

STONEGATE ESTATES

273

NOTE: IRON PIN SET AT ALL CORNERS

MINIMUM BUILDING SETBACKS

FRONT YARDS - 50 FEET
REAR YARDS - 40 FEET
SIDE YARDS - 15' FEET

PART OF SECTION 20
T-2-S, R-10-W
62.82 ACRES ±

HULSZER, JAMES W.
ETUX A. JANICE
1759 CR. 323
FLORENCE, AL 36534

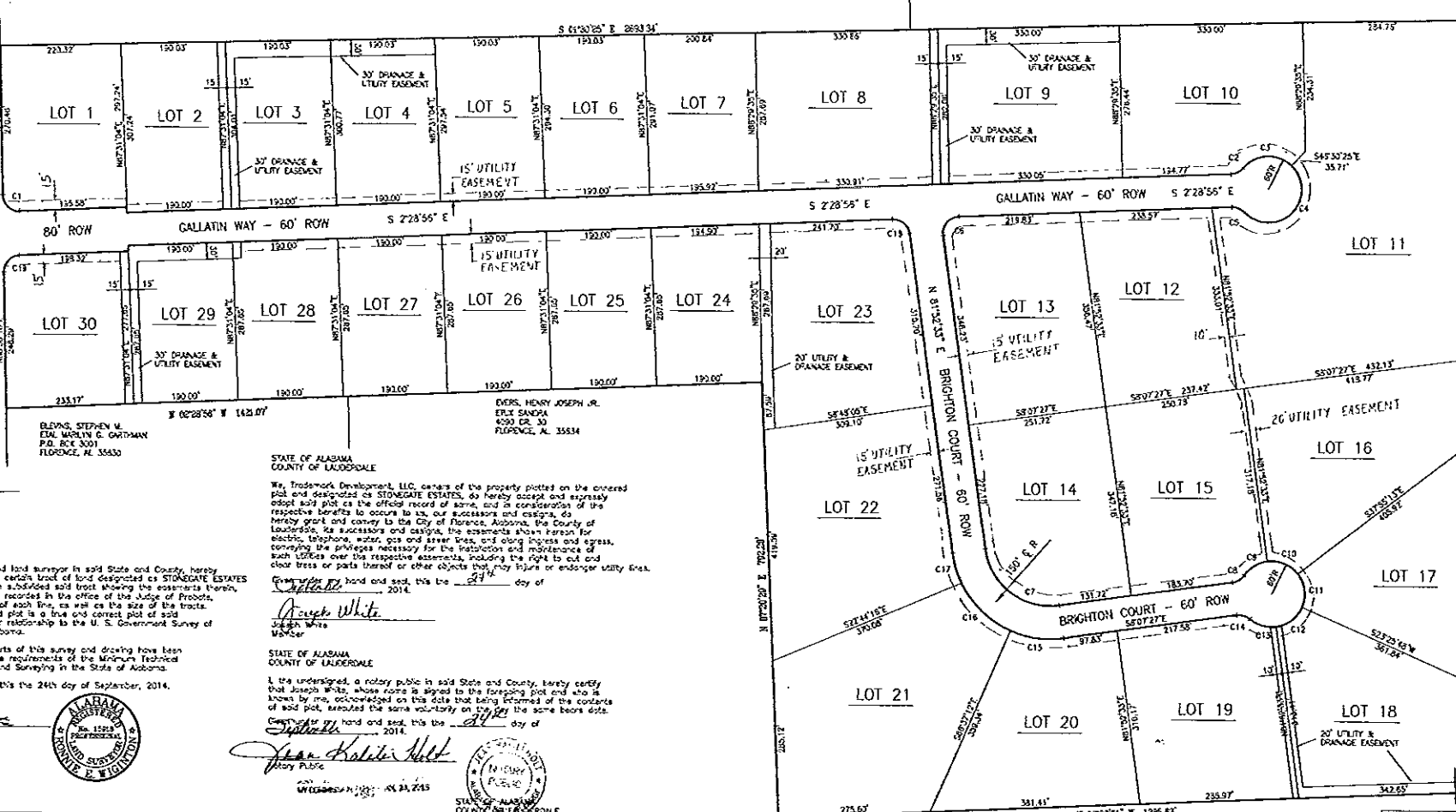
ROE, SAU D.
ETUX JOHNNY B.
2011 CR. 323
FLORENCE, AL 36534



