MURPHY OIL SUBDIVISION

FINAL PLAT TO INDICATE A TWO LOT SUBDIVISION BEING A PORTION OF BLOCKS 4 & 5 OF MUSCLE SHOALS HEIGHTS, A PORTION OF VACATED AVENUE D AND PORTIONS OF VACATED ALLEYS IN SAID BLOCKS 4 & 5, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 10 WEST, LAUDERDALE COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, RODNEY E. ABNEY, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR BECHTLER GREENFIELD SURVEYING, LLC STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS A & B OF MURPHY OIL SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFER TO LEGAL DESCRIPTIONS SHOWN HEREON

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330-X-14-.05 (G) ON MARCH 31, 1999 (OR MOST CURRENT REVISED RULE) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS 23RD DAY OF APRIL, 2018.

Rodney E. Abney Jr. 4.23.18

RODNEY E. ABNEY, JR. PLS
ALABAMA LICENSE # 25524

DEDICATION

WE, RALPH E. MAY AND JOYCE N. MAY, THE OWNERS OF SAID LAND SURVEYED BY BECHTLER GREENFIELD SURVEYING, LLC, DO HEREBY CERTIFY THAT THE TITLE WAS AND IS VESTED IN SAID OWNER AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID _____, AND AS STATED IN \-\-CODE OF ALABAMA 1975, 35-2-50 ET SEQ., DOES HEREBY CERTIFY THAT IT WAS AND IS MY INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

Ralph E May — Joyce N. May

PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Nathan Fulmer NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RALPH E. MAY AND JOYCE N. MAY, ARE 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/SHE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April 2018.

NOTARY PUBLIC

NATHAN FULMER — NOTARY PUBLIC — My Commission Expires 10-21-2020 — ALABAMA STATE AT LARGE

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 SAME IN THE PROBATE OFFICE OF LAUDERDALE COUNTY, ALABAMA.

THIS 13TH DAY OF JUNE, 2018.

Charles Reed

CITY OF FLORENCE ELECTRICITY DEPARTMENT

STATE OF ALABAMA
COUNTY OF LAUDERDALE

APPROVED FOR RECORDING BY THE PLANNING COMMISSION OF THE CITY OF FLORENCE, ALABAMA.

THIS 13 DAY OF June 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 13th DAY OF June 2018.

CITY ENGINEER, CITY OF FLORENCE, AL

CERTIFICATE OF APPROVAL BY THE CITY OF FLORENCE FLOOD MANAGEMENT DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FLORENCE FLOOD MANAGEMENT DEPARTMENT, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LAUDERDALE COUNTY, ALABAMA.
THIS 6th DAY OF June 20 18.

Gary Williamson

CITY OF FLORENCE FLOOD MANAGEMENT DIRECTOR

CERTIFICATE OF PROBATE JUDGE

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, JUDGE WILL MOTLOW, PROBATE JUDGE, LAUDERDALE COUNTY, ALABAMA, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED IN THE OFFICE OF THE JUDGE OF PROBATE OF LAUDERDALE COUNTY.

THIS 14th DAY OF June 2018.

Will Motlow

WILL MOTLOW, PROBATE JUDGE
LAUDERDALE COUNTY, ALABAMA

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 SAME IN THE PROBATE OFFICE OF LAUDERDALE COUNTY, ALABAMA.
THIS 13TH DAY OF June 2018.

E911 DIRECTOR

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 THE RECORDING OF SAME IN THE PROBATE OFFICE OF LAUDERDALE COUNTY, ALABAMA, THIS 14 DAY OF June 2018.

