429

NW COR. SE 1/4, NW 1/4, SEC. 5, T-3-S, R-7-W, LAUDERDALE COUNTY, AL

POINT OF COMMENCEMENT
POINT OF TRUE BEGINNING

ROLLING BROOK DRIVE 50' R.O.W.

ROLLING BROOK PHASE 1 PEAT BOOK 7, PAGE 90TH CABINET B SLIDE 173

KARAH AVERY AVE

ZOEY GRACE DRIVE

AYDEN MANNON WAY

ROLLING BROOK DRIVE

CREEK

CREEK

THOMAS TURNER REALTY GROUP L.L.C. 24592 SAVANNAH TRAIL ATHENS, AL 35613

ELECTRIC CONTROL BOX

WILLIAM CHRISTOPHER P.O. BOX 1412 MADISON, AL 35758

CSG HOMES, L.L.C. 818 S. MADISON ST. ATHENS, AL 35611

ERICA M. PHILLIPS 87 ROLLING BROOK DR. ROGERSVILLE, AL 35652

20 SOUTHERN REPRODUCTIONS, L.L.C. 1620 RIVERBEND PLACE SE DECATUR, AL 35601

28 NATHAN LEE BELEW 111 ROLLING BROOK DR. ROGERSVILLE, AL 35652

29 THOMAS TURNER REALTY GROUP L.L.C. 24592 SAVANNAH TRAIL ATHENS, AL 35613

30 MICHAEL C. & BELINDA S. DOYLE 87 ROLLING BROOK DR. ROGERSVILLE, AL 35652

CHRISTINE MASON EST C/O LOIS ANN MASON 1102 ROSE STREET ROGERSVILLE, AL 35652 TAX ID 20-03-05-2-001-001.000

TIGERTON FARMS LLC 1102 ROSE STREET ROGERSVILLE, AL 35652 TAX ID 20-03-05-2-001-004.000

HOUSING INVESTORS ROGERSVILLE II LTD ROGERSVILLE PARK P.O. BOX 20871 TUSCALOOSA, AL 35402 DEED BOOK 1260, PAGE 412 FICHE 89-174, FRAME B-008

DANNY D. PUTMAN P.O. BOX 330 ROGERSVILLE, AL 35652 DEED 2011 9410 DEED 2011 30775

NUMBER	Radius	Arc '	Chord. Brg.	Chord	Tan
C1	Rad = 25.00'	Arc = 38.96'	CB = S 45°53'54" E	Chord = 35.13'	Tan = 24.69'
C2	Rad = 25.00'	Arc = 39.58'	CB = S 44°06'06" W	Chord = 35.58'	Tan = 25.32'
C3	Rad = 25.00'	Arc = 39.58'	CB = N 44°06'06" E	Chord = 35.58'	Tan = 25.32'
C4	Rad = 25.00'	Arc = 38.96'	CB = S 45°53'54" E	Chord = 35.13'	Tan = 24.69'
C5	Rad = 25.00'	Arc = 21.03'	CB = N 65°22'03" E	Chord = 20.41'	Tan = 11.18'
C6	Rad = 50.00'	Arc = 45.64'	CB = N 67°25'21" E	Chord = 44.07'	Tan = 24.55'
C7	Rad = 50.00'	Arc = 47.50'	CB = S 59°12'51" E	Chord = 45.73'	Tan = 25.71'
C8	Rad = 50.00'	Arc = 68.88'	CB = S 07°27'54" W	Chord = 63.56'	Tan = 41.17'
C9	Rad = 25.00'	Arc = 21.03'	CB = S 22°50'09" W	Chord = 20.41'	Tan = 11.18'
C10	Rad = 25.00'	Arc = 38.96'	CB = N 45°53'54" W	Chord = 35.13'	Tan = 24.69'
C11	Rad = 25.00'	Arc = 38.96'	CB = S 45°53'54" E	Chord = 35.13'	Tan = 24.69'
C12	Rad = 25.00'	Arc = 39.58'	CB = S 44°06'06" W	Chord = 35.58'	Tan = 25.32'
C13	Rad = 25.00'	Arc = 30.77'	CB = N 54°11'52" E	Chord = 28.87'	Tan = 17.68'
C14	Rad = 50.00'	Arc = 22.66'	CB = N 31°54'51" E	Chord = 22.46'	Tan = 11.53'
C15	Rad = 50.00'	Arc = 195.97	CB = S 22°49'17" E	Chord = 92.53'	Tan = 122.01'

● = EXISTING SANITARY SEWER MANHOLE

P/P ✓ = UTILITY POLE

P&R ● = EXISTING 1/2" REBAR WITH CAP STAMPED "P & R CA-0030"

BAH ● = EXISTING 1/2" REBAR WITH CAP STAMPED "BAH PLS20633"

SIP ○ = SET 5/8" REBAR WITH CAP STAMPED "DUNIVANT ENGR. CO. CA-0044-LS"

SN&S ⊠ = SET NAIL IN CAP STAMPED: "DUNIVANT ENGR. CO. CA-0044-LS"

NORTH BASED ON: RECORDED PLAT FOR ROLLING BROOK PHASE ONE

FIELD SURVEY DATE: SEPTEMBER 15, 2020

DEED REFERENCE: DEED 2016 - 0026617

NO FIXED IMPROVEMENTS, NOR UNDERGROUND UTILITIES, IF ANY, WITHIN THE BOUNDARIES OF THIS SURVEY HAVE BEEN LOCATED.

