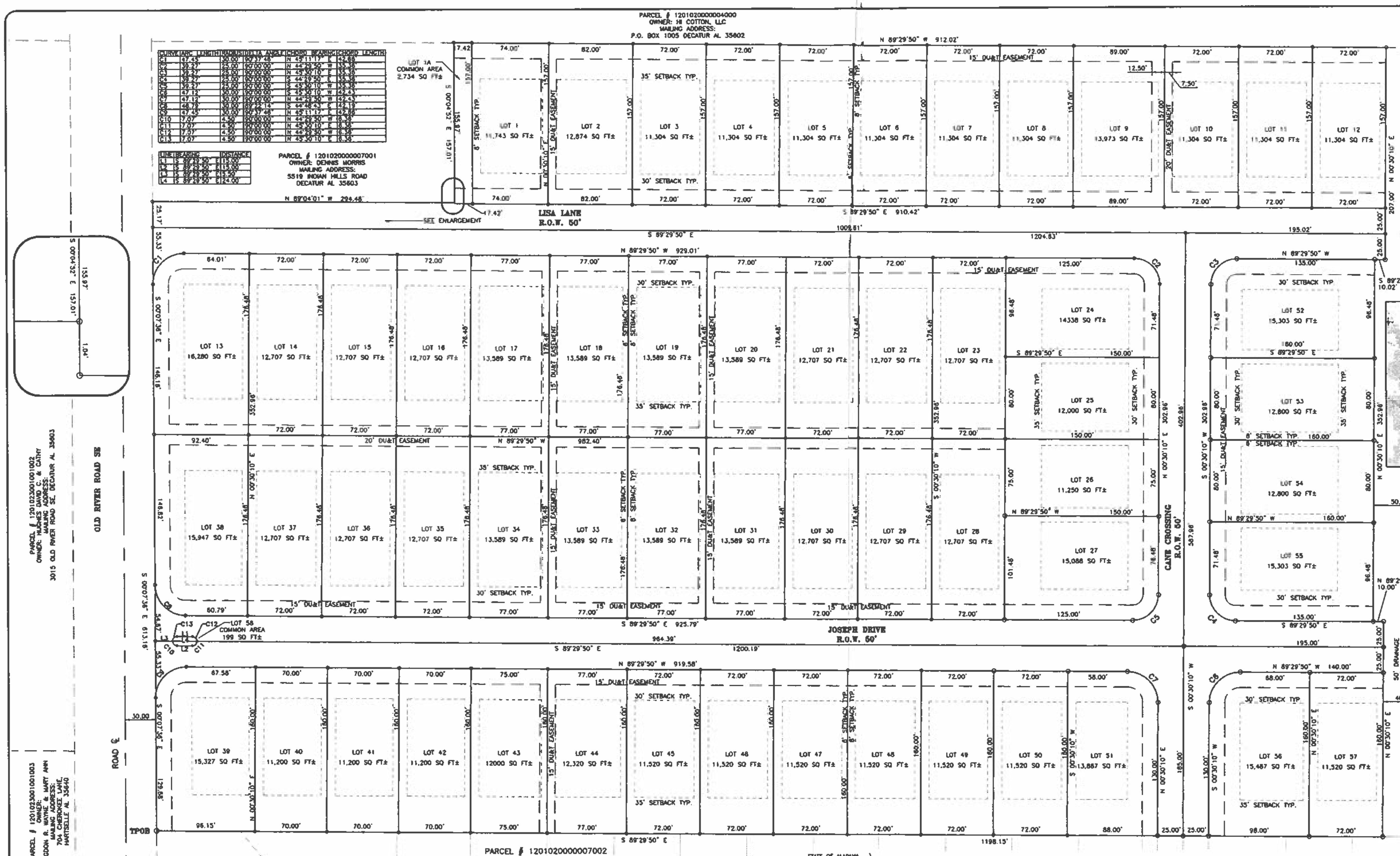
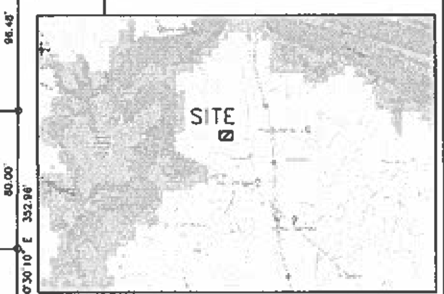


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.45'	30.00'	90°37'48"	N 45°11'17" E	42.66'
C2	39.27'	25.00'	90°00'00"	N 44°29'50" W	35.36'
C3	39.27'	25.00'	90°00'00"	N 45°30'10" E	35.36'
C4	39.27'	25.00'	90°00'00"	S 44°29'50" E	35.36'
C5	39.27'	25.00'	90°00'00"	S 45°30'10" W	35.36'
C6	47.12'	30.00'	90°00'00"	S 45°30'10" W	42.43'
C7	47.12'	30.00'	90°00'00"	N 44°29'50" W	42.43'
C8	46.79'	30.00'	89°22'14"	S 44°48'43" E	42.19'
C9	47.45'	30.00'	90°37'48"	N 45°11'17" E	42.66'
C10	7.07'	4.50'	90°00'00"	N 44°29'50" W	6.36'
C11	7.07'	4.50'	90°00'00"	N 45°30'10" E	6.36'
C12	7.07'	4.50'	90°00'00"	N 44°29'50" W	6.36'
C13	7.07'	4.50'	90°00'00"	N 45°30'10" E	6.36'