COUNTY ENGINEER
COUNTY OF LAUDERDALE, ALABAMA

LOT A LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, BEING A PORTION OF BLOCKS 4 & 5 OF MUSCLE SHOALS HEIGHTS, A PORTION OF VACATED AVENUE D AND PORTIONS OF VACATED ALLEYS IN SAID BLOCKS 4 & 5, LOCATED IN THE THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 10 WEST, LAUDERDALE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD (AKA U.S. HWY 72) WITH THE APPARENT EASTERN RIGHT-OF-WAY LINE OF MIDDLE ROAD (AKA JACKSON BOULEVARD), SAID POINT BEING MARKED BY A 1/2" DIAMETER REBAR (SET) AND ALSO MARKING THE SOUTHWEST CORNER OF THE DESCRIBED LOT; THENCE NORTH 12 DEGREES 27 MINUTES 59 SECONDS WEST, DEPARTING THE NORTHERN RIGHT-OF-WAY LINE OF SAID FLORENCE BOULEVARD AND ALONG THE APPARENT EASTERN RIGHT-OF-WAY LINE OF SAID MIDDLE ROAD, A DISTANCE OF 199.54 FEET TO A 1/2" DIAMETER REBAR (SET), SAID POINT MARKING THE NORTHWEST CORNER OF THE DESCRIBED LOT; THENCE NORTH 70 DEGREES 58 MINUTES 00 SECONDS EAST, DEPARTING SAID APPARENT EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 197.88 FEET TO A 1/2" DIAMETER REBAR (FOUND), THENCE SOUTH 10 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.80 FEET TO A 1/2" DIAMETER REBAR (SET); THENCE NORTH 86 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.47 FEET TO A 1/2" DIAMETER REBAR (SET); THENCE SOUTH 22 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 157.00 FEET TO A POINT LOCATED ON THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD (AKA U.S. HIGHWAY 72), SAID POINT BEING MARKED BY A 1/2" DIAMETER REBAR (SET) AND ALSO MARKING THE SOUTHEAST CORNER OF THE DESCRIBED LOT; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,372.03 FEET AN ARC DISTANCE OF 260.57 FEET BEING SUBTENDED BY A CHORD BEING SOUTH 69 DEGREES 04 MINUTES 43 SECONDS WEST A CHORD DISTANCE OF 260.56 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINING 46,366 SQUARE FEET, 1.0644 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY INDICATED HEREON AS LOT A.

LOT B LEGAL DESCRIPTION

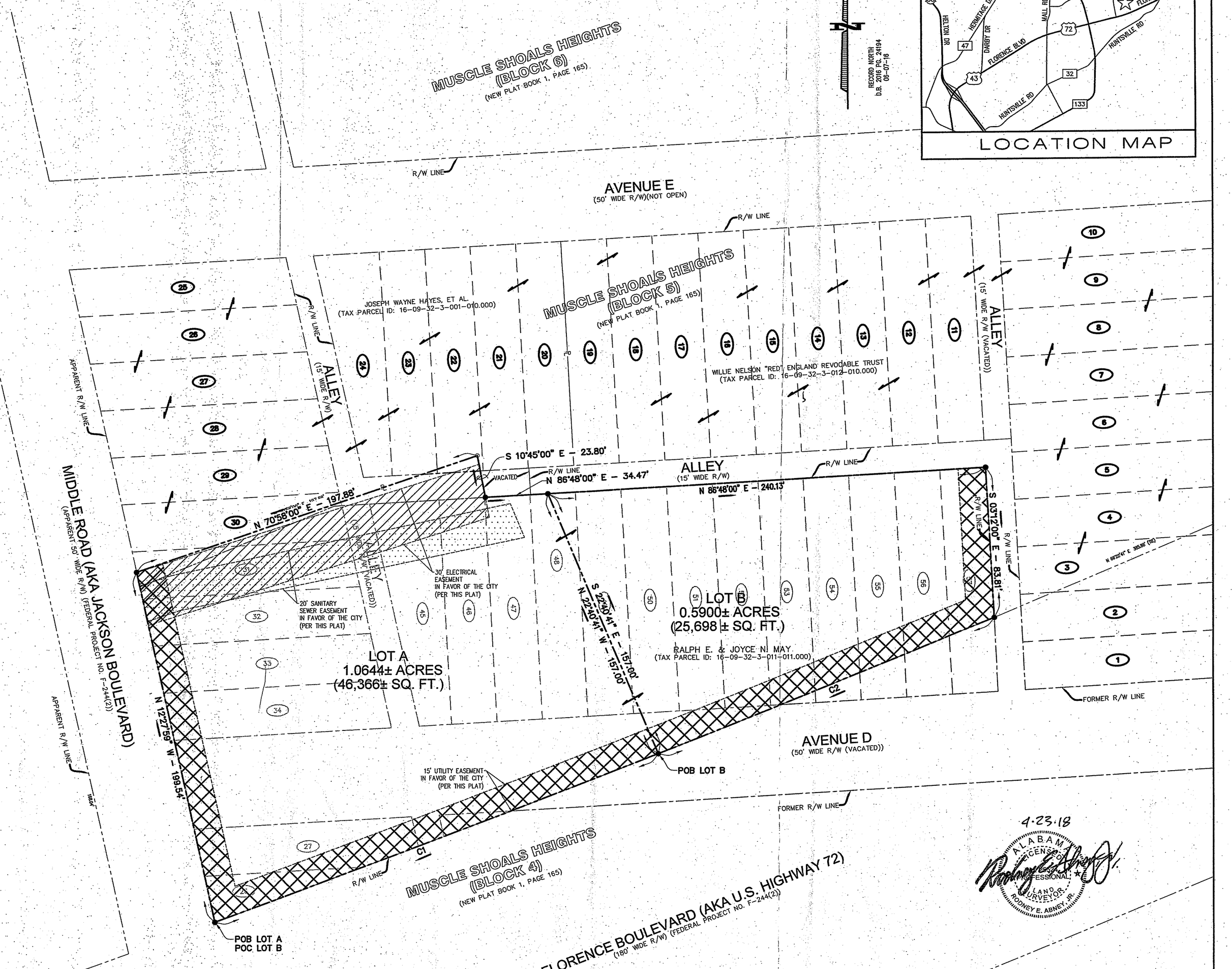
ALL THAT TRACT OR PARCEL OF LAND, BEING A PORTION OF BLOCK 5 OF MUSCLE SHOALS HEIGHTS AND A PORTION OF VACATED AVENUE D, LOCATED IN THE THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 10 WEST, LAUDERDALE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

