315

"GILCHRIST TRACTS"
FINAL PLAT

A RESURVEY OF "LOT 4, HEWSON TRACTS" (PLAT BOOK 7, PAGE 305)
IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 0 WEST,
LAUDERDALE COUNTY, ALABAM A

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, James E. Alexander, A Licensed Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as **Gilchrist Tracts,** on the annexed plat situated in Section 34, Township 2 South, Range 10 West, Lauderdale County, Alabama; I have subdivided said tract into lots showing the streets and easements therein, giving the bearings, lengths, widths, names of each street, as well as the size and number of each lot. I further certify that the annexed plat is a true and correct plat of said subdivision and shows the proper relationship to the U.S. Government Survey of Public Lands in the State of Alabama.

Given under my hand and seal, this the 15th day of December, 2016.

James E. Alexander, P.L.S.
Alabama License No. 24022

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned, Pinehurst Investments, LLC, Owner of the property platted on the annexed plat and designated as **Gilchrist Tracts** , hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to us, our successors, and assigns, do hereby grant and convey to the City of Florence and County of Lauderdale, Alabama, its successors and assigns, an easement or right of way over, under, across, and above the streets and public roads and alleys shown hereon for electric, telephone, water, gas and sewer lines, and also for such purposes other easements as shown, with the right of ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective right of way, including the right to cut and clear trees or parts thereof or other objects that may injure or endanger utility lines.

Given under my hand this the 15 day of December, 2016.

Pinehurst Investments,LLC

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the persons whose names are signed to the foregoing and who are known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of Dec, 2016.

Amanda J. White
Notary Public
My Commission Expires February 13, 2017

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, here by approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama. This 20 day of December, 2016.

Lauderdale County Flood Management Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 20 day of December, 2016.

Chairman, Planning Commission, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the City Engineer, City of Florence, Alabama, this the 14th day of December 2016.

William B. Batson, III, City Engineer, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of **Gilchrist Tracts,** was filed for recording and was duly recorded in Plat Book 7 Page 315, this the 29th day of December, 2016.

Will Motlow, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as County Engineer of the County of Laudedale of Alabama, hereby certifies on this the 28th day of December, 2016, that the Florence Planning Commission has submitted the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama.

Eric Hill, County Engineer, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Lauderdale County E911 Board , City of Florence, Alabama, this the 20 day of December, 2016.

It's Representative

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, James E. Alexander, a Registered Land Surveyor, hereby certify that all parts of this survey and plat 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, this the 15th day of December, 2016.

James E. Alexander, Registered Land Surveyor
Alabama Certificate No. 24022

STATE OF ALABAMA
COUNTY OF LAUDERDALE

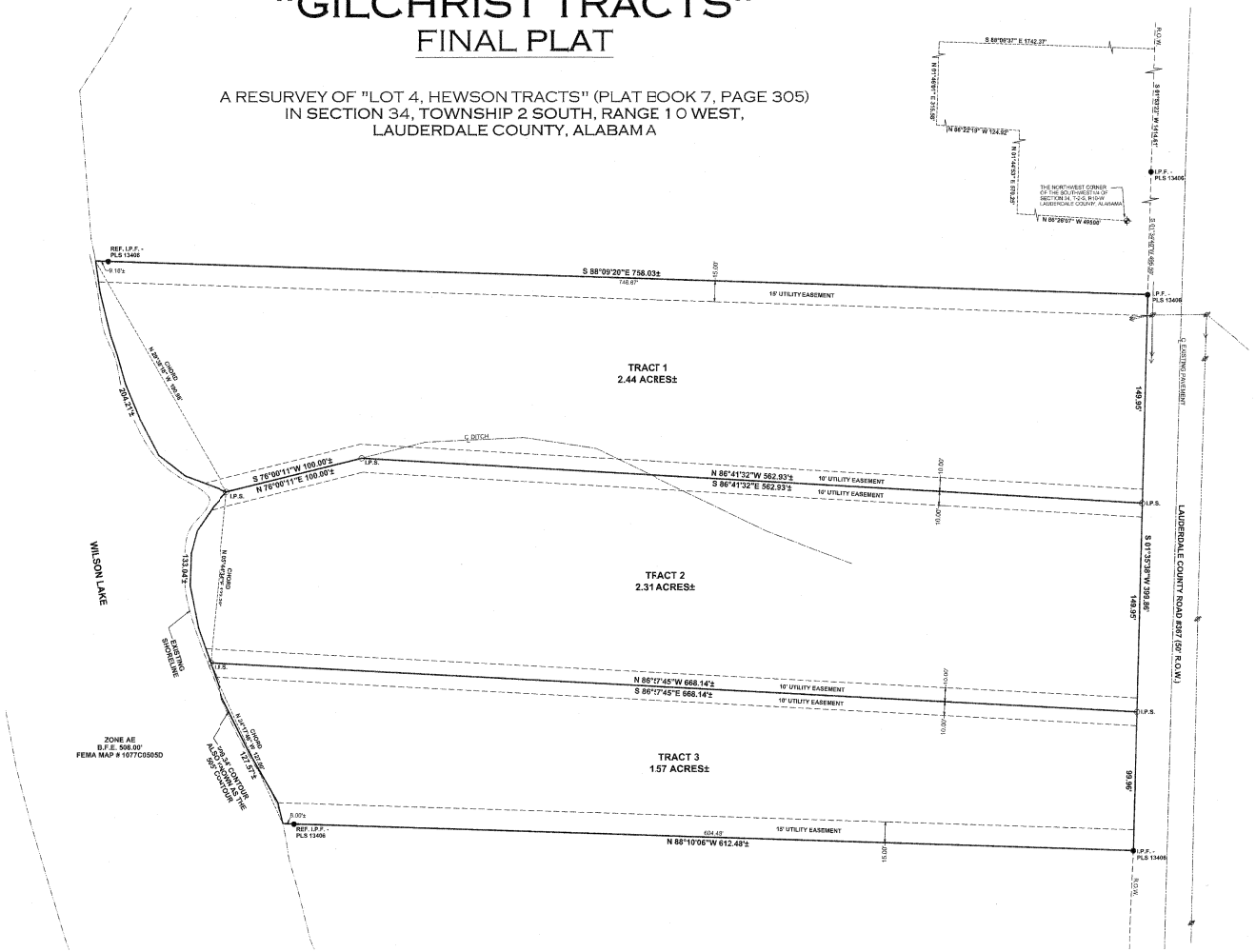
This Subdivision meets the approval of the Lauderdale County Health Department. The lots on this plat are subject to approval or deletion by the Lauderdale County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lots(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said Health Department and are made a part of this plat as is set out herein, this the 16th day of December, 2016.

