

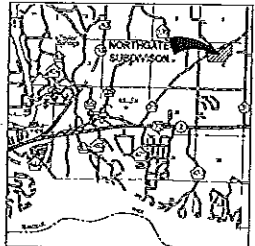
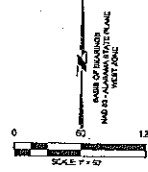
NORTHGATE SUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 9 WEST,
LAUDERDALE COUNTY, ALABAMA

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civil group
engineering - surveying

NORTHGATE SUBDIVISION
PART OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 9 WEST,
LAUDERDALE COUNTY, ALABAMA



LEGEND

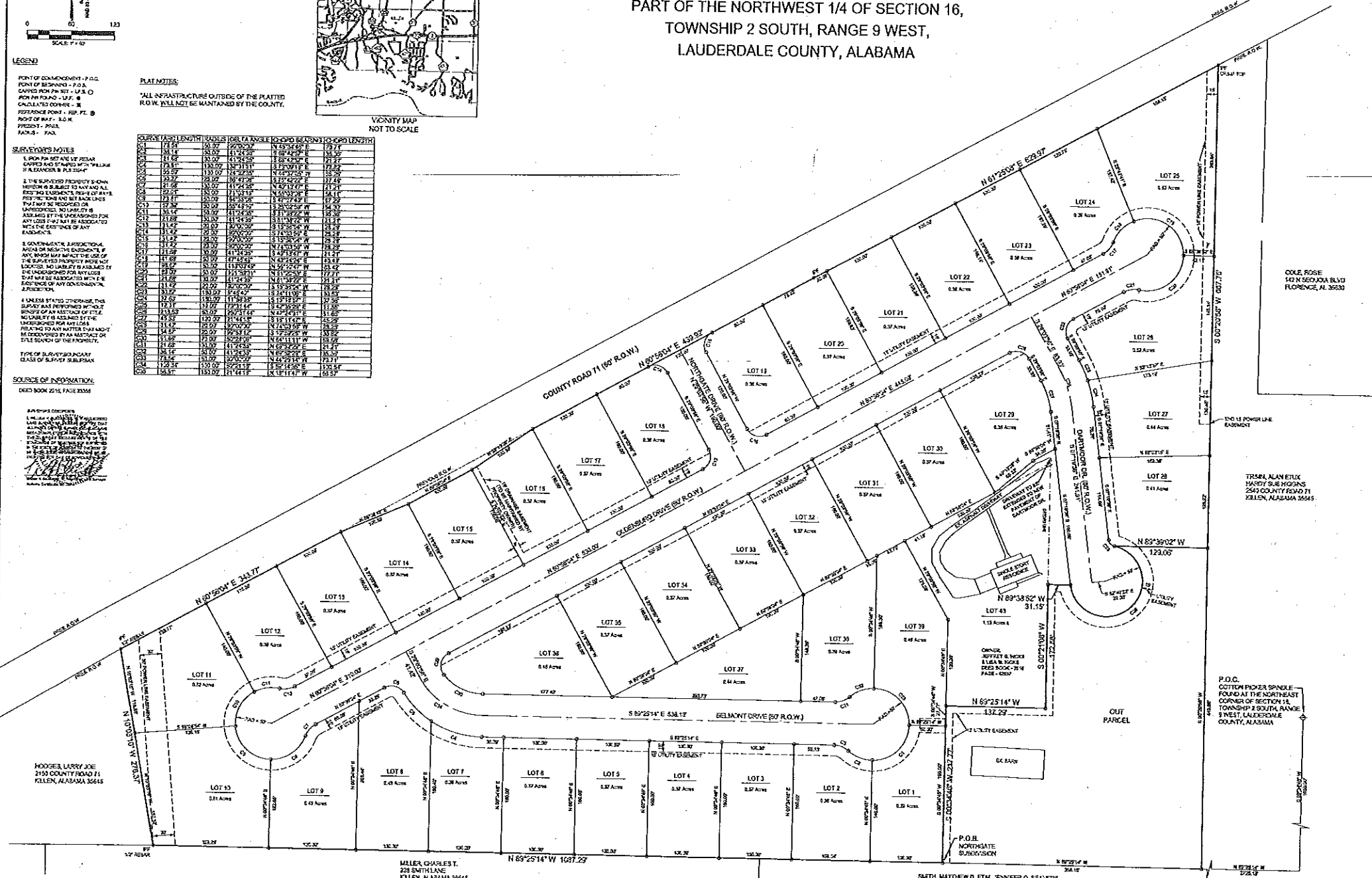
- POINT OF COMMENCEMENT - P.C.
- POINT OF BEGINNING - P.O.B.
- GRADED ROAD - G.R.
- UNGRADED ROAD - U.G.R.
- ADJACENT PROPERTY - A.P.
- PROPERTY LINE - P.L.
- RIGHT-OF-WAY - R.O.W.
- EXISTING EASEMENT - E.
- NEW EASEMENT - N.E.
- NEW CONCRETE DRIVE - C.D.
- NEW ASPHALT DRIVE - A.D.
- NEW ASPHALT DRIVE - A.D.
- NEW ASPHALT DRIVE - A.D.

