

Agenda Planning Commission

City of Decatur, AL

October 22, 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 September 17, 2013

3. CONSENT APPROVALS

CERTIFICATES

A. 3222-13	Certificate to Consolidate (South of Burningtrees Mountain Road and west side of Ivydale SE)	1/5-6
A. 3223-13	Certificate to Consolidate & Subdivide (South of Upper River Road and west of Deere Road)	1/7-8
A. 3224-13	Certificate to Consolidate & Subdivide (North of Ben Poole Road and west of Ashmor Place SE)	1/9-11
A. 3225-13	Certificate to Subdivide & Consolidate (North of Eddy Road and west side of Kirby Bridge Road)	2/13-14
A. 3226-13	Certificate to Subdivide (South of Crusher Road and east of Indian Hills Rd SE)	2/14-16
A. 3227-13	Certificate to Consolidate (South of 8 th St SE and east side of 14 th Avenue SE)	3/17-19
A. 3228-13	Certificate to Subdivide (North of Mud Tavern Road and west of George Russell Rd)	3/20-21

END CONSENT AGENDA

VACATION REQUEST

A. 479-13

(South of 8th St SE and east of 14th Avenue SE)

4/22

PLAT REVIEW

A. Beltline Waffle House – Minor Plat

(South of Jameson Place SW and west of Beltline Rd. SW3)

4/23

(see plat)

Minutes
Subdivision Committee
October 15, 2013

CONSENT AGENDA

Certificates

3222-13 Certificate to Consolidate

Applicant: Paul Barker/Janice Morgan

Zoning: AG-1, Agricultural

Owner: Same

Acreage: 4.97 acres

Request: Consolidate Lots 6 & 7 of the Bluffs of Burningtree into one tract of 4.97 acres

Location: South of Burningtree Mountain Road and west side of Ivydale SE

- Conds:
1. Payment of recording fees
 2. Provide letter from owners requesting consolidation

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

Recomm: Approval with stated conditions.

3223-13 Certificate to Consolidate and Subdivide

Applicant: Danny & Veda Dumas

Zoning: AG-1 & B-2

Owner: Same

Acreage: 32.33 acres

Request: Subdivide a 1.43 acre tract into two tracts of .79 and .64 acres, more or less, and consolidate the .64 acre tract with the existing Farm tract to make a new 31.43 acre tract

Location: South of Upper River Road and west of Deere Road

- Conds:
1. Verify/obtain septic tank approval for .79 acre tract
 2. Provide letter from owners requesting subdivision/consolidation
 3. Payment of recording fees
 4. Identify Upper River Road (80') and Deere Rd (60') ROW on survey

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

Recomm: Approval with stated conditions

3224-13 Certificate to Consolidate and Subdivide

Applicant: Jennifer Kirkland

Zoning: Outside Corporate Limits

Owner: Same

Acreage: 11.18 acres

Request: Consolidate 9.98 acres with 1.20 acres and subdivide into two tracts of 10.02 acres and 1.16 acres

Location: North of Ben Poole Road and west of Ashmor Place SE

- Conds:
1. Provide letter from owner requesting consolidation/subdivision
 2. Provide a stamped and sealed survey for recording
 3. Payment of recording fees
 4. Verify/obtain septic tank approval for Tract 2-B
 5. Provide copy of property deed showing ownership
 6. Amend legal description per County Engineer's comments
 7. Show existing easements on boundary
 8. Label ROW points for Ashmor Place
 9. Change property width for Tract 2-B to 30'
 10. Dedicate a 10' utility easement along the east property line (Joe Wheeler)

Pts of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***Note in body of Certificate that property cannot be further subdivided.***

Recomm: Approval with stated conditions

3225-13 Certificate to Subdivide and Consolidate

Applicant: Wesley Williams/James Williams/Emilie Boggess Zoning: Outside Corp Limits
Owner: Same Acreage: 9.99 acres

Request: Subdivide .66 acres from 8.99 acres and consolidate the .66 acres with an existing 1 acre tract to make two tracts of 1.66 acres and 8.33 acres

Location: North of Eddy Road and west side of Kirby Bridge Road

- Conds:
1. Provide letter from owners requesting subdivision/consolidation
 2. Provide copy of deeds showing ownership
 3. Provide correct Certificate to Subdivide (Extraterritorial)
 4. Payment of recording fees
 5. Verify/obtain septic tank approval for 1.66 acre tract
 6. Amend legal description errors per County Engineer's comments
 7. Amend survey and legal descriptions to show and describe 80' existing ROW on Kirby Bridge Road (40' from the centerline)

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

Recomm: Approval with stated conditions

3226-13 Certificate to Subdivide

Applicant: Burningtree Valley Associates Zoning: AG-1, Agricultural
Owner: Same Acreage: 27.74 acres

Request: Subdivide 27.74 acres into two tracts of 24.73 acres and 3.01 acres

Location: South of Crusher Road and east of Indian Hills Rd SE

- Conds:
1. Provide copy of deed showing property ownership

2. Payment of recording fees
3. Provide a stamped and sealed survey for recording
4. Show ROW for Indian Hills Road and Burleson Mountain Rd.
5. Dedicate 15' utility easements for existing power lines (7.5' each side)

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

Recomm: Approval with stated conditions

3227-13 Certificate to Consolidate

Applicant: EMR, LLC
Owner: Same

Zoning: MC – Medical Center
Acreage: .98 acres

Request: Consolidate Lots 9, a portion of Lot 11, Block 94 of DLI&F Add. No. 4 and a .69 acres tract into one tract of .98 acres

Location: South of 8th St SE and east side of 14th Avenue SE

- Conds:
1. Subject to approval of Vacation Request 479-13
 2. Provide a stamped and sealed survey for recording
 3. Payment of recording fees
 4. Provide letter from owners requesting consolidation
 5. Locate and provide easement for existing guy wire – if required.

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

Recomm: Approval with stated conditions

3228-13 Certificate to Subdivide

Applicant: Sanford/Crowe/Genard
Owner: Same

Zoning: Outside Corp Limits
Acreage: 141.89 acres

Request: Subdivide 141.89 acres into two tracts of 130.78 acres and 11.11 acres

Location: North of Mud Tavern Road and west of George Russell Rd

- Conds:
1. Provide letter from owners requesting subdivision
 2. Provide copy of deed showing ownership
 3. Amend legal descriptions (see comments from Planning & County Engineer)
 4. Payment of recording fees
 5. Provide correct Certificate to Subdivide (Extraterritorial), include County Engineer
 6. Show flood zone information, flood boundary, Labels (Zone X & A), and flood note
 7. Provide ROW dedication block per County Engineer
 8. Dedicate 30' (15' on each side) for existing power line

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

Recomm: Approval with stated conditions.

END CONSENT AGENDA

Vacation Request

479-13

Applicant: EMR, LLC
Owner: Same

Zoning: MC-Medical Center
Acreage: .24 acres

Request: Vacate a portion of ROW for 14th Ave SE and a portion of a 20' alley for a total of .24 acres

Location: South of 8th St SE and east of 14th Avenue SE

Conds: 1. Applicant to sign Declaration of Vacation

Pt of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Recording fee to be paid to City Clerk once request clears City Council***

Recomm: Approval with stated condition

Plat Review

Beltline Waffle House – Minor Plat

Applicant: Waffle House, Inc.
Owner: Same

Zoning: M-1A, Expressway Commercial
Acreage: 9.72 acres

Request: Final plat approval to subdivide a 9.72 acres tract into two tracts of 8.98 acres and .74 acres

Location: South of Jameson Place SW and west of Beltline Rd. SW

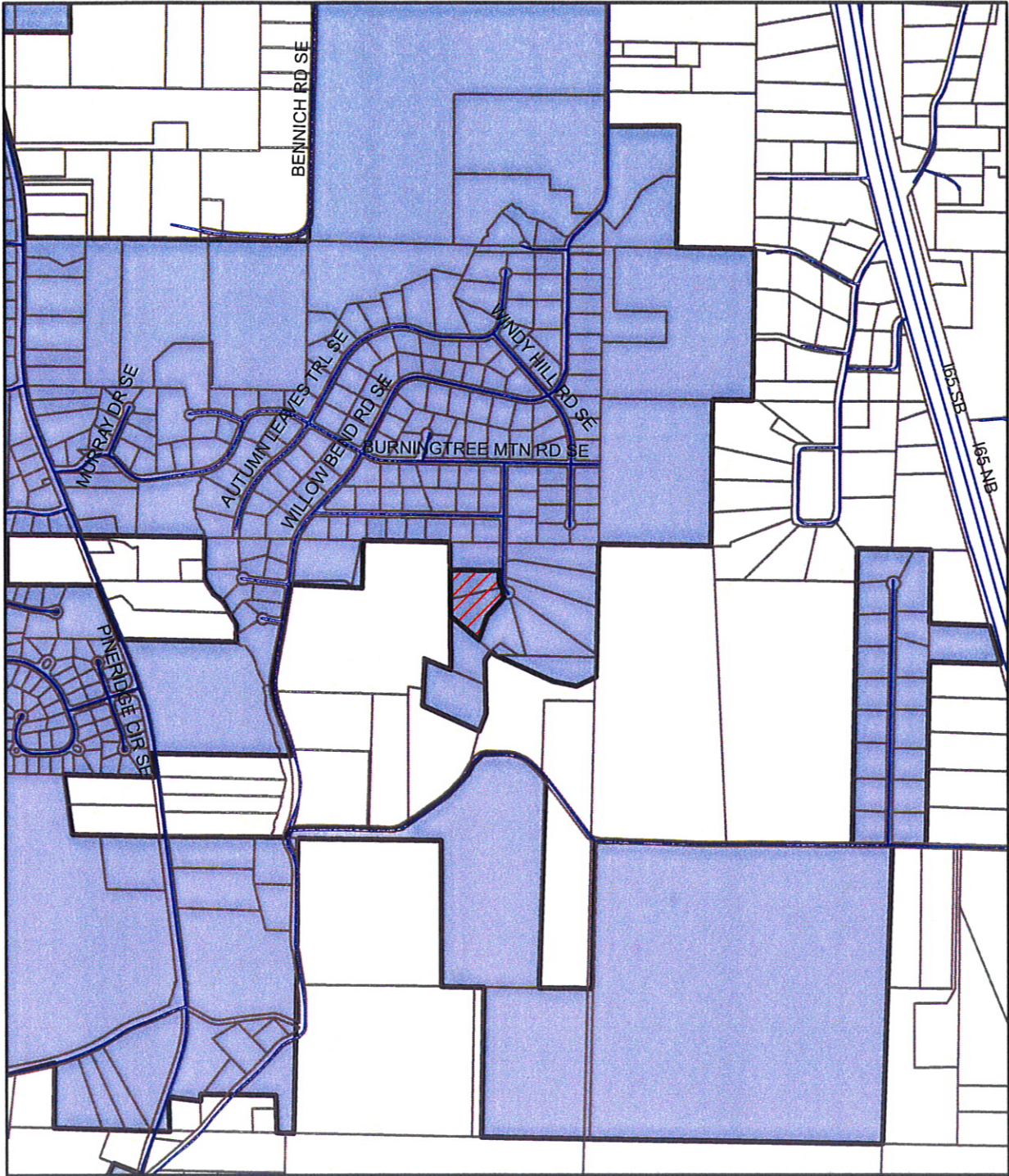
- Conds:
- 1. Provide \$110.00 application fee
 - 2. Payment for notification of adjacent property owners
 - 3. Provide copy of deed showing ownership of property
 - 4. Payment of plat recording fee
 - 5. Provide Title Opinion to the Planning Department prior to plat being recorded
 - 6. Dedicate/show easements for all existing utilities