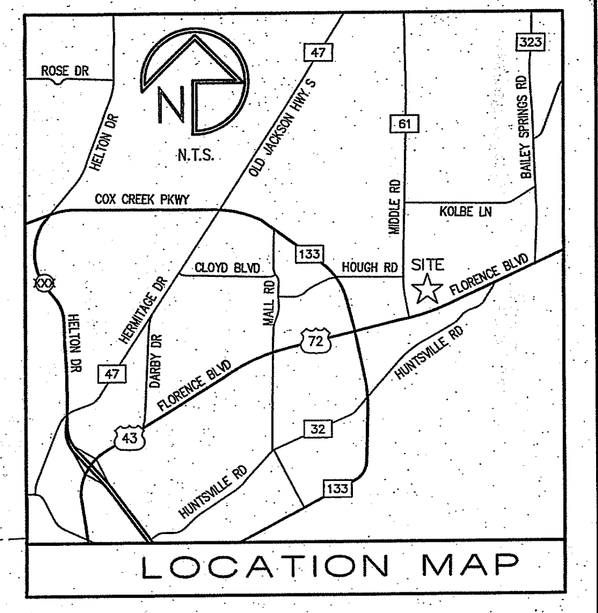
COMMENCING AT A POINT MARKING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD (AKA U.S. HWY 72) WITH THE APPARENT EASTERN RIGHT-OF-WAY LINE OF MIDDLE ROAD (AKA JACKSON BOULEVARD), SAID POINT BEING MARKED BY A 1/2" DIAMETER REBAR (SET); THENCE DEPARTING THE APPARENT EASTERN RIGHT-OF-WAY LINE OF SAID MIDDLE ROAD AND ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID FLORENCE BOULEVARD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,372.03 FEET AN ARC DISTANCE OF 260.57 FEET BEING SUBTENDED BY A CHORD BEING NORTH 69 DEGREES 04 MINUTES 43 SECONDS EAST A CHORD DISTANCE OF 260.56 FEET TO A 1/2" DIAMETER REBAR (SET) MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE LOT TO BE DESCRIBED; THENCE NORTH 22 DEGREES 40 MINUTES 41 SECONDS WEST, DEPARTING SAID CURVE AND DEPARTING SAID NORTHERN RIGHT-OF-WAY LINE, A DISTANCE OF 157.00 FEET TO A 1/2" DIAMETER REBAR (SET), SAID POINT ALSO MARKING THE NORTHWEST CORNER OF THE DESCRIBED LOT; THENCE NORTH 86 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.13 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 57 OF MUSCLE SHOALS SUBDIVISION (BLOCK 5), SAID POINT BEING MARKED BY A 1/2" DIAMETER REBAR (SET) AND ALSO MARKING THE NORTHEAST CORNER OF THE DESCRIBED LOT; THENCE SOUTH 03 DEGREES 12 MINUTES 00 SECONDS EAST, ALONG THE EASTERN BOUNDARY LINE OF SAID LOT 57, A DISTANCE OF 83.81 FEET TO A POINT LOCATED ON THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD (AKA U.S. HIGHWAY 72), SAID POINT BEING MARKED BY A 1/2" DIAMETER REBAR (SET) AND ALSO MARKING THE SOUTHEAST CORNER OF THE DESCRIBED LOT; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,372.03 FEET AN ARC DISTANCE OF 198.45 FEET BEING SUBTENDED BY A CHORD BEING SOUTH 67 DEGREES 55 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 198.44 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINING 25,698 SQUARE FEET, 0.5900 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY INDICATED HEREON AS LOT B.

