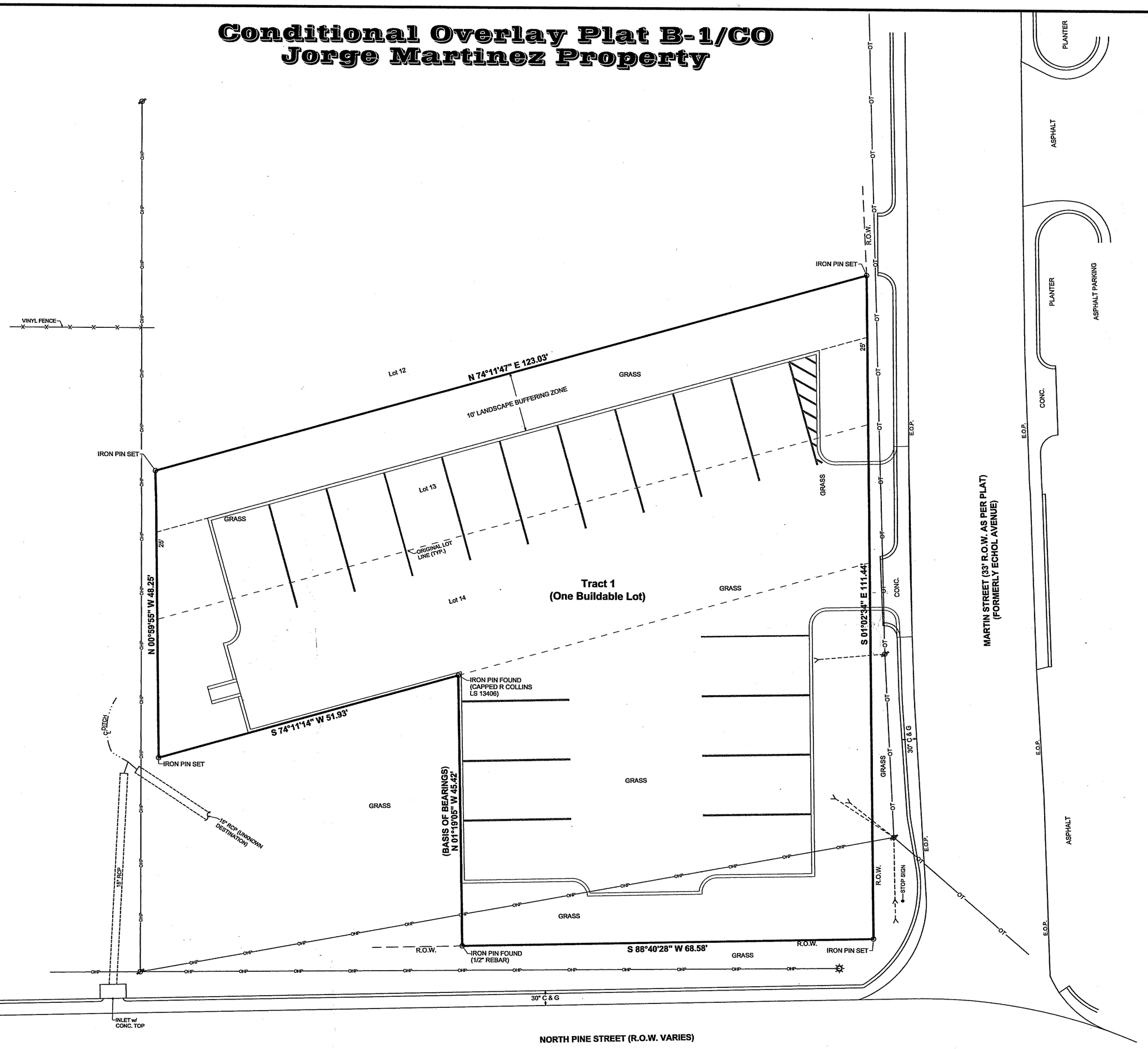
Conditional Overlay Plat B-1/CO
Jorge Martinez Property