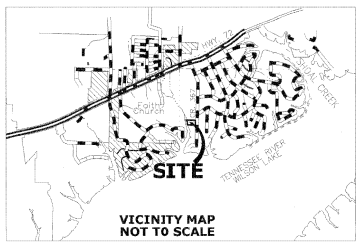
Health Department, Lauderdale County, Alabama

STATE OF ALABAMA
LAUDERDALE COUNTY

The undersigned as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the 21st day of DECEMBER, 2016.

Charles Rasch
City of Florence Electricity Department





SURVEYORS NOTES:

OWNER / DEVELOPER: PINEHURST INVESTMENTS, LLC
TOTAL AREA TO BE SUBDIVIDED: 6.33 ACRES±
TOTAL AREA CLOSURE: 1 : 190134

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 01077C0505D, THE BASE FLOOD ELEVATION IS 508.00' (ZONE AE). THE SUBJECT LOTS ARE PLATTED TO THE 509.34' CONTOUR, THEREFORE, THE PROPERTY IS NOT IN AN IDENTIFIED FLOOD HAZARD AREA

2. EACH LOT WILL BE REQUIRED TO ADDRESS STORM WATER DETENTION AT THE TIME OF DEVELOPMENT

ALABAMA WEST 0.3 GROUND

SCALE : 1"= 40'

SOURCE OF INFORMATION
PB. 7, PG. 305

LEGEND
POINT OF COMMENCEMENT - P.O.C.
POINT OF BEGINNING - P.O.B.
CAPPED IRON PIN SET - I.P.S. ○
IRON PIN FOUND - I.P.F. ●
CALCULATED CORNER - ⊗
MAG NAIL & WASHER SET - MNWS ○
MAG NAIL & WASHER FOUND - MNWF ●
LIGHT POLE
POWER POLE
GUY ANCHOR
POWER LINE
GRAVEL
FENCE
TEMPERATURE CONTROL UNIT - T.C.U.

SURVEYOR'S NOTES:
1. IRON PIN SET ARE 5/8" REBAR CAPPED AND STAMPED WITH "JAMES" ALEXANDER, PROPERTY CORNER PLS 24022"
2. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS AFFECTING SAID PROPERTY.

CLASS OF SURVEY: Suburban
TYPE OF SURVEY: Boundary

JAMES E. ALEXANDER LAND SURVEYING, LLC.
2923 JACKSON HIGHWAY, P.O. BOX 160,
••• SHEFFIELD, ALABAMA, 35660 •••
PHONE (256) 381-7000 FAX (256) 381-7226 EMAIL JALEX@HWAAY.NET

SCALE: 1"=40'	APPROVED BY: James E. Alexander	SURVEY BY: JEA	DWG #: 1T6	M/F: 16-225	REVISIONS
DATE: 12/15/16		SURVEY DATE: OCTOBER 2016	AND FILE: 1T6-108		
CLIENT: PINEHURST INVESTMENTS, LLC			LOCATION: 34-2-10		

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