Pt of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Site plan review will be required prior to the issuance of any building permits***

Recomm: Approval with stated conditions

CERTIFICATE TO CONSOLIDATE NO. 3222-13




LOCATION MAP

APPLICANT: PAUL BARKER AND JANICE MORGAN

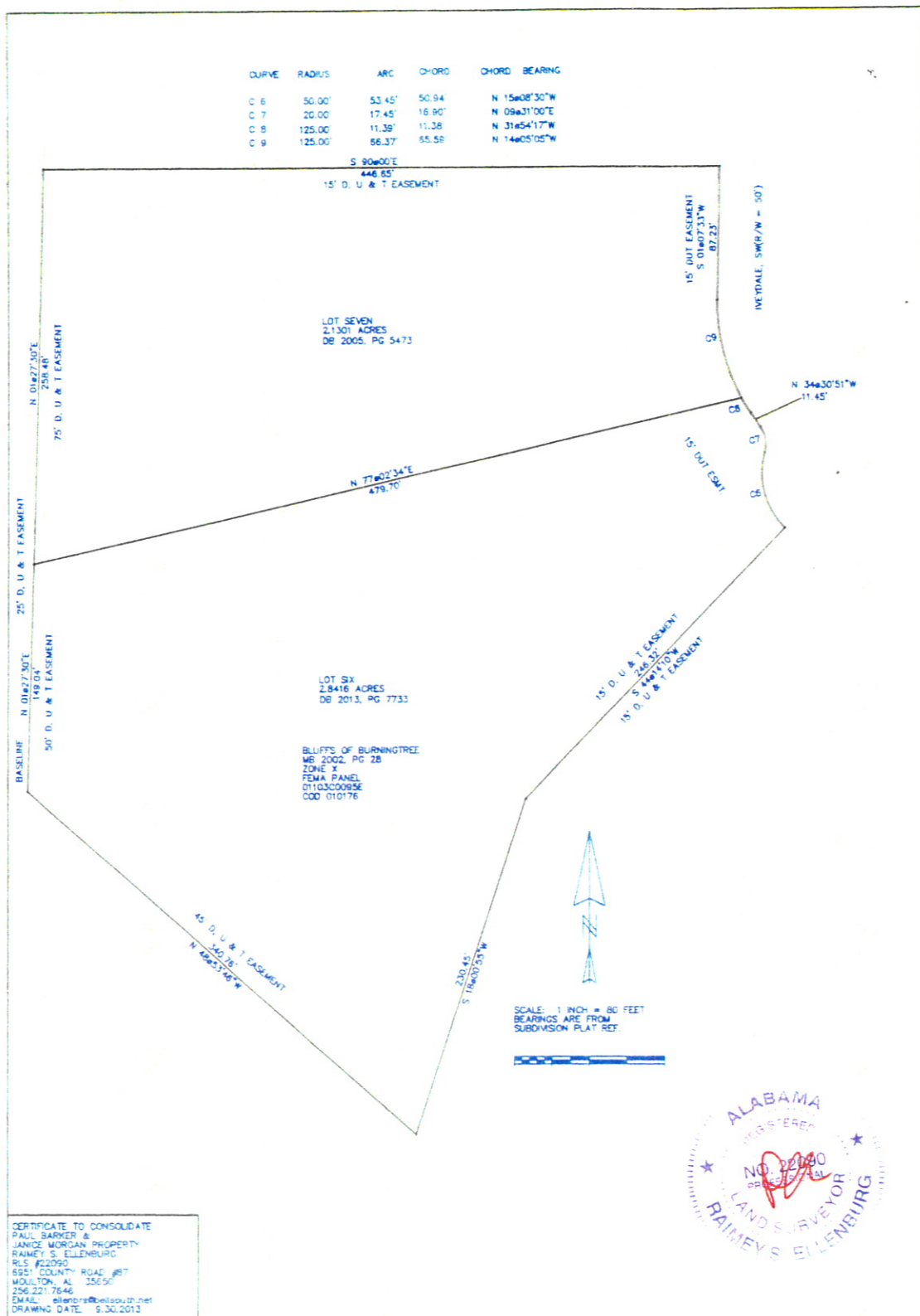


DRAWING NOT TO SCALE

Legend

-  codgis2013.DBO.Streets911
-  codgis2013.DBO.MorganSVW_Parcel_CAMA
-  codgis2013.DBO.CorporateLimits
-  **SUBJECT PROPERTY**

6



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3223-13



LOCATION MAP

APPLICANT: DANNY AND VEDA DUMAS

Legend

-  codgis2013.DBO.Streets911
-  codgis2013.DBO.MorganSVW_Parcel_CAMA
-  codgis2013.DBO.CorporateLimits