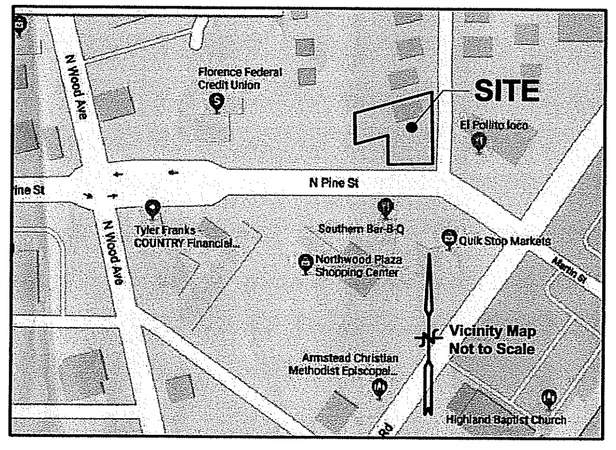


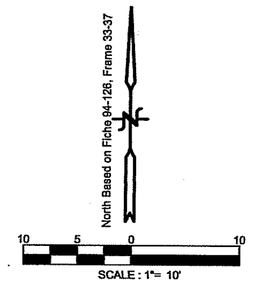
LEGEND

● BOLLARD	MB MAILBOX	● VP VENT PIPE			
BSL BUILDING SETBACK LINE	MON. MONUMENT	WM WATER METER			
● BTWP BT WARNING POST	OHP OVERHEAD POWER	WV WATER VALVE			
C & G CURB & GUTTER	OHT OVERHEAD TELEPHONE	BT BURIED TELEPHONE			
CB CATCH BASIN	OTI OPEN THROAT INLET	CTV CABLE TELEVISION			
CMP CORRUGATED METAL PIPE	PVC POLYVINYL CHLORIDE	CL CENTERLINE			
○ CO CLEAN OUT	PKNSS P.K. NAIL & SHINER SET (STAMPED R. COLLINS LS. 13406)	X X FENCE			
CONC. CONCRETE	POINT OF BEGINNING	FO FIBER OPTIC			
△ CP# CONTROL POINT NUMBER	PP POWER POLE	EC EC EROSION CONTROL			
DWCI DOUBLE WING CURB INLET	GUY WIRE	G GAS LINE			
E.O.C. EDGE OF CONCRETE	ANCHOR	OHP OVERHEAD POWER			
E.O.G. EDGE OF GRAVEL	RCP REINFORCED CONCRETE PIPE	OHT OVERHEAD TELEPHONE			
E.O.P. EDGE OF PAVEMENT	RD ROOF DRAIN	R.O.W. RIGHT OF WAY			
EX. EXISTING	REF. REFERENCE	SF SF SILT FENCE			
FFE FINISH FLOOR ELEVATION	SMH SANITARY SEWER MANHOLE	SS SANITARY SEWER			
FH FIRE HYDRANT	SPHW SLOPED PAVED HEADWALL	ST STORM SEWER			
GFL GROUND FLOOD LIGHT	SPR SPRINKLER	T.O.B. TOP OF BANK			
GM GAS METER	SS SANITARY SEWER	T.O.E. TOE OF BANK			
GV GAS VALVE	S-T-R SECTION TOWNSHIP RANGE	UE UNDERGROUND ELECTRIC			
● GLWP GAS LINE WARNING POST	STMH STORM SEWER MANHOLE	W WATER LINE			
GTI GRATE TOP INLET	STR STRUCTURE	DITCH			
HC HANDICAP	SWCI SINGLE WING CURB INLET	502 INTERMEDIATE CONTOUR			
ICV IRRIGATION CONTROL VALVE	TMH TELEPHONE MANHOLE	500 INDEX CONTOUR			
INV. INVERT	TP TELEPHONE PEDESTAL	+ 516.23 EXISTING SPOT ELEV			
○ I.P.F. IRON PIN FOUND	T.B.M. TEMPORARY BENCH MARK	500 PROPOSED CONTOUR			
○ I.P.S. IRON PIN SET (CAPPED R. COLLINS L.S. 13406)	TSB TRAFFIC SIGNAL BOX	+516.50 PROPOSED SPOT ELEV			
JB JUNCTION BOX	TSP TRAFFIC SIGNAL POLE				
LP LIGHT POLE	TYP. TYPICAL				

ELECTRONIC FILE DISCLAIMER: The official drawings are those that are signed, sealed and dated by the Professional Engineer or Professional Land Surveyor. Information transferred electronically to clients is not necessarily a true representation of the official document. White, Lynn, Collins and Associates, Inc. is not responsible for information on these plans or surveys in electronic form, provided verbally by others, written by others or interpreted by others.