LINE	BEARING	DISTANCE
L1	S 89°29'50" E	15.00'
L2	S 89°29'50" E	15.00'
L3	S 89°29'50" E	5.50'
L4	S 89°29'50" E	24.00'

GENERAL SURVEY 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. NO ENCROACHMENTS WERE FOUND ABOVE GROUND 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. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
7. FIELD WORK COMPLETED OCTOBER, 2020
8. CONSTRUCTION NOT COMPLETE AT TIME OF RECORDING. UPON COMPLETION OF CONSTRUCTION, ALL LOT CORNERS SHALL BE SET BY A LICENSED LAND SURVEYOR.



LOCATION MAP

DEDICATION

I, ______________ AS ______________ OF RIVER ROAD MANOR, LLC. AS OWNERS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS RIVER ROAD MANOR PHASE I, A PART OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF

RIVER ROAD MANOR, LLC ______________ WITNESS ______________

STATE OF ALABAMA)
COUNTY OF ______________)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ______________ WHOSE NAME AS ______________ OF RIVER ROAD MANOR, 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 MANAGING GENERAL PARTNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PARTNERSHIP

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ______________ 2020

NOTARY PUBLIC ______________
MY COMMISSION EXPIRES ______________

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 THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE ____ DAY OF ______________ 2020

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY FIRE MARSHAL

THE UNDERSIGNED, AS FIRE MARSHAL FOR THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT

FIRE MARSHAL, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF RIVER ROAD MANOR PHASE I, 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

OFFICER OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE

THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE ____ DAY OF ______________ 2020

JOE WHEELER ELECTRIC COOPERATIVE

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE ____ DAY OF ______________ 2020, AT ______ O'CLOCK ____ M, AND RECORDED IN BOOK ______ OF PLATS AND MAPS, PAGE ______ RECORDING ______ PAID

JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE ____ DAY OF ______________ 2020

DECATUR UTILITIES

- [ ] ELECTRIC (WITHIN DU JURISDICTION)
- [ ] GAS
- [ ] WATER
- [ ] SEWER

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, RICHARD W. HUMPHREY, A PROFESSIONAL LAND SURVEYOR OF DECATUR, ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGIN AT THE SOUTHWEST PROPERTY CORNER OF LOT 1 OF THE MORRIS BROTHERS SUBDIVISION AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR MORGAN COUNTY IN MAP BOOK 2018, PAGE 15 AND RUN THENCE ALONG THE EASTERN RIGHT OF WAY OF OLD RIVER ROAD NORTH 00 DEGREES 07 MINUTES 36 SECONDS WEST (ALABAMA GRID WEST ZONE (NAD1983)) A DISTANCE OF 36.64 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:
THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS EAST A DISTANCE OF 1198.15 FEET TO A POINT;
THENCE NORTH 00 DEGREES 30 MINUTES 10 SECONDS EAST A DISTANCE OF 210.00 FEET TO A POINT;
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 30 MINUTES 10 SECONDS EAST A DISTANCE OF 352.96 FEET TO A POINT;
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 7.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 30 MINUTES 10 SECONDS EAST A DISTANCE OF 207.00 FEET TO A POINT;
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 912.02 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 04 MINUTES 52 SECONDS EAST A DISTANCE OF 157.01 FEET TO A POINT;
THENCE NORTH 89 DEGREES 04 MINUTES 01 SECONDS WEST A DISTANCE OF 294.48 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 613.16 FEET TO THE TRUE POINT OF BEGINNING.
AND CONTAINING 20.11 ACRES MORE OR LESS.

THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ON ADJOINING PROPERTY; THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LOT VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAT.

AND FURTHER, THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS, MAP NUMBER 01103C0091 F, DATED AUGUST 16, 2018, AND DETERMINED THAT PART OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) "A" WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

AND THAT THE PLAT OF MAP CONTAINED HEREIN 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 PERMANENT BOUNDARY/SURVEY MARKERS WILL BE PLACED AT POINTS MARKED THUS (o) AS HEREON SHOWN.

AND I FURTHER CERTIFY (OR 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 27TH DAY OF OCTOBER, 2020.

RICHARD W. HUMPHREY, PE/PLS
ALA. REG. NO. 22738

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, KIM FARRIS, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RICHARD W. HUMPHREY IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ______________ 2020.

NOTARY PUBLIC ______________
MY COMMISSION EXPIRES: ______________

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
310 8th AVENUE NE – PO BOX 2419 – DECATUR, AL – (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	..	..
4	..	..
3	..	..
2	..	..
1	..	..

RIVER ROAD MANOR PHASE 1
RESUBDIVISION OF LOT 2 & A PART OF LOT 1 OF
MORRIS BROTHERS SUBDIVISION
OLD RIVER ROAD
SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA
FINAL PLAT

Date: 10/27/2020
Drawn By: GAA
Approved By: RWH
Scale: 1"=50'

Job Number:
661-18

Sheet Number:
1 OF 1