DRAWING NOT TO SCALE



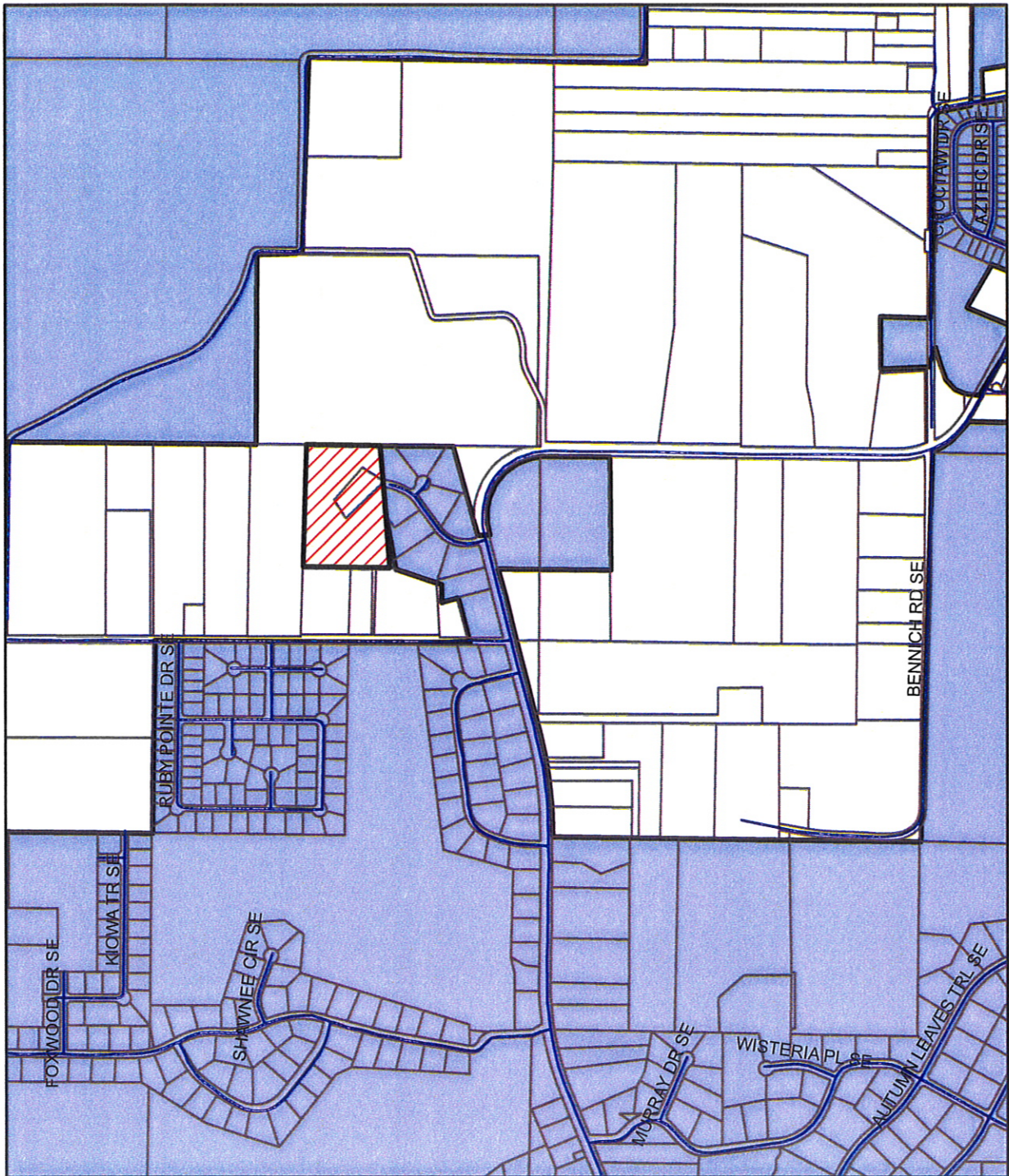
SUBJECT PROPERTY

SCALE: 1 INCH = 200 FEET
 REFERENCE: AIR NAVS 5 (1952)
 AIR CTRD WIS 1



242

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3224-13







LOCATION MAP

APPLICANT: JENNIFER KIRKLAND

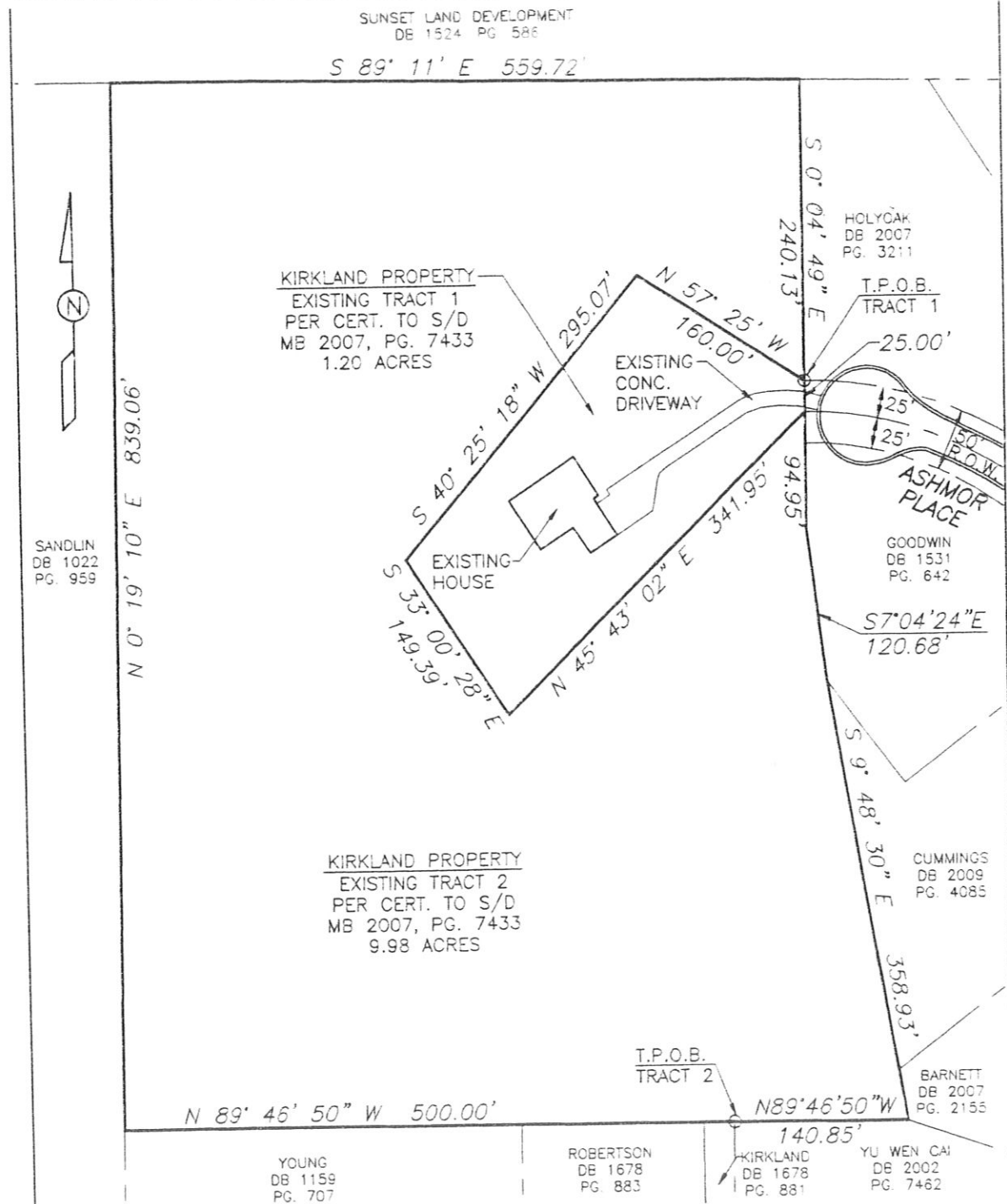


DRAWING NOT TO SCALE

Legend

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	codgis2013.DBO.MorganSVW_Parcel_CAMA	
	codgis2013.DBO.CorporateLimits	SUBJECT PROPERTY

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3224-13



EXISTING PROPERTY

SCALE: 1" = 100'

NOT A SURVEY

PRELIMINARY PLAN OF RE-SUBDIVISION FOR THE KIRKLAND PROPERTY ASHMOR PLACE DECATUR, ALABAMA

SCALE: 1" = 100'

PAGE NO: 1 OF 2

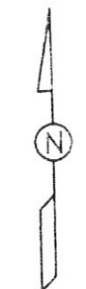
DWG. DATE: 10-1-13

PREPARED BY:
HARRY C. VICE, JR., P.E., P.L.S.
CIVIL ENGINEER & LAND SURVEYOR
1506 MARKS DRIVE
HARTSELLE, ALABAMA 35640
PHONE: 256-612-1501
E-MAIL: hvice@bellsouth.net
WEB: viceengineersurveyor.com

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3224-13

SUNSET LAND DEVELOPMENT
DB 1524, PG. 586

S 89° 11' E 559.72'



SANDLIN
DB 1022
PG. 959

N 0° 19' 10" E 839.06'

**PROPOSED
TRACT 1-B**
10.02 ACRES

EXISTING
CONC.
DRIVEWAY

EXISTING
HOUSE

EXISTING BOUNDARY
LINES FOR TRACT 1
TO BE VOID UPON
RECORDING OF
CERT. TO S/D

HOLYOAK
DB 2007
PG. 3211

ASHMOR
PLACE

GOODWIN
DB 1531
PG. 642

S 7° 04' 24" E
120.68'

CUMMINGS
DB 2009
PG. 4085

**PROPOSED
TRACT 2-B**
1.16 ACRES

T.P.O.B.
TRACT 1-B
& TRACT 2-B

N 89° 46' 50" W 500.00'

N 89° 46' 50" W
140.85'

BARNETT
DB 2007
PG. 2155

YOUNG
DB 1159
PG. 707

ROBERTSON
DB 1678
PG. 883

KIRKLAND
DB 1678
PG. 881

YU WEN CAI
DB 2002
PG. 7462

PROPOSED RE-SUBDIVISION

SCALE: 1" = 100'

LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 0° 13' 10" E	45.00'
L2	N 89° 46' 50" W	76.00'
L3	N 80° 11' 30" E	116.00'
L4	N 9° 48' 30" W	85.23'
L5	N 7° 04' 24" W	122.80'
L6	N 0° 04' 49" W	96.48'
L7	N 89° 55' 11" E	25.00'

NOT A SURVEY

**PRELIMINARY PLAN OF
RE-SUBDIVISION FOR
THE KIRKLAND PROPERTY**
ASHMOR PLACE
DECATUR, ALABAMA

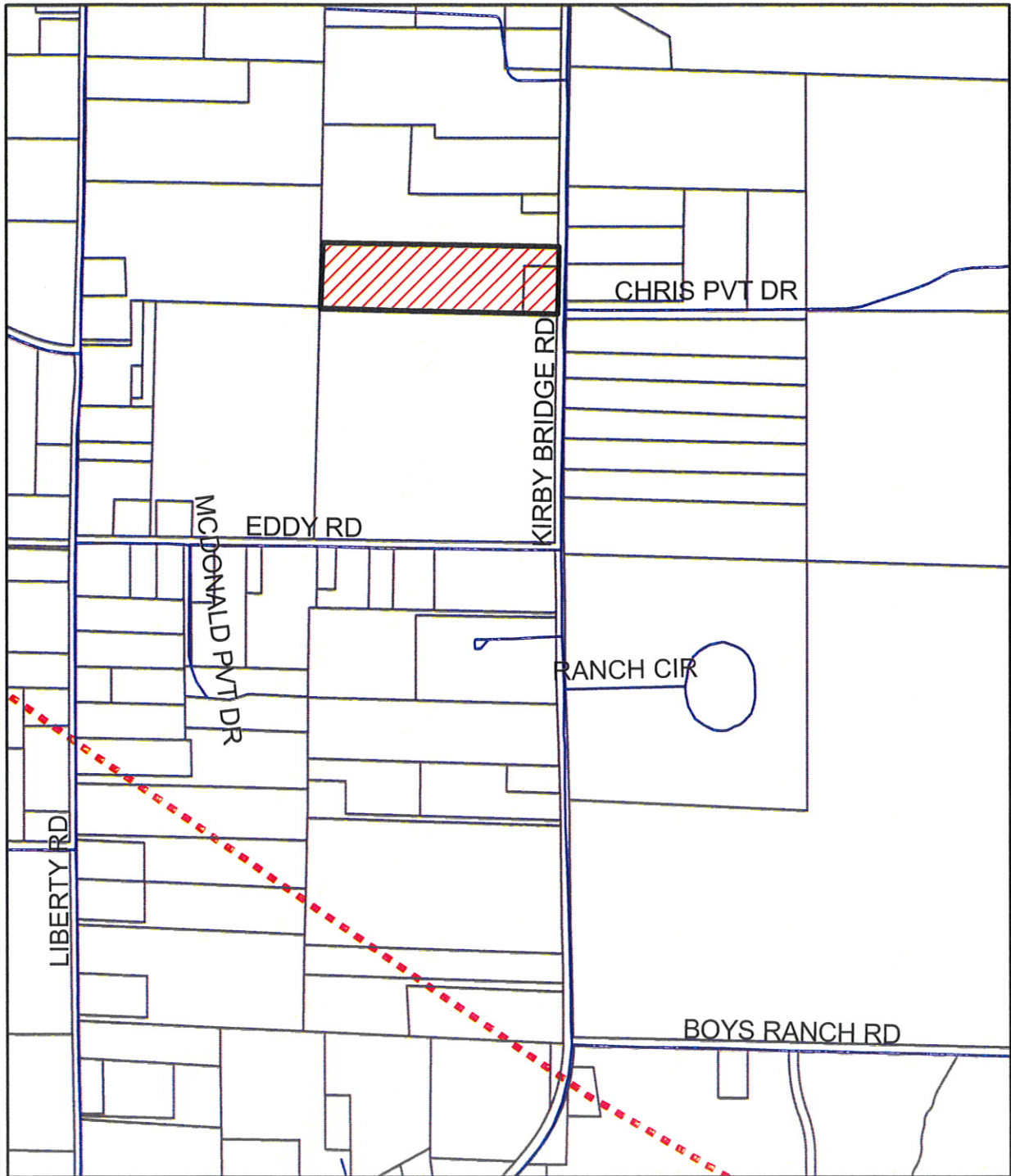
SCALE: 1" = 100'