G:\Acad Drawings\Martinez\Martinez FINAL PLAT.dwg,Layout (1), Jul/10/2018 - 10:26am, dawn





Plat Notations:

1. **Any future development of this property that is not a part of the recorded Conditional Overlay Plat shall require City of Florence Planning Commission Approval and or Florence City Council Approval.**
2. **Any landscaping that designates plantings directly under a power line must be of a species that the maximum height is less than 15 feet.**

Notes:

1. **The unadjusted error of closure is greater than 1' in 100,000'.**
2. **All property corners are iron pin set unless noted otherwise.**
3. **All fence line and overhead power line locations are approximate.**
4. **No easement information provided for overhead power lines.**

Source Of Information:
RLPY Book 2017, Page 11426

I 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.

Richard T. Collins L.S.
RICHARD T. COLLINS L.S.
ALABAMA LICENSE NO. 13406 DATE: 07/09/2018

ALABAMA LICENSED No. 13406 PROFESSIONAL LAND SURVEYOR RICHARD T. COLLINS

DATE OF FIELD SURVEY: 04/11/2018

Property Address:
1407 Martin Street
Florence, Alabama 35630

368

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Richard T. Collins, A Licensed Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as **Conditional Overlay Plat B-1/CO Jorge Martinez Property,** on the annexed plat situated in Section 3, Township 3 South, Range 11 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 9th day of July, 2018.

Richard T. Collins L.S.
Richard T. Collins, L.S.
Alabama License No. 13406

ALABAMA LICENSED No. 13406 PROFESSIONAL LAND SURVEYOR RICHARD T. COLLINS

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I the undersigned, Jorge Martinez, Owner of the property platted on the annexed plat and designated as **Conditional Overlay Plat B-1/CO Jorge Martinez Property,** hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to me, my 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 13th day of July, 2018.

Jorge Martinez

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the person whose name is signed to the foregoing and who is 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 13th day of July, 2018.

Teresa W. Roach
Notary Public

NOTARY PUBLIC ALABAMA AT LARGE

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 28 day of August, 2018.

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 22nd day of August, 2018.

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 **Conditional Ovedlay Plat B-1/CO Jorge Martinez Property,** was filed for recording and was duly recorded in Plat Book 4 Page 368, this the 30th day of August, 2018.

Will Motlow, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as County Engineer of the County of Lauderdale of Alabama, hereby certifies on this the 29th day of August, 2018, 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

The undersigned, as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this the 10TH day of JULY, 2018.

Charles Roach
City of Florence Electricity Department

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Certificate of Approval By The City of Florence Flood Management Department
The undersigned, as authorized by the City of Florence Flood Management Department, Alabama, here by approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the 31st day of August, 2018.

Gary Williamson
City of Florence Flood Management Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Certificate of Approval By The E911 Board
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 27 day of August, 2018.

E911 Director, County of Lauderdale, Alabama

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Florence City Council of the City of Florence, Alabama, this the 21 day of August, 2018.

Dick Jordan, President, Florence City Council, City of Florence, AL

Lots 13 and 14
Buffler Brothers Subdivision
(Plat Book 1, Page 191)
and
Part of the Southeast 1/4 of
Section 3, Township 3 South, Range 11 West
Lauderdale County, Alabama
0.22 Acres±

WLC civil engineers land surveyors
White, Lynn, Collins, & Associates, Inc.
219 W. ALABAMA STREET • FLORENCE, ALABAMA 35630
PHONE (256) 766-1051 • FAX (256) 766-1201
EMAIL: WLCASSO@AOL.COM

REVISED:
REVISED:

Final Plat

Jorge Martinez
207 Twin Oak Drive
Florence, Alabama 35630

HORZ 1"= 10'		SHEET
VERT 1"=		OF
SURVEYED BY: BI	DRAWN BY: CDS	CHECKED BY: RTC
DWG. FILE: Martinez FINAL PLAT.dwg LAYOUT: Layout (1)		
CRD. FILE: MARTINEZ040518.txt		
JOB NO.: 15047-18-01		TOTAL SHEETS
DATE: 07/09/2018		OF