LOTS 63A - 67A ARE AN EXTENSION OF LOT 63 - 67 RESPECTIVELY

50 0 25 50 100 200

DESCRIPTION FOR ROLLING BROOK PHASE TWO

I, WM. BARRY DUNIVANT, A REGISTERED ENGINEER - LAND SURVEYOR OF ATHENS, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THE 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, OF THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE CITY OF ROGERSVILLE, COUNTY OF LAUDERDALE, STATE OF ALABAMA, AND DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 3 SOUTH, RANGE 7 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN WITH CAP STAMPED: "P&R" AT THE SOUTHWEST CORNER OF LOT 19 OF ROLLING BROOK PHASE ONE ROGERSVILLE, ALABAMA AS RECORDED IN PLAT BOOK 7 PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE OF LAUDERDALE COUNTY, SAID IRON PIN ALSO BEING THE POINT OF TRUE BEGINNING OF THE TRACT HEREIN DESCRIBED,

THENCE FROM THE POINT OF TRUE BEGINNING NORTH 89 DEGREES 00 MINUTES 50 SECONDS EAST ALONG THE SOUTH BOUNDARY OF LOTS 19 AND 20 OF SAID ROLLING BROOK PHASE ONE A DISTANCE OF 310.00 FEET TO AN EXISTING IRON PIN WITH CAP STAMPED: "P&R",

THENCE SOUTH 01 DEGREES 15 MINUTES 32 SECONDS EAST A DISTANCE OF 60.00 FEET TO AN EXISTING 1/2" REBAR AT THE SOUTHWEST CORNER OF LOT 21 OF SAID ROLLING BROOK PHASE ONE,

THENCE NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST ALONG THE SOUTH BOUNDARY OF LOTS 21, 22, 23, 25, 27, 28, AND 29, OF SAID ROLLING BROOK PHASE ONE A DISTANCE OF 671.85 FEET TO AN EXISTING IRON PIN WITH CAP STAMPED: "P&R" AT THE SOUTHEAST CORNER OF SAID LOT 29 OF SAID ROLLING BROOK PHASE ONE,

THENCE SOUTH 25 DEGREES 58 MINUTES 13 SECONDS EAST A DISTANCE OF 11.87 FEET TO SET 5/8" REBAR WITH CAP STAMPED: "DUNIVANT ENGR. CO. CA-0044-LS" AT THE SOUTHWEST CORNER OF LOT 30 OF SAID ROLLING BROOK PHASE ONE,

THENCE SOUTH 10 DEGREES 38 MINUTES 37 SECONDS EAST A DISTANCE OF 68.97 FEET TO A SET 5/8" REBAR WITH CAP STAMPED: "DUNIVANT ENGR. CO. CA-0044-LS",

THENCE SOUTH 01 DEGREES 48 MINUTES 54 SECONDS EAST A DISTANCE OF 149.66 FEET TO A POINT IN THE CENTERLINE OF AN UNNAMED CREEK, PASSING A SET 5/8" REBAR WITH CAP STAMPED: "DUNIVANT ENGR. CO. CA-0044-LS" AT A DISTANCE OF 124.66 FEET BEING USED AS A WITNESS CORNER,

THENCE ALONG THE CENTERLINE OF SAID CREEK AS IT MEANDERS IN A WESTERLY DIRECTION THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 63 DEGREES 23 MINUTES 56 SECONDS WEST A DISTANCE OF 50.41 FEET
SOUTH 89 DEGREES 08 MINUTES 21 SECONDS WEST A DISTANCE OF 35.66 FEET
SOUTH 59 DEGREES 12 MINUTES 51 SECONDS WEST A DISTANCE OF 71.82 FEET
SOUTH 33 DEGREES 00 MINUTES 08 SECONDS WEST A DISTANCE OF 44.41 FEET
SOUTH 29 DEGREES 19 MINUTES 32 SECONDS WEST A DISTANCE OF 66.15 FEET
SOUTH 34 DEGREES 19 MINUTES 32 SECONDS WEST A DISTANCE OF 125.98 FEET
SOUTH 27 DEGREES 08 MINUTES 41 SECONDS WEST A DISTANCE OF 43.68 FEET
SOUTH 44 DEGREES 39 MINUTES 01 SECONDS WEST A DISTANCE OF 69.30 FEET
SOUTH 86 DEGREES 48 MINUTES 56 SECONDS WEST A DISTANCE OF 63.28 FEET
NORTH 89 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 70.03 FEET
SOUTH 85 DEGREES 56 MINUTES 52 SECONDS WEST A DISTANCE OF 70.08 FEET
SOUTH 87 DEGREES 02 MINUTES 42 SECONDS WEST A DISTANCE OF 70.03 FEET
SOUTH 83 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 70.33 FEET
SOUTH 89 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 125.03 FEET
SOUTH 75 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 51.45 FEET
SOUTH 82 DEGREES 51 MINUTES 31 SECONDS WEST A DISTANCE OF 78.58 FEET
NORTH 70 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 60.64 FEET