PAGE NO: 2 OF 2

DWG. DATE: 10-1-13

PREPARED BY:
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WEB: viceengineersurveyor.com

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3225-13



LOCATION MAP

APPLICANT: WESLEY AND AMELIA WILLIAMS,
JAMES WILLIAMS AND EMILIE BOGGESS

Legend

-  .Streets911
-  .MorganSVW_Parcel_CAMA
-  .StreetsDecatur
-  .CorporateLimits
-  .PlanningJuris



DRAWING NOT TO SCALE



SUBJECT PROPERTY

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3225-13

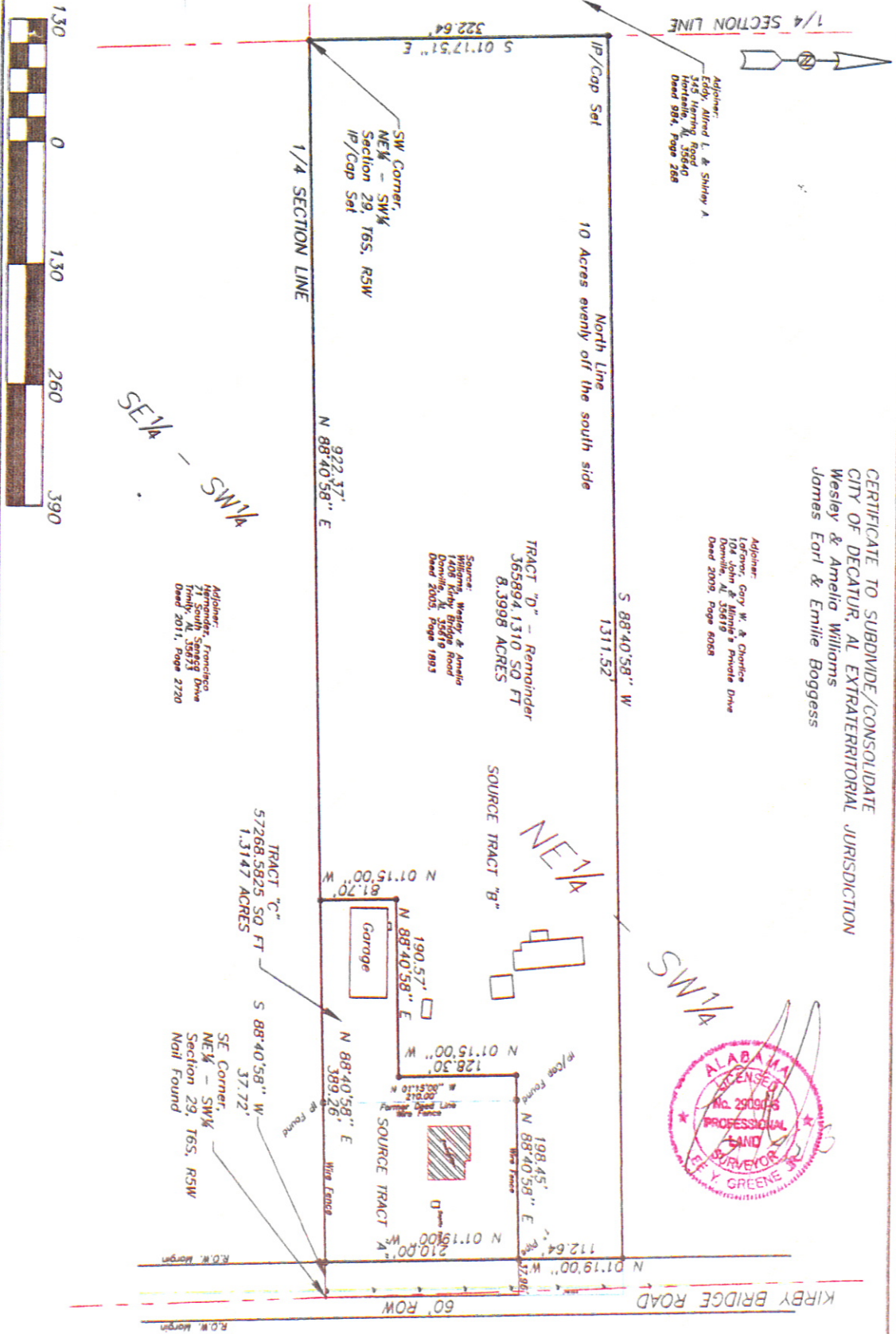
CERTIFICATE TO SUBDIVIDE/CONSOLIDATE
CITY OF DECATUR, AL EXTRATERRITORIAL JURISDICTION
James Earl & Emilee Bogness

Adj. Eddy, Alfred L. & Shirley A.
345 Herring Road
Hartselle, AL 35640
Deed 584, Page 268

Adj. Lofgren, Gary W. & Charles
104 John & Minnie's Private Drive
Denville, AL 35619
Deed 2009, Page 4058

Source: Wesley & Amelia
1408 Ruby Bridge Road
Denville, AL 35619
Deed 2005, Page 1893

Adj. Hargrove, Francisco
71 South Seneag Drive
Trinity, AL 35673
Deed 2011, Page 2720

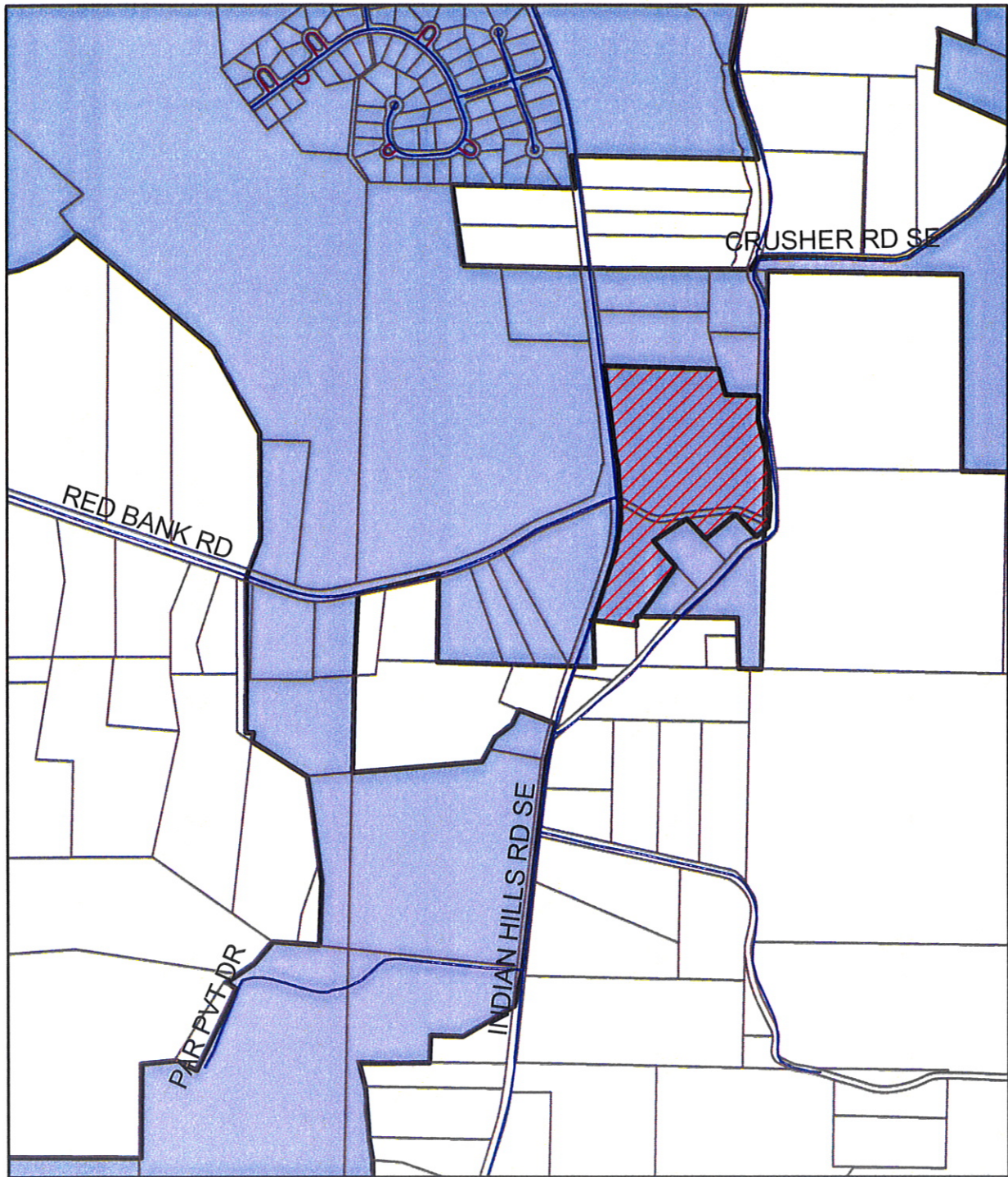


LEGEND OF SYMBOLS	
	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cap Stamped "GREENE 10273"
	Monument Found
	Utility Pole

Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Sparkman Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
www.leeegreene.com
Alabama CA Number: 1332-E, 389-LS