WINDING, RANDY L.
ETUX CLAUDIA M.
5331 CR. 30
FLORENCE, AL 36534

DAVIS, ROSS E.
ETUX LUKITA
3371 CR.30
FLORENCE, AL 36534

LUDLEY, VERA B.
5337 CR. 30
FLORENCE, AL 36534



ALBRIGHT, CHRISTOPHER PAUL
1759 CR. 323
FLORENCE, AL 36534

LOT NO.	AREA (AC)	AREA (SQ FT)
1	1.0000	69,696
2	1.0000	69,696
3	1.0000	69,696
4	1.0000	69,696
5	1.0000	69,696
6	1.0000	69,696
7	1.0000	69,696
8	1.0000	69,696
9	1.0000	69,696
10	1.0000	69,696
11	1.0000	69,696
12	1.0000	69,696
13	1.0000	69,696
14	1.0000	69,696
15	1.0000	69,696
16	1.0000	69,696
17	1.0000	69,696
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21	1.0000	69,696
22	1.0000	69,696
23	1.0000	69,696
24	1.0000	69,696
25	1.0000	69,696
26	1.0000	69,696
27	1.0000	69,696
28	1.0000	69,696
29	1.0000	69,696
30	1.0000	69,696

ALBRIGHT, CHRISTOPHER PAUL
1759 CR. 323
FLORENCE, AL 36534

ALBRIGHT, JAMES CONRAN
1567 CR. 323
FLORENCE, AL 36533

LOT NO.	AREA (AC)	AREA (SQ FT)
1	1.0000	69,696
2	1.0000	69,696
3	1.0000	69,696
4	1.0000	69,696
5	1.0000	69,696
6	1.0000	69,696
7	1.0000	69,696
8	1.0000	69,696
9	1.0000	69,696
10	1.0000	69,696
11	1.0000	69,696
12	1.0000	69,696
13	1.0000	69,696
14	1.0000	69,696
15	1.0000	69,696
16	1.0000	69,696
17	1.0000	69,696
18	1.0000	69,696
19	1.0000	69,696
20	1.0000	69,696
21	1.0000	69,696
22	1.0000	69,696
23	1.0000	69,696
24	1.0000	69,696
25	1.0000	69,696
26	1.0000	69,696
27	1.0000	69,696
28	1.0000	69,696
29	1.0000	69,696
30	1.0000	69,696

ALBRIGHT, DONALD F.
1634 CR. 323
FLORENCE, AL 36533

ALBRIGHT, RONALD JOSEPH
8565 CR. 130
FLORENCE, AL 36545

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Ronnie E. Wright, a registered land surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as STONEGATE ESTATES on the attached plat, that I have subdivided said tract showing the easements therein, according to the plat thereof as recorded in the office of the Judge of Probate, giving the bearings and lengths of each line, as well as the size of the tracts. I further certify that the attached plat is a true and correct plot of said subdivision and shows the proper relationship to the U. S. Government Survey of Public Lands in the State of Alabama.

I hereby certify/state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Given under my hand and seal, this the 24th day of September, 2014.

Ronnie E. Wright
Alabama Registration No. 15918



STATE OF ALABAMA
COUNTY OF LAUDERDALE

We, Trademark Development, LLC, owners of the property plotted on the attached plat and designated as STONEGATE ESTATES, do hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to occur to us, our successors and assigns, do hereby grant and convey to the City of Florence, Alabama, the County of Lauderdale, for successors and assigns, the easements shown herein for electric, telephone, water, gas and sewer lines, and other ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective easements, 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 and seal, this the 24th day of September, 2014.