THENCE LEAVING SAID CREEK, NORTH 01 DEGREES 15 MINUTES 32 SECONDS WEST A DISTANCE OF 646.67 FEET TO THE POINT OF TRUE BEGINNING PASSING A SET 5/8" REBAR WITH CAP STAMPED: "DUNIVANT ENGR. CO. CA-0044-LS" AT A DISTANCE OF 25.00 FEET BEING USED AS A WITNESS CORNER AND CONTAINING 12.08 ACRES, MORE OR LESS.

ACCORDING TO MY SURVEY THIS THE 15 DAY OF SEPTEMBER, 2020.

WM. BARRY DUNIVANT
P.E. & L.S.
ALA. REG. NO. 15737-S
JN 8021

ALABAMA LICENSED No. 15737 PROFESSIONAL LAND SURVEYOR WILLIAM BARRY DUNIVANT

DUNIVANT ENGINEERING COMPANY, INC.
112 CLOVERLEAF DRIVE
ATHENS, ALABAMA 35611
256 - 232 - 9711

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, **WM. BARRY DUNIVANT**, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, HEREBY CERTIFY THAT I HAVE SURVEYED THAT CERTAIN TRACT OF LAND DESIGNATED AS **ROLLING BROOK PHASE TWO**, ON THE ANNEXED PLAT. I HAVE SUBDIVIDED SAID LOTS SHOWING THE EASEMENTS THEREIN, GIVING THE BEARINGS AND LENGTHS OF EACH LINE, AS WELL AS THE SIZE OF THE TRACT. I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT PLAT OF SAID SUBDIVISION AND THE PROPERTY RELATIONSHIP TO THE U.S. GOVERNMENT SURVEY OF PUBLIC LANDS IN THE STATE OF ALABAMA.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, 2020.

WM. BARRY DUNIVANT,
ALABAMA REGISTRATION NO. 15737

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, **DANNY PUTMAN**, OWNER, OF THE PROPERTY PLATTED ON THE ANNEXED PLAT AND DESIGNATED AS LAID OUT AND PLATTED TO BE KNOWN AS **ROLLING BROOK PHASE TWO**, DO 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 T THE CITY OF FLORENCE ELECTRICITY DEPARTMENT, TOWN OF ROGERSVILLE, ALABAMA, THE COUNTY OF LAUDERDALE, IT SUCCESSORS AND ASSIGNS, THE EASEMENTS SHOWN HEREON FOR ELECTRIC, TELEPHONE, WATER, GAS AND SEWER LINES, AND ALSO 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 THIS 15 DAY OF Sept., 2020

DANNY PUTMAN
OWNER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, Misty Michael, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **DANNY PUTMAN**, WHOSE NAME AS OWNER IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHOM IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15 DAY OF Sept., 2020.

Misty Michael
NOTARY PUBLIC

APPROVED FOR RECORDING BY THE PLANNING COMMISSION, TOWN OF ROGERSVILLE, ALABAMA.
THIS THE 15 DAY OF Sept, 2020.

CHAIRMAN, PLANNING COMMISSION

AAPPROVED FOR RECORDING BY THE COUNTY ENGINEER COUNTY OF LAUDERDALE, ALABAMA.
THIS THE 16th DAY OF September, 2020

ERIC HILL
LAUDERDALE COUNTY ENGINEER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, WILL MORLOW, PROBATE JUDGE OF LAUDERDALE COUNTY, ALABAMA HEREBY CERTIFY THAT THE ANNEXED PLAT OF **ROLLING BROOK PHASE TWO** WAS FILED IN THIS OFFICE FOR RECORDING AND WAS DULY RECORDED IN PLAT BOOK 7, ON PAGE 429 ; THIS THE 16th DAY OF September 2020

WILL MOTLOW PROBATE JUDGE
LAUDERDALE COUNTY, ALABAMA

FINAL PLAT
ROLLING BROOK PHASE TWO

DUNIVANT ENGINEERING COMPANY, INC.
112 CLOVERLEAF DRIVE
ATHENS AL 35611
TELEPHONE (256) 232 - 9711

SCALE 1" = 50' JN 8021 SHEET 1 of 1

Jn8021.dwg FP RB sh1 9/15/2020 08:43:35 1 : 1