Drawing Date: 9/26/13 Field Survey: 9/26/13





CERTIFICATE TO SUBDIVIDE NO. 3226-13



LOCATION MAP

APPLICANT: BURNINGTREE VALLEY ASSOCIATES

Legend

-  .Streets911
-  .MorganSVW_Parcel_CAMA
-  .StreetsDecatur
-  .CorporateLimits



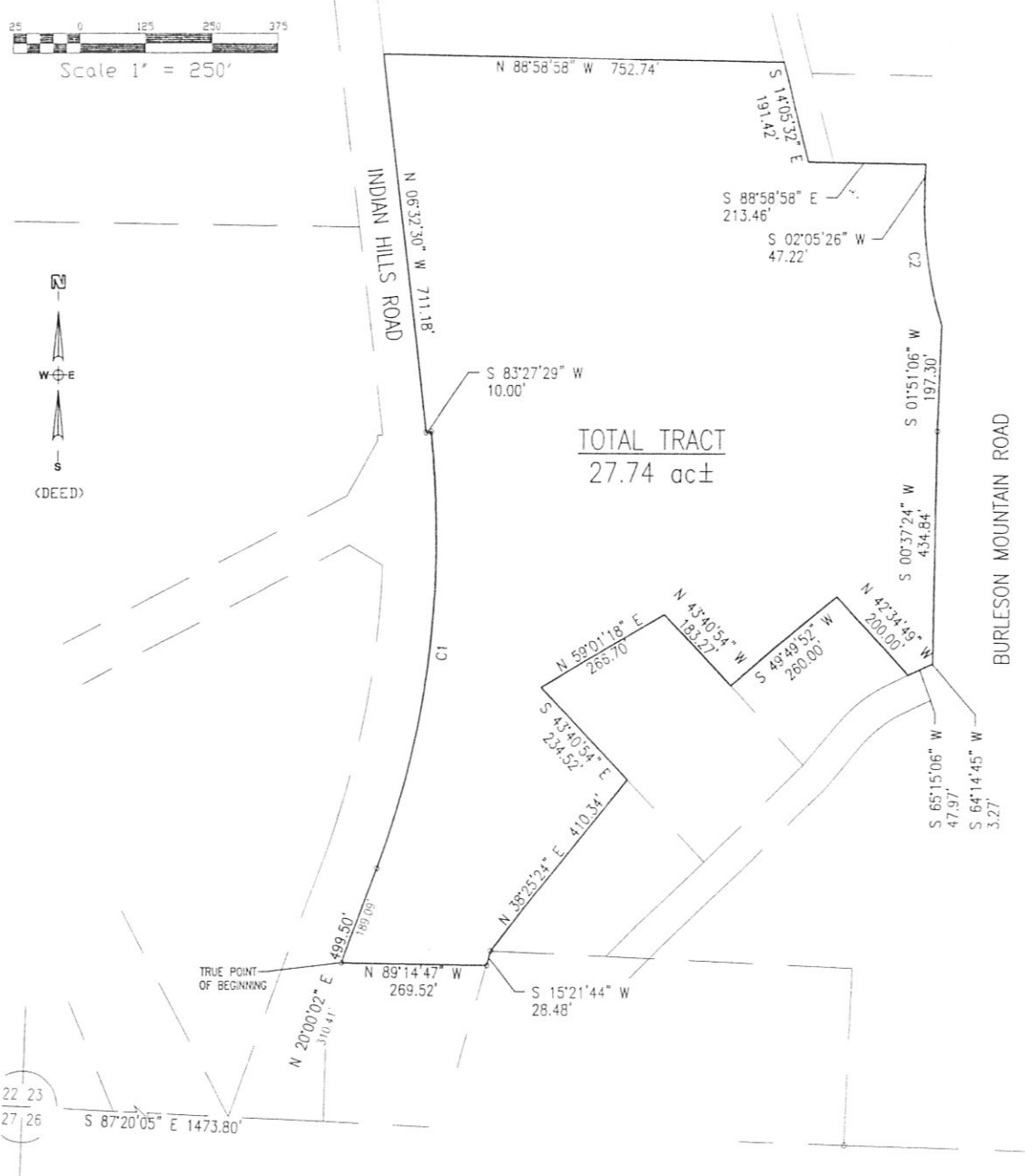
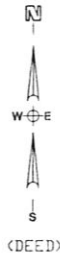
DRAWING NOT TO SCALE



SUBJECT PROPERTY

CERTIFICATE TO SUBDIVIDE NO. 3226-13

Scale 1" = 250'



RICHARD W. HUMPHREY, P.C.

PROFESSIONAL ENGINEERING/PROFESSIONAL LAND SURVEYING
310 GRANT STREET
DECATUR, ALABAMA 35603

PH: 256.227.1994

DRAWN BY: R. HUMPHREY

APPROVED BY: R. HUMPHREY

SCALE: 1"=250'

JOB No.

PAGE 3 OF 6

FIELD WORK COMPLETED: -

DRAWING DATE: 10-01-13

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 NO. 2821-05, DEED BOOK 2007, PAGE 8496
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.

CERTIFICATE TO SUBDIVIDE NO. 3226-13

BOUNDARY SURVEY
BURNINGTREE VALLEY ASSOCIATES
APPLEWOOD CIRCLE, DECATUR, ALABAMA

RICHARD W. HUMPHREY, P.C.

PROFESSIONAL ENGINEERING/PROFESSIONAL LAND SURVEYING
310 GRANT STREET
DECATUR, ALABAMA 35603

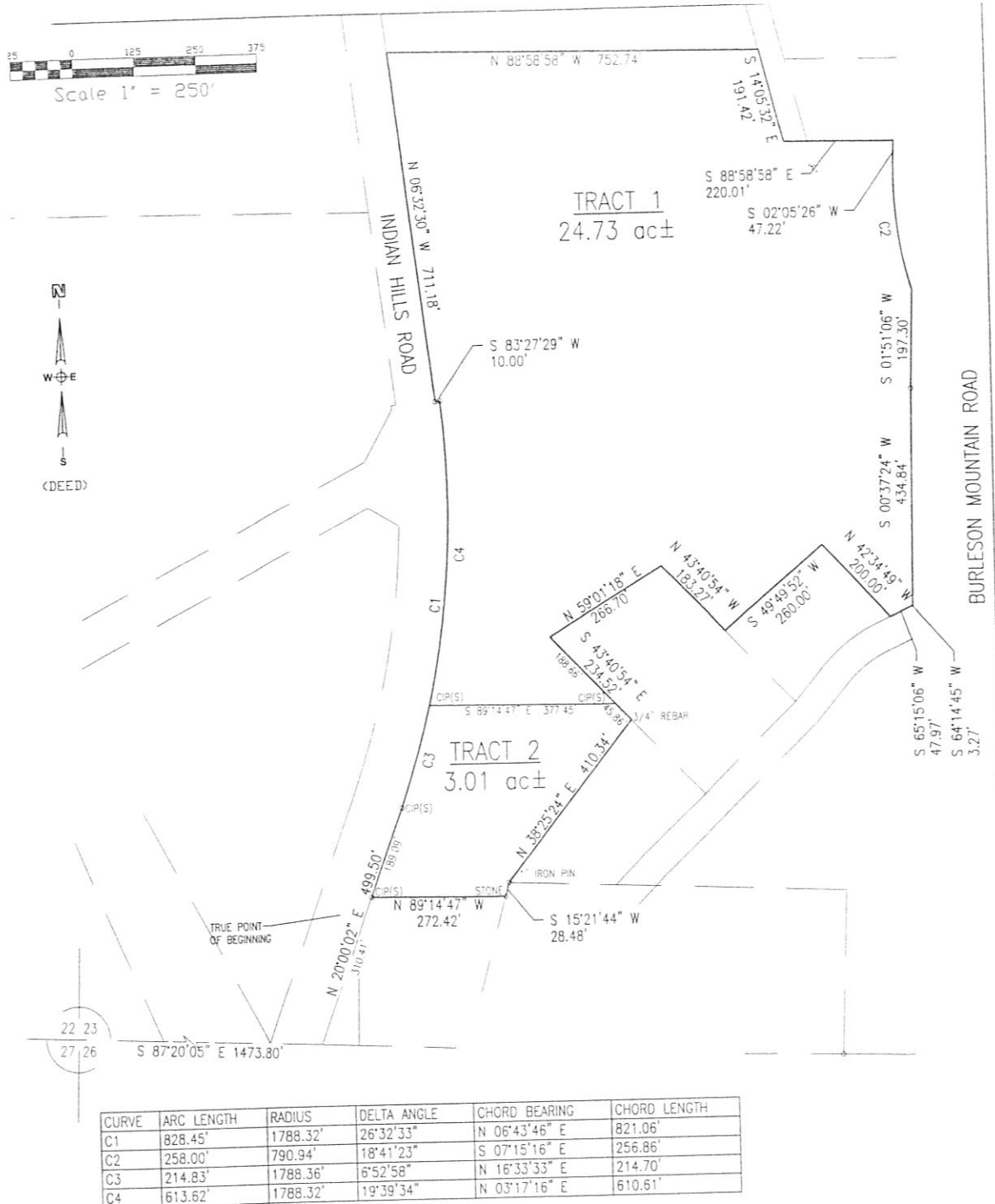
PH: 256.227.1994

SCALE: 1"=250'
JOB No.