Joseph White
Member

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned, a notary public in said State and County, hereby certify that Joseph White, whose name is signed to the foregoing plat and who is known by me, acknowledged on this date that being informed of the contents of said plat, executed the same voluntarily on this the same date.

Given under my hand and seal, this the 24th day of September, 2014.

Jean Kallie Hill
Notary Public

WELLSVILLE, MISSISSIPPI - 48 24, 245

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the County Engineer, County of Lauderdale, Alabama, this the 24th day of September, 2014.

Ken Allen
Ken Allen, County Engineer
Lauderdale County, AL

A performance bond in an amount sufficient to cover the costs of construction of all public improvements has been approved by the Planning Commission on 10/14/2014.

Planning Commission Secretary

Final plat approved by resolution of the St. Florian Planning and Zoning Commission on October 20, 2014.

APPROVED FOR RECORDING
D. Scott Coffey, Chairman
Chairman Secretary

PRISPELL FOUNDATION, INC.
C/O LISA PATTERSON
475 S. SEMINARY AVE
FLORENCE, AL 36533

STATE OF ALABAMA
COUNTY OF LAUDERDALE

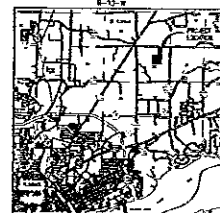
I, James E. Holt, II, Probate Judge, Lauderdale County, Alabama, hereby certify that the attached plat of STONEGATE ESTATES, was duly filed in the office of the Judge of Probate of Lauderdale County, County, Alabama in Book 7 Page 273. This the 23rd day of October, 2014.

James E. Holt, II
James E. Holt, II
Probate Judge

The undersigned, as authorized by the Lauderdale County 911 Board, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this the 24th day of Sept, 2014.

Director

PRESENT ZONING:
AGRICULTURAL -
RURAL RESIDENTIAL



VICINITY MAP

The undersigned as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 24th day of September, 2014.

Ken Allen
Lauderdale County Flood Management Director

STATE OF ALABAMA
LAUDERDALE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lauderdale County Health Department. The approval may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as it set out herein.

This the 24th day of September, 2014.

David J. Hodges
Lauderdale County Health Department

FINAL PLAT
STONEGATE ESTATES - ST. FLORIAN
LAUDERDALE COUNTY, ALABAMA

PRICE & RIDER ENGINEERING, INC.
228 WEST TRENDSIDE STREET FLORENCE, ALABAMA
PH. (850) 768-8374 FAX (850) 768-8272

DRAWN: H.K. DATE: 4-21-2014 SHEETS: 1
CHECKED: R.W. SCALE: 1"=100'
PARTICONS: 14-022-PP/AT OF 1 SHEETS

TOWN OF ST FLORIAN

4508 Co. Rd. 47
Florence, AL 35634

Phone: (256) 767-3690
Fax: (256) 767-3690

October 21, 2014

Re: Stone Gate Estates Subdivision

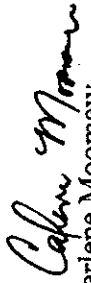
To Whom It May Concern:

We are submitting this letter in reference to the above-mentioned subdivision. The Town of St. Florian has approved the Plat on October 20, 2014 at the Planning Commission meeting and does not require a Performance Bond concerning the roads/streets. All roads have been completed and as stated in the Declaration of Covenants for Stone Gate Estates, it reads as follows:

W. Roads/Streets: Developer has constructed all roads shown on the plat and hereby dedicates to the Stone Gate Estates Home Owners' Association and shall be for public use as roads. It remains the responsibility of the Stone Gate Estates Home Owners' Association to maintain and upkeep roads/streets.

Therefore, the paragraph for the Town of St. Florian Planning Commission Secretary's signature was left in error from the previous plat.

Respectfully,



Carlene Moomaw
Planning Commission Secretary