	89° 19'24"	38.97	24.71	35.15	N46° 08'01"W
2	25.00	90° 40'36"	39.57	25.30	35.56	S43° 51'59"W
3	50.00	11° 58'28"	10.45	5.24	10.43	N04° 30'55"E
4	50.00	29° 26'06"	25.69	13.13	25.41	N25° 13'13"E
5	50.00	60° 11'33"	52.53	28.98	50.15	S09° 50'29"W
6	50.00	44° 45'37"	39.06	20.59	38.07	S42° 38'06"E
7	50.00	44° 45'37"	39.06	20.59	38.07	S87° 23'43"E
8	50.00	44° 45'37"	39.06	20.59	38.07	N47° 50'40"E
9	50.00	68° 20'45"	59.64	33.95	56.17	N08° 42'31"W
10	50.00	10° 04'02"	8.79	4.40	8.77	S37° 50'53E
11	50.00	31° 20'33"	27.35	14.03	27.01	S17° 08'35"E
12	25.00	90° 40'36"	39.57	25.30	35.56	S43° 51'59"W
13	25.00	89° 19'24"	38.97	24.71	35.15	S46° 08'01"E
14	50.00	41° 24'35"	36.14	18.90	35.36	N68° 30'00"E
15	50.00	26° 49'01"	23.40	11.92	23.19	S61° 12'13"W
16	50.00	58° 57'15"	51.45	28.26	49.21	N75° 54'39"W
17	50.00	49° 07'14"	42.87	22.85	41.57	N21° 52'24"W
18	50.00	34° 41'26"	30.27	15.62	29.81	N20° 01'56"E
19	50.00	38° 50'58"	33.90	17.63	33.26	S17° 57'10"W
20	25.00	89° 19'24"	38.97	24.71	35.15	N46° 08'01"W
21	50.00	89° 19'24"	77.95	49.41	70.29	N46° 08'01"W
22	145.00	24° 05'27"	60.97	30.94	60.52	N10° 34'25"E

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH. BRG.
23	170.00	24° 05'27"	71.48	36.28	70.95	N10° 34'24"E
24	195.00	22° 42'05"	77.26	39.14	76.76	N09° 52'43"E
25	25.00	92° 34'11"	40.39	26.15	36.14	N68° 54'13"E
26	25.00	98° 49'12"	43.12	29.18	37.97	S28° 10'50"E
27	475.00	13° 52'53"	115.08	57.82	114.80	S84° 31'52"E
28	500.00	20° 40'16"	180.39	91.19	179.41	S81° 08'11"E
29	525.00	07° 02'56"	64.59	32.34	64.55	S87° 56'51"E
30	525.00	08° 12'46"	75.25	37.69	75.19	S80° 19'00"E
31	525.00	07° 48'04"	71.48	35.80	71.43	S72° 18'35"E
32	525.00	07° 44'52"	70.99	35.55	70.94	S64° 32'07"E
33	525.00	00° 52'28"	8.01	4.01	8.01	S60° 13'26"E
34	500.00	11° 00'51"	96.12	48.21	95.97	S65° 17'37"E
35	475.00	05° 01'29"	41.66	20.84	41.64	S62° 17'57"E
36	50.00	24° 09'03"	21.08	10.70	20.92	S47° 42'40"E
37	50.00	17° 15'31"	15.06	7.59	15.00	S27° 00'23"E
38	50.00	61° 52'48"	54.00	29.97	51.41	N49° 19'02"W
39	50.00	45° 43'25"	39.90	21.08	38.85	S76° 52'52"W
40	50.00	44° 45'37"	39.06	20.59	38.07	S31° 38'21"W
41	50.00	44° 45'37"	39.06	20.59	38.07	S13° 07'16"E
42	50.00	65° 41'42"	57.33	32.28	54.24	S68° 20'56"E
43	50.00	17° 50'21"	15.57	7.85	15.50	S87° 43'24"W
44	50.00	23° 34'14"	20.57	10.43	20.42	N71° 34'19"W

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITY

The undersigned, as authorized by JOE WHEELER ELECTRIC COOPERATIVE hereby approves the within plat for the recording of same in the office of the Judge of Probate of Morgan County, Alabama, this the 30th day of May, 1996.

Authorized Representative, JOE WHEELER ELECTRIC COOPERATIVE

CERTIFICATE OF APPROVAL BY THE GAS, WATER AND WASTE WATER DEPARTMENT

The undersigned, as authorized by the Gas, Water and Sewage Department of the City of Decatur, Alabama, hereby approves the within plat for the recording of the same in probate office of Morgan County Alabama, this the 20th day of May, 1996.

Gas, Water and Waste Water Department
City of Decatur, Alabama

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned, as City Engineer of the City of Decatur, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Morgan County, Alabama, this the 20th day of May, 1996

City Engineer, City of Decatur, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of YORK PLACE, Morgan County, Alabama, is hereby approved by the Planning commission of the City of Decatur, Alabama, this 14th day of June, 1996.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

Officer

DEDICATION

I, SUSAN TRIVITT, as President of LITRIV Development Inc., 3630 Central Avenue, SW, Decatur, Alabama 35603, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as YORK PLACE, a part of Section 27, T5S, R5W, Morgan County, Alabama, and that the streets as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Witness

SUSAN TRIVITT, President

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF MORGAN

I, Joyce Kirk Brown, a Notary Public in and for said County, in said State, hereby certify that SUSAN TRIVITT, whose name as President, of the LITRIV Development Inc., 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, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 20th day of May, 1996.

Notary Public

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
MORGAN COUNTY

I hereby certify that this Plat or Map was filed in this office for record this the 19th day of June, 1996 at 3:15 o'clock P M, and recorded in Book 10 of Plats and Maps, Page 13.
Recording $28.50 paid.

Judge of Probate

DEVELOPER
LITRIV DEVELOPMENT
3630 CENTRAL AVENUE
DECATUR, ALABAMA 35603
TEL (205) 350-9763

YORK PLACE A RESIDENTIAL SUBDIVISION SIMMS ROAD, DECATUR, ALABAMA		
SCALE: 1"=50'	CAD NAME: TRIVPREL.DGN	DRAWN BY: THL
DATE: 2/13/96	FILE: F-R8	REVISED:
MID-SOUTH TESTING, INC. 2220 BELTLINE ROAD, S.W. DECATUR, ALABAMA 35601		
REPLAT OF LOT 11 AND LOTS 4-45 OF THE YORK PLACE SUBDIVISION		DRAWING NUMBER