DRAWN BY: R. HUMPHREY
APPROVED BY: R. HUMPHREY

FIELD WORK COMPLETED: -
DRAWING DATE: 10-01-13

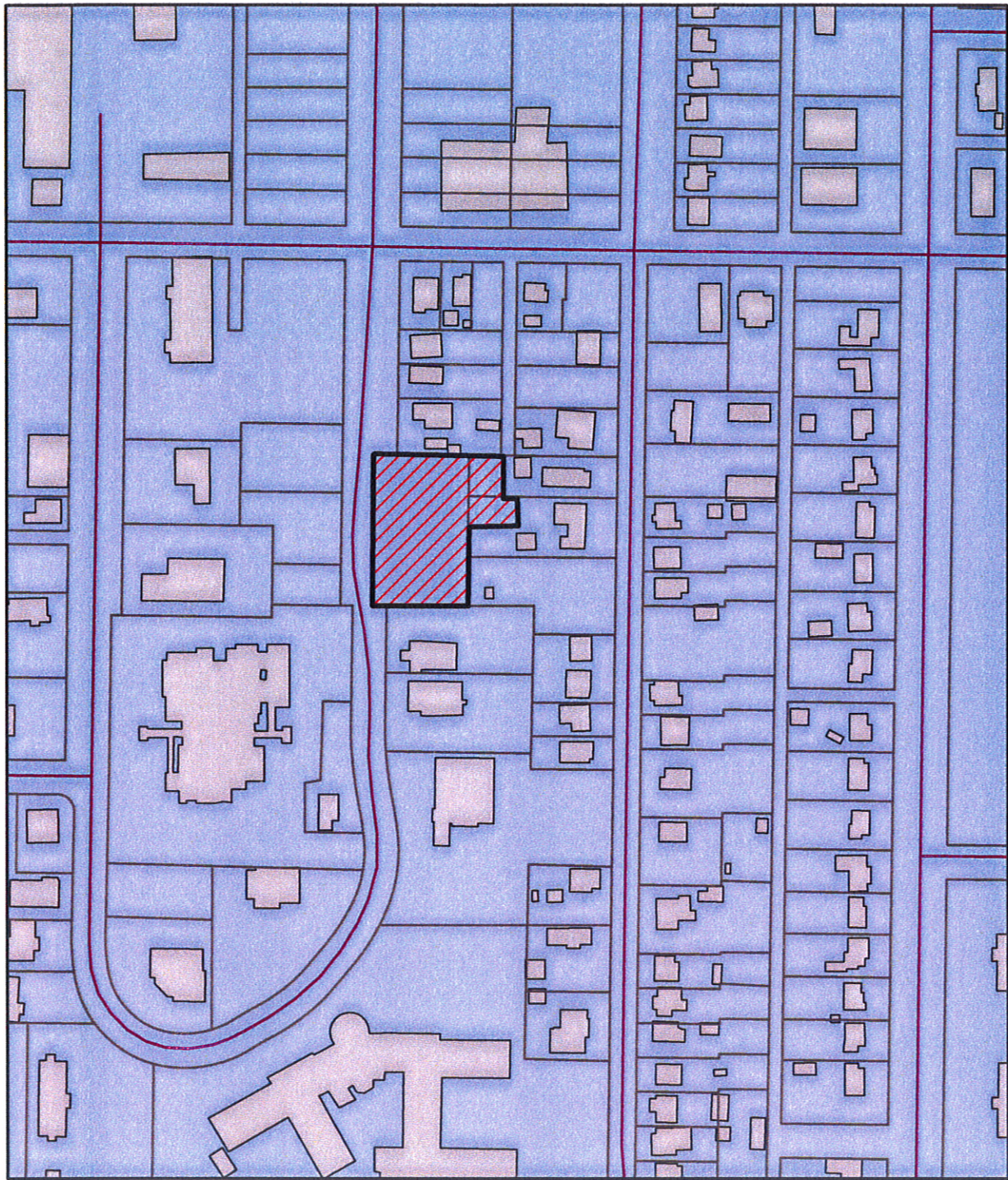
PAGE 6 OF 6



GENERAL NOTES

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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.

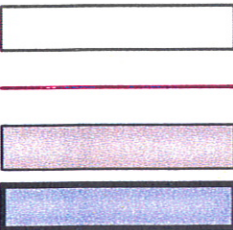
CERTIFICATE TO CONSOLIDATE NO. 3227-13



LOCATION MAP

APPLICANT: EMR, LLC

Legend



.MorganSVW_Parcel_CAMA
.StreetsDecatur
bldg
.CorporateLimits



DRAWING NOT TO SCALE

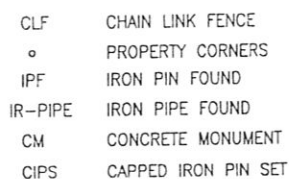


SUBJECT PROPERTY

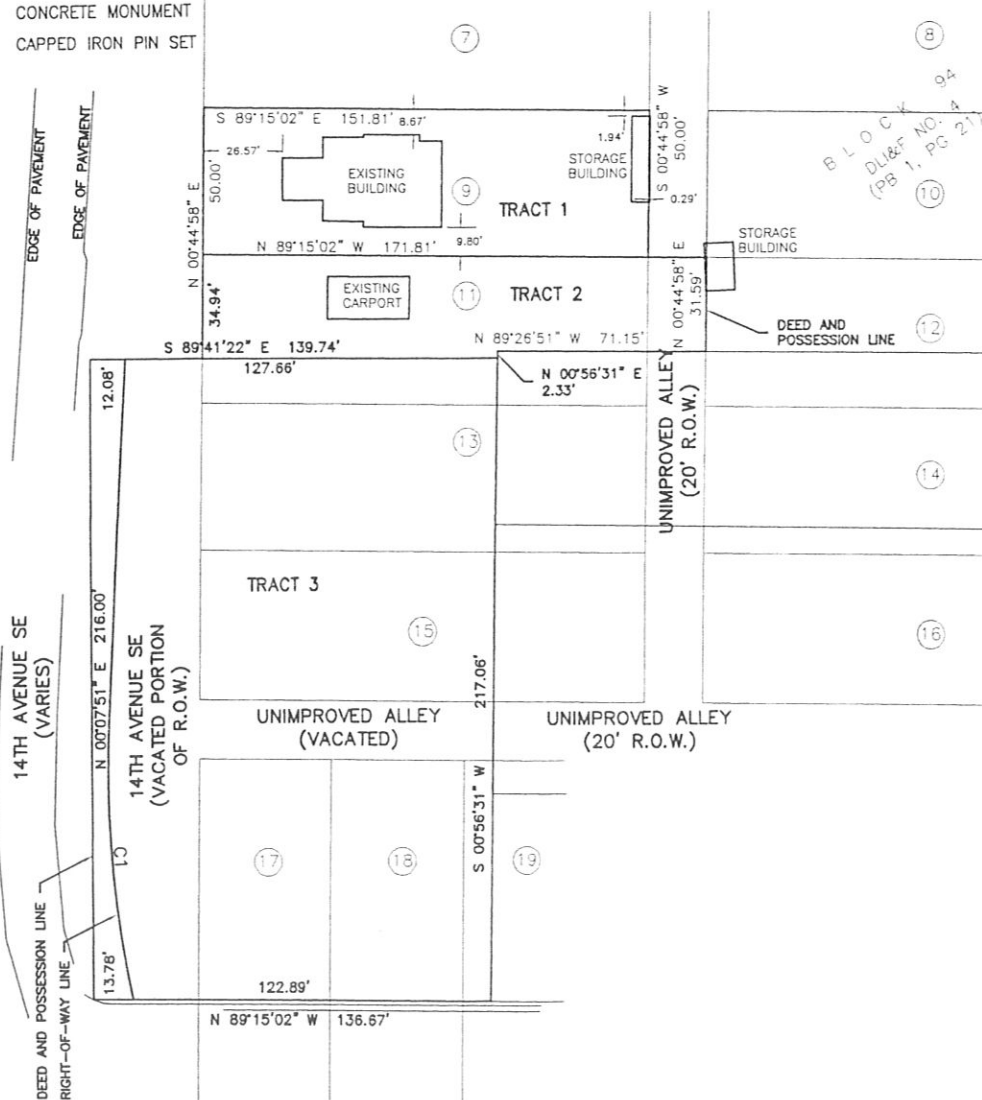
PUGH WRIGHT
MCANALLY^{INC.}
CIVIL ENGINEERS

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

256.353.3937P | 256.350.2285F



1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD 1983) 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. 443, PG 126
4. PROPERTY ADDRESS IS 1210 14TH AVENUE SE, DECATUR, ALABAMA 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 ON 08-02-2013.



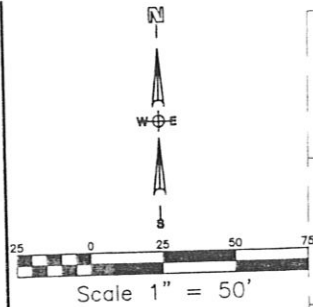
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.95'	355.00'	15°19'30"	S 04°37'55" E	94.67'

DRAWING DATE: 09-13-13	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. D-119-13	SCALE: 1"=50'	PAGE 3 OF 3
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PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO CONSOLIDATE NO. 3227-13