PLAT NOTES:
ALL INFRASTRUCTURE OUTSIDE OF THE PLATTED R.O.W. WILL NOT BE MAINTAINED BY THE COUNTY.

CURVE DATA	CHORD LENGTH	ARC LENGTH	DELTA ANGLE	TO-POD BEARING	TO-POD LENGTH
1	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
2	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
3	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
4	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
5	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
6	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
7	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
8	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
9	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
10	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
11	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
12	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
13	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
14	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
15	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
16	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
17	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
18	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
19	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
20	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
21	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
22	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
23	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
24	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
25	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
26	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
27	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
28	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
29	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
30	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
31	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
32	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
33	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
34	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
35	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
36	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
37	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
38	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
39	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
40	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
41	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
42	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
43	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
44	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
45	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
46	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
47	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
48	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
49	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14
50	14.14	14.14	90° 00' 00"	N 00° 00' 00" E	14.14

SURVEYOR'S NOTES:
1. THIS SURVEY WAS MADE FROM A POINT OF BEGINNING...
2. THE SURVEYED PROPERTY...
3. GOVERNMENT RECORDATIONS...
4. UNLESS STATED OTHERWISE...
5. SOURCE OF INFORMATION:
DEED BOOK 2218, PAGE 2238

STATE OF ALABAMA
COUNTY OF LAUDERDALE
I, CHARLES W. MALER, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plat as filed in my office...



ELECTRONIC FILE ENCLAMER
THIS SURVEY WAS MADE BY THE CIVIL GROUP ENGINEERING - SURVEYING...
DATE: 08/14/2018

NO.	NAME	ADDRESS	DATE
1	MOORE, LARRY JOE	2183 COUNTY ROAD 71, KELLEN, ALABAMA 36645	
2	MALER, CHARLES T.	239 SMITHLAND, KELLEN, ALABAMA 36645	
3	SMITH, MATTHEW D. ETAL JENNIFER O. BEAVERS	148 COUNTY ROAD 450, KELLEN, ALABAMA 36645	
4	COLE, ROSE	142 N SEQUOIA BLVD, FLORENCE, AL 36530	
5	TRAM, ALAN ETUX HARRY SUE HIGGINS	2549 COUNTY ROAD 71, KELLEN, ALABAMA 36645	

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NORTHGATE SUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 9 WEST,
LAUDERDALE COUNTY, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSION

The undersigned, as authorized by the Lauderdale County Commission, Alabama, hereby approved the within plat for the recording of same in the Public Office of Lauderdale County, Alabama, this 27th day of December, 2017.

Chas W. Little
Chairman

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lauderdale, Alabama, hereby certifies approval of this plat for recording of same in the Public Office of Lauderdale County, Alabama this 27th day of December, 2017.

Don C. Price
County Engineer
County of Lauderdale, Alabama

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, William H. Alexander, II, a Licensed Professional Land Surveyor in the State of Alabama, by Civil Group, LLC, certify that this is a plat of an actual land survey of "NORTHGATE SUBDIVISION", more particularly described as follows:

A parcel of land being a part of the Northwest 1/4 of Section 16, Township 2 South, Range 9 West, Lauderdale County, Alabama, and being more particularly described as follows:

Commence at a Cotton Picker Spindle Found at the Northeast Corner of Section 16, Township 2 South, Range 9 West, Lauderdale County, Alabama; thence S 07°34'43" W a distance of 1350.00 to a post; thence N 82°25'14" W a distance of 2726.13 to an iron pin set (colored by PLS 05543); thence N 82°25'14" W a distance of 6736.45 to the Point of Beginning; thence N 82°25'14" W a distance of 1297.20 to an iron pin set; thence N 17°03'17" W a distance of 2713.37 to an iron pin set; thence N 82°56'04" E a distance of 241.77 to an iron pin set; thence N 62°38'42" E a distance of 1005.50 to an iron pin set; thence N 67°28'04" E a distance of 501.00 to an iron pin set; thence N 55°18'25" E a distance of 720.57 to an iron pin set; thence N 67°28'04" E a distance of 459.87 to an iron pin set; thence N 41°52'20" E a distance of 653.87 to an iron pin set; thence S 02°23'32" W a distance of 667.26 to an iron pin set; thence N 85°32'02" W a distance of 128.06 to an iron pin set lying on the east right-of-way margin of Darlow Dr.; thence with a curve lying to the right with an arc length of 215.85 with a radius of 62.00 with a chord bearing of S 47°26'31" W a distance of 14.85 to an iron pin set on the west right-of-way margin of Darlow Dr.; thence N 85°33'52" W a distance of 31.19 to an iron pin set; thence S 07°21'02" W a distance of 172.86 to an iron pin set; thence N 82°25'14" W a distance of 132.29 to an iron pin set; thence S 07°34'43" W a distance of 211.77 to the Point of Beginning. Together with a utility easement, being 15 feet in width, lying south of and parallel to the eastern boundary of Darlow Dr. and the out parcel, and being parallel to the eastern boundary of Lot 43, Lot 28, and the out parcel, all as shown on the plat of Northgate Subdivision.