GENERAL NOTES

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 107,007 FEET, AND AN ANGULAR ERROR OF 2.25 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,275 FEET.
4. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN RALPH E. & JOYCE N. MAY, BY VIRTUE OF A SURVIVORSHIP WARRANTY DEED RECORDED IN D.B. 2016, PAGE 24194, LAUDERDALE COUNTY, STATE OF ALABAMA RECORDS.
5. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 01077C0505D DATED 09-11-09 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.
6. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTY (N 70 DEGREES 58 MINUTES 00 SECONDS EAST) AS TAKEN FROM THE LEGAL DESCRIPTION IN D.B. 2016, PG. 24194, LAUDERDALE COUNTY, ALABAMA RECORDS.
7. THE SURVEYED LOTS ARE NOT CURRENTLY ZONED ACCORDING TO THE COUNTY OF LAUDERDALE COUNTY, ALABAMA PLANNING & ZONING DEPARTMENT.
8. THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 16-09-32-3-001-011.000.
9. ALL REBARS SET ARE CAPPED AND READ "PCG-AL 27943".
10. THERE WERE NO KNOWN WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED WITHIN THE SURVEYED LOTS AT THE TIME OF THIS SURVEY.
11. LOT AREAS COMPUTED BY COORDINATES.
12. ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES.
13. NO GAPS OR GORES EXIST BETWEEN THE COMMON BOUNDARY LINE BETWEEN LOTS A AND B AS CREATED HEREON.
14. NO PERMANENT STRUCTURES SHALL BE INSTALLED IN THE ACCESS AND DRAINAGE EASEMENTS EXCLUDING PAVEMENT/CURBS OR DRAINAGE/LIGHTING RELATED IMPROVEMENTS.
15. ANY AND ALL EXISTING PUBLIC ROADS OR ALLEYWAYS WITHIN THE SUBJECT PROPERTIES ARE HEREBY VACATED PER THIS PLAT.
16. ALL ACCESS FOR LOT B SHALL BE SERVICED THROUGH PLATTED ACCESS EASEMENTS THROUGH LOT A. NO ACCESS FOR LOT B WILL BE GRANTED TO FLORENCE BLVD./HWY 72.





LEGEND

---R/W---	RIGHT-OF-WAY LINE
---P---	PROPERTY LINE
———	LOT LINE
29	LOT NUMBER
R/W	RIGHT-OF-WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
○	FOUND 1/2" DIAMETER REBAR
●	SET 1/2" DIAMETER REBAR

CURVE DATA TABLE

NUMBER	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 69°04'43" W	119.70'	11372.03'	260.57'	260.56'
C2	S 67°55'20" W	109.82'	11372.03'	198.45'	198.44'

4.23.18

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR RODNEY E. ABNEY, JR.

Bechtler Greenfield Surveying, LLC.
1430 West Peachtree St. NW, Suite 225
Atlanta, Georgia 30309
Phone: (770) 422-8181
Fax: (770) 422-8101
Email: info@bgsurveying.com