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

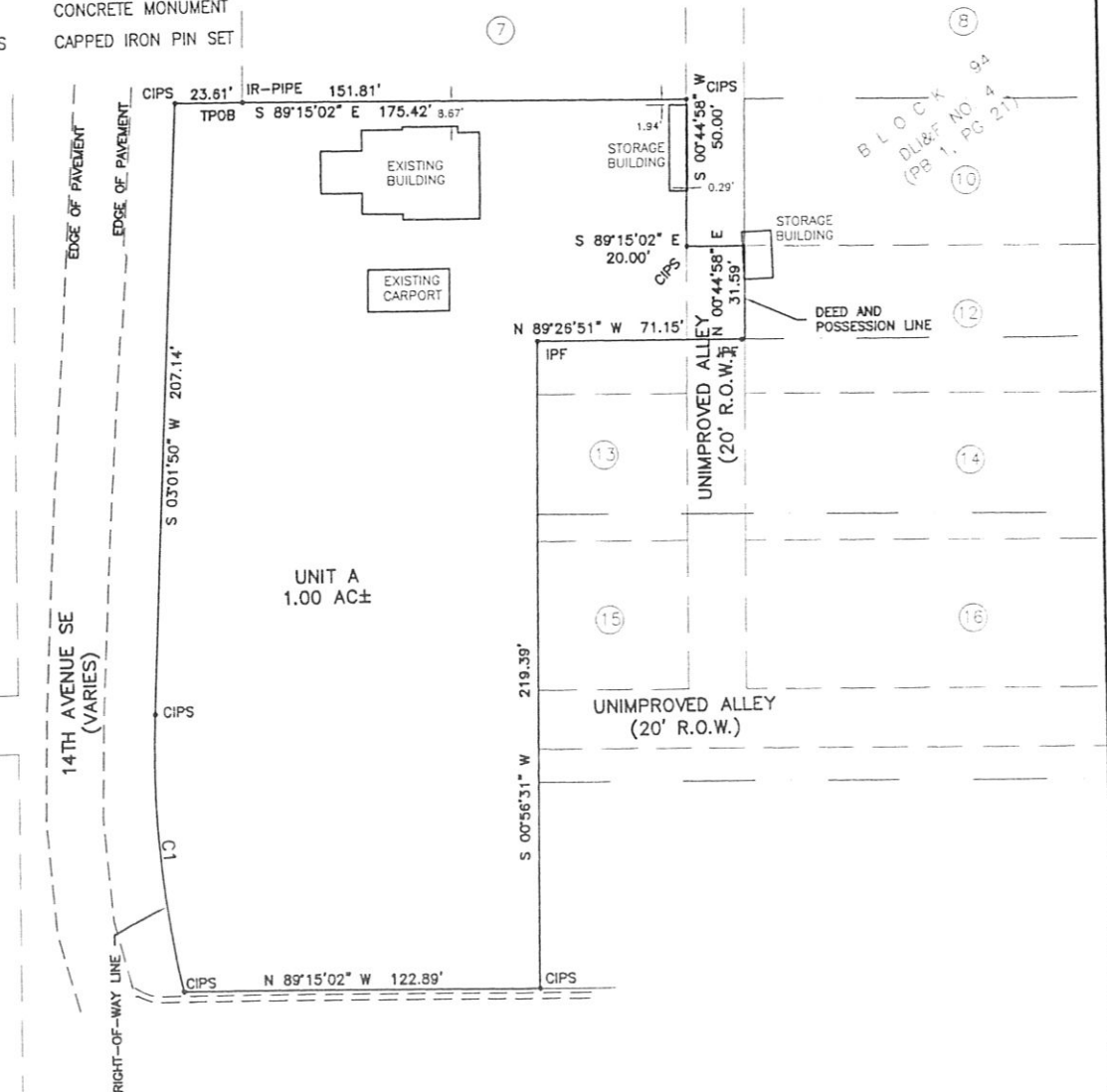


LEGEND

CLF CHAIN LINK FENCE
 ° PROPERTY CORNERS
 IPF IRON PIN FOUND
 IR-PIPE IRON PIPE FOUND
 CM CONCRETE MONUMENT
 CIPS CAPPED IRON PIN SET

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD 1983) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
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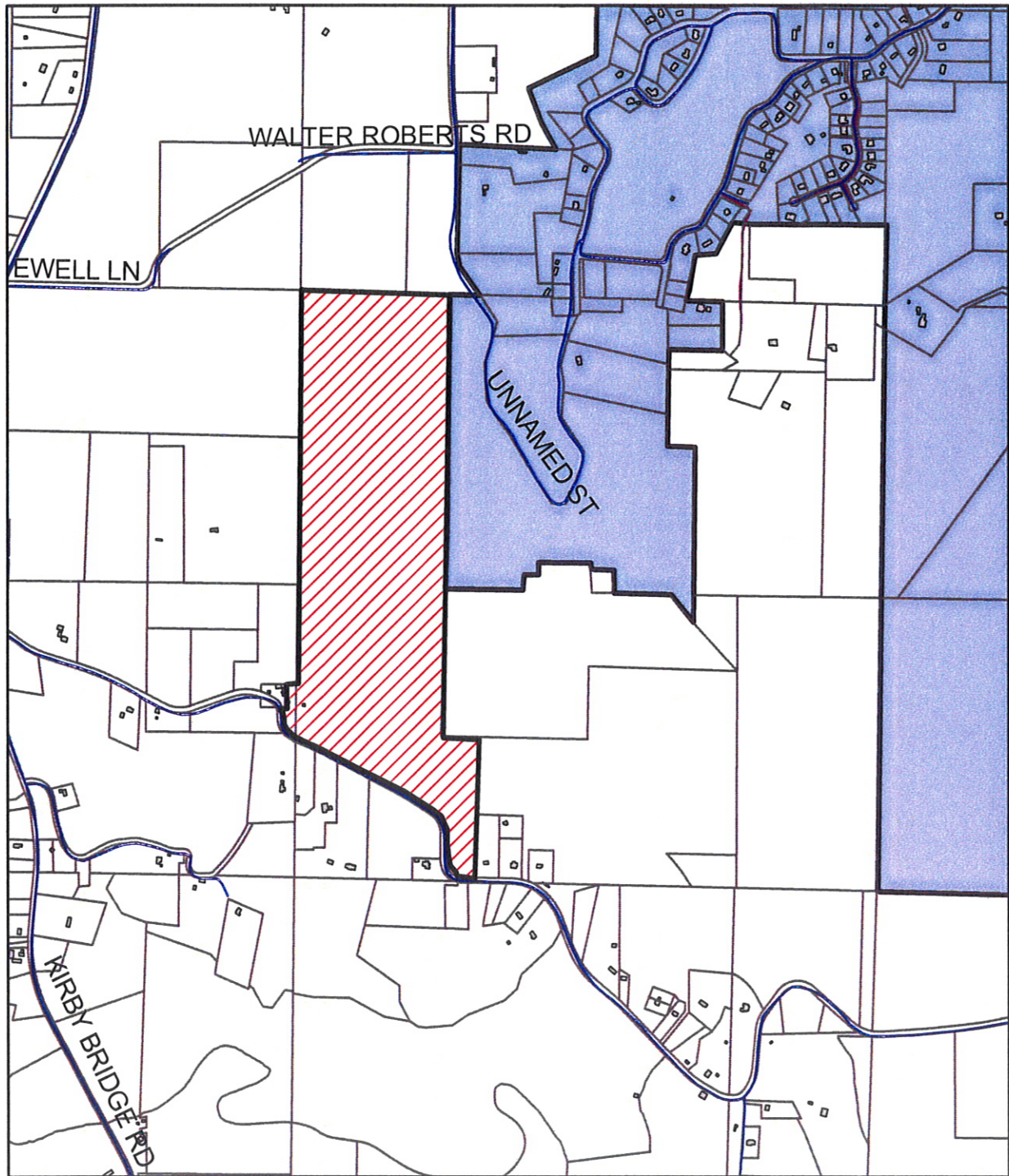
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.95'	355.00'	15°19'30"	S 04°37'55" E	94.67'

BOUNDARY SURVEY -- ERM LLC -- 1210 14TH AVENUE

DRAWING DATE: 09-20-13 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-120-13 | SCALE: 1"=50' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO SUBDIVIDE NO. 3228-13



LOCATION MAP

Legend

-  .Streets911
-  .MorganSVW_Parcel_CAMA
-  .StreetsDecatur
-  bldg
-  .CorporateLimits

APPLICANT: MARY JANE SANFORD, FRANK CROWE, AND PAULA CROWE GENARD



DRAWING NOT TO SCALE



SUBJECT PROPERTY

CERTIFICATE TO SUBDIVIDE NO. 3228-13

LEGEND	
●	FIP FOUND IRON PIN
○	SIP SET IRON PIN
△	CALC CALCULATED POINT
□	FCM CONCRETE MONUMENT
⊕	POWER POLE
—	BARB WIRE FENCE
---	OVERHEAD ELECTRIC

STATE OF ALABAMA
COUNTY MORGAN

I, Bill N. Sanford, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify 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.

LOT 1

Commence at the Northwest corner of Section 16, Township 6 North, Range 5 West, Morgan County, Alabama; thence along said section line North 89°22'49" East a distance of 1323.46 feet to a concrete monument, thence South 00°00'00" West a distance of 4008.55 feet to a found concrete monument, also being the said point of beginning of the following described property:

From said point of beginning, South 89°29'28" East a distance of 327.25 feet to a concrete monument; thence South 00°01'07" East a distance of 1278.95 feet to capped 1 1/2" rebar (SB&A) on the North Right-of-Way Line of Mud Tavern Road (60.0' R.O.W.); thence along said North Right-of-Way Line North 89°37'54" West a distance of 130.65 feet to a calculated point, thence continue along said North Right-of-Way Line with a curve to the right, said curve having a radius of 130.61 feet, and a chord bearing of North 44°21'33" West and a chord distance of 181.10 feet to a calculated point, thence continue along said North Right-of-Way Line North 00°37'49" East a distance of 229.14 feet to a calculated point; thence continue along said North Right-of-Way Line with a curve to the left, said curve having a radius of 302.96 feet, and a chord bearing of North 29°36'55" West, and a chord distance of 305.21 feet to a calculated point; thence continue along said North Right-of-Way Line North 59°09'02" West a distance of 253.86 feet to a capped 1 1/2" rebar (SB&A); thence leaving said North Right-of-Way Line of Mud Tavern Road (60.0' R.O.W.) North 29°18'21" East a distance of 604.23 feet to a concrete monument, also said point being the point of beginning, all lying in and being a part of the South 1/2 of the Southwest 1/4 of Section 16, Township 6 North, Range 5 West, Morgan County, Alabama, and containing 11.11 acres more or less.