Said parcel of land contains 29.89 acres, more or less, and is subject to any easements, right-of-ways, or restrictions recorded or unrecorded affecting said parcel.

I, William H. Alexander, II, a Registered Land Surveyor, hereby certify that all parts of this survey and plat have been completed in accordance with the ethical requirements of the Alabama Society of Professional Surveyors in the State of Alabama to the best of my knowledge, information, and belief, this 27th day of December, 2017.

William H. Alexander, II
NAME: William H. Alexander, II, D.S.
Alabama License # 22423

DEDICATION

I, Mark Field, Jeffrey G. Hicks, and Lisa M. Hicks, owners of land surveyed by William H. Alexander, II, do hereby certify that the same was and is vested in said owner and join in the foregoing statement made by said William H. Alexander, II, and as stated in Code of Alabama, 1975, § 15-2-50 et seq., you hereby certify that it was and is my intention to allow said lands to be shown by said plat and to hereby dedicate, grant, and convey for public use for streets, alleys, and public grounds all shown on said plat.

BY: *Mark Field*
Mark Field

BY: *Jeffrey G. Hicks*
Jeffrey G. Hicks

BY: *Lisa M. Hicks*
Lisa M. Hicks

STATE OF Alabama
COUNTY OF Lauderdale

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Mark Field, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Jeffrey G. Hicks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Lisa M. Hicks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Mark Field, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Lisa M. Hicks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Jeffrey G. Hicks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Lisa M. Hicks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Lori Simmons
Notary Public in and for said County, in said State, hereby certify that Mark Field, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

STATE OF ALABAMA
COUNTY OF

CERTIFICATE OF APPROVAL BY THE ERI (ROAD)
The undersigned, as authorized by the Lauderdale County ERI Board, Alabama, hereby approved the within plat for the recording of same in the Public Office of Lauderdale County, Alabama, this 27th day of December, 2017.

Erin DeLoach
Erin DeLoach

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT
The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approved the within plat for the recording of same in the Public Office of Lauderdale County, Alabama, this 27th day of December, 2017.

Erin DeLoach
Lauderdale County Flood Management Director

CERTIFICATE OF ENGINEERING DESIGN BY A PROFESSIONAL ENGINEER

I, Don C. Price, J., a professional engineer licensed in the State of Alabama, License Number 11615, do hereby certify that the design and design system for "NORTHGATE SUBDIVISION" have been designed under my supervision. I further certify that the drainage system has been designed to meet the 25-year storm criteria. The design will ensure that all drainage waters occurring during a storm of less than 25-year storm magnitude will flow within the right-of-way or drainage easements indicated on such official plat for the subdivision.

I further certify that the storm are designed for a design speed of 25 MPH in all applicable design criteria for safety, geometry, profile, and typical sections according to the Alabama Department of Transportation County Road Design Policy.

I further certify that I have checked all test reports and that all base material, granules and asphalt have been installed in accordance with the typical sections, profiles and plan details and meet minimum requirements as set out in the most current edition of the State of Alabama Department of Transportation's Standard Specifications for Highway Construction.

I further certify that all Federal and State permits required for construction of the subdivision were obtained and complied with during construction.

Don C. Price
NAME: Don C. Price, J.
P.E. #11615
TITLE: Professional Engineer
FIRM: CIVIL GROUP, LLC
DATE: 12-27-17

STATE OF ALABAMA
COUNTY OF LAUDERDALE
I, Will Morrow, Probate Judge of Lauderdale County, Alabama, hereby certify that the approved plat of "NORTHGATE SUBDIVISION", was filed for recording and was duly recorded in Plat Book 1, Page 253-256, Civ. Pl. J.T.B., City of Decatur, 2017.

Will Morrow
Will Morrow, Probate Judge, Lauderdale County, AL


STATE OF ALABAMA
COUNTY OF LAUDERDALE
The lots on this plat are subject to approval or deletion by the Lauderdale County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for a sewerage (sewerage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or require owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out herein, this 27th day of December, 2017.

Don C. Price
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 Public Office of Lauderdale County, Alabama, this 27th day of December, 2017.

Charles Road
City of Florence Electricity Department

civil group
engineering - surveying



NORTHGATE SUBDIVISION
PART OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 9 WEST,
LAUDERDALE COUNTY, ALABAMA

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET
2 of 2