JOINER ESTATES SUBDIVISION

LYING IN SECTION 34, TOWNSHIP 2– SOUTH, RANGE 12– WEST, LAUDERDALE COUNTY, ALABAMA

STATE OF ALABAMA:
LAUDERDALE COUNTY:

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lauderdale, Alabama, authorize construction of the improvements as reflected on this plat, this the 13th day of September 2010.

County Engineer
County of Lauderdale, Alabama

DEDICATION:

I, Robert H. Joiner JR, Robert Benjamin, and Keith J Joiner the owners of said lands surveyed by Larry W. Black, do hereby certify that that 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., do 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:

Robert H. Joiner JR, Property Owner

Keith J Joiner, Property Owner

Robert Benjamin Joiner, Property Owner

ACKNOWLEDGEMENT:

STATE OF ALABAMA)
COUNTY OF Lauderdale)

I, Bea Wilson, Notary Public in and for said County, in said State, hereby certify that Robert H. Joiner, Jr., Robert Benjamin Joiner, and Keith J. Joiner, whose names are signed to the foregoing instrument, and whom are known to me, acknowledged before me on this day that, being informed of the content of the instrument, they executed the same voluntarily.

GIVEN under my hand and official seal this 10th day of September 2010.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/05/2013

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 9 day of SEPT 2010.

E911 Director

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 Probate Office of Lauderdale County, Alabama, this 13th day of September 2010.

Lauderdale County Flood Management Director

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY HEALTH DEPARTMENT

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

GIVEN under my hand and official seal this 13th dat if September 2010.

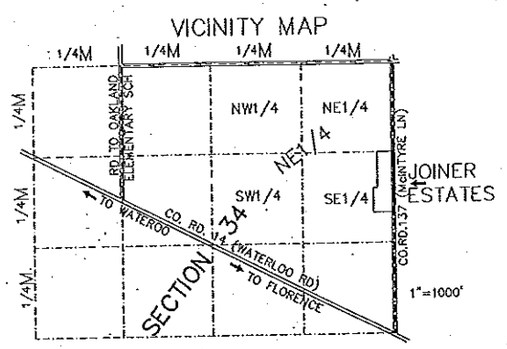
Health Officer

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY JUDGE OF PROBATE:

I, Dewey D. Mitchell, Judge of Probate of Lauderdale County, Alabama, hereby certify that the plat of "JOINER ESTATES" was filed in the Office of the Judge of Probate, Lauderdale County, Alabama, in Plat Book 49 Page All this the 15th day of September 2010.

Dewey D. Mitchell, Probate Judge

VICINITY MAP