PARCEL A

Commence at the NW corner of Section 16, Township 6 North, Range 5 West, Morgan County, Alabama, said point being the Point-of-Beginning of the following described PARCEL A:

From the Point-of-Beginning, thence N 89°22'49" E a distance of 1323.46 feet to a concrete monument being the NE corner of the NW 1/4 of the NW 1/4 of Section 16, T6N, R5W; thence S 00°00'00" W a distance of 4008.55 feet to a concrete monument being the SW corner of the NE 1/4 of the SW 1/4 of Section 16, T6N, R5W; thence S 29°18'21" W a distance of 604.23 feet to an iron pin on the North Right-of-Way Line of Mud Tavern Road (60.0' R.O.W.); thence along said North Right-of-Way Line N 89°01'26" W a distance of 1193.39 feet to a calculated point; thence continue along a curve to the right, having a radius of 103.31 feet, a chord bearing of N 23°58'49" W, a chord distance of 104.74 feet to a calculated point; thence N 86°42'49" W a distance of 98.64 feet to a calculated point; thence along a curve to the left, having a radius of 270.42 feet, a chord bearing of N 11°02'23" W, a chord distance of 57.54 feet to an arc distance of 57.65 feet to a calculated point; thence leaving said North Right-of-Way Line N 00°32'10" E a distance of 213.62 feet to an iron pin (2" Disc Johnson); thence S 86°42'49" E a distance of 105.07 feet to an iron pin (1" rebar disturbed); thence N 00°02'27" E a distance of 3557.09 feet to a concrete monument, being the Point-of-Beginning, all lying in and being a part of the West 1/2 of Section 16 and the SW 1/4 of Section 17, Township 6 North, Range 5 West, Morgan County, Alabama, and containing 130.78 acres more or less.

WITNESS MY HAND THIS 25th DAY OF

Sept 2012

BILL N. SANFORD
AL REG # 16506-S



FIELD WORK COMPLETED 9-17-13

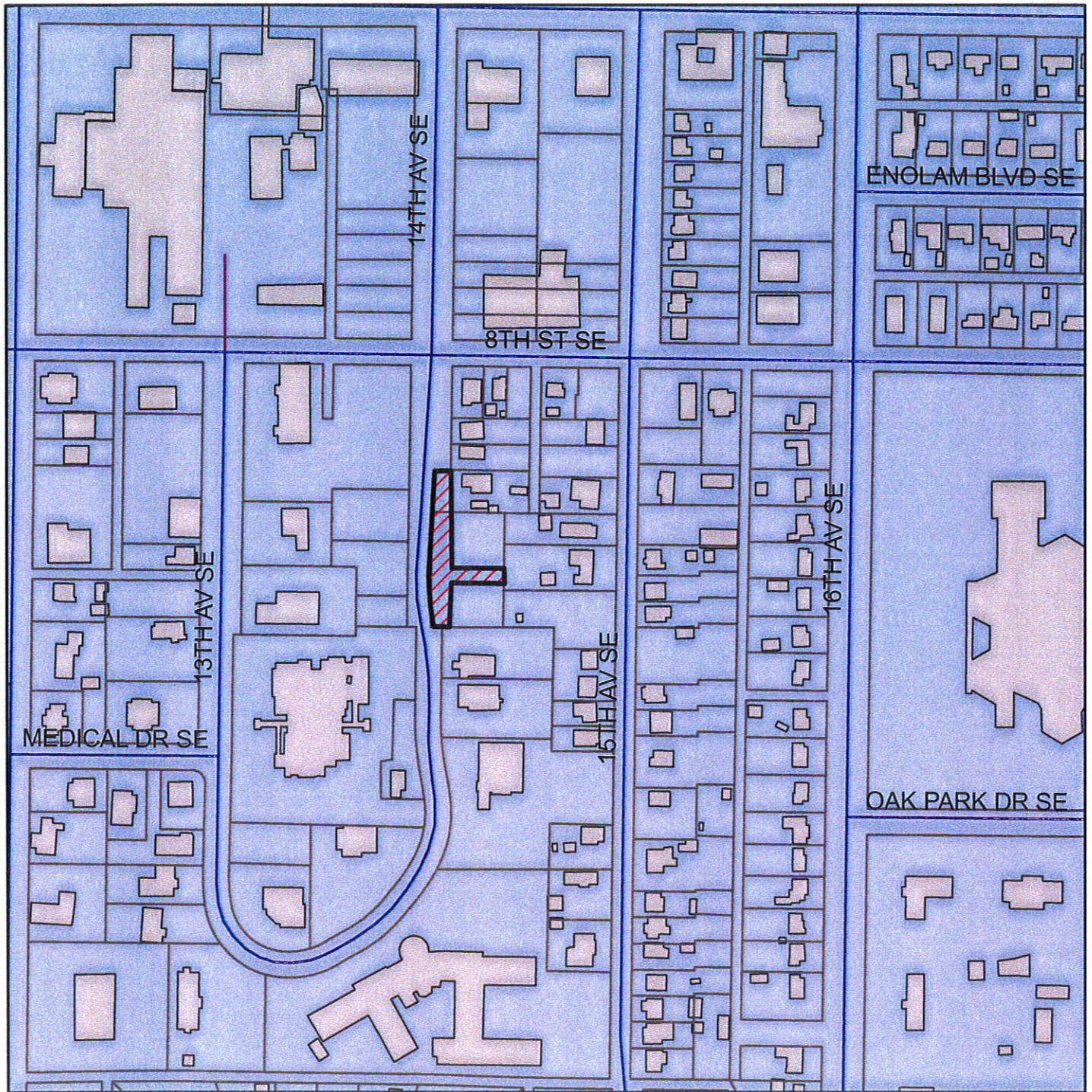
BOUNDARY MAP OF PARCEL A & LOT 1
MUD TAVERN ROAD
MORGAN COUNTY, ALABAMA

DATE: 09-25-2013 DRAWN BY: F.R.L. SCALE: 1" = 200'
CHECKED BY: B.N.S. CHECK BY: B.N.S.

SANFORD BELL & ASSOCIATES, INC.
3472 WETUMPKA HIGHWAY
MONTGOMERY, ALABAMA 36110
(334) 213-0111
IF AIR 213-0947





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VACATION REQUEST NO. 479-13



LOCATION MAP

Legend

-  .Streets911
-  .MorganSVW_Parcel_CAMA
-  .StreetsDecatur
-  bldg
-  .CorporateLimits

APPLICANT:EMR, LLC

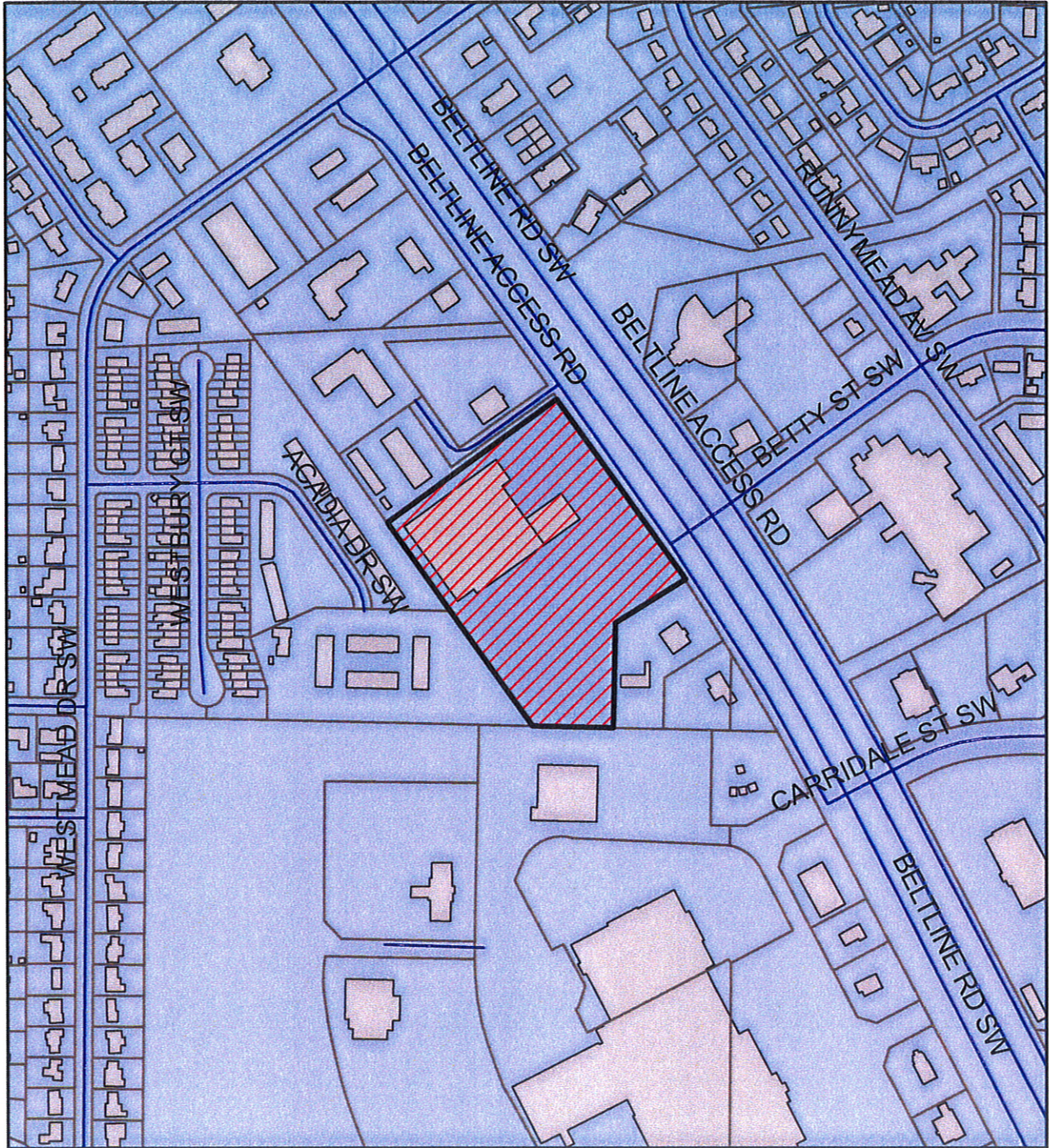


DRAWING NOT TO SCALE



SUBJECT PROPERTY

BELTLINE WAFFLE HOUSE SUBDIVISION MINOR PLAT



LOCATION MAP

Legend

-  .Streets911
-  .MorganSVW_Parcel_CAMA
-  .StreetsDecatur
-  bldg
-  .CorporateLimits

APPLICANT: WAFFLE HOUSE INC.



DRAWING NOT TO SCALE



SUBJECT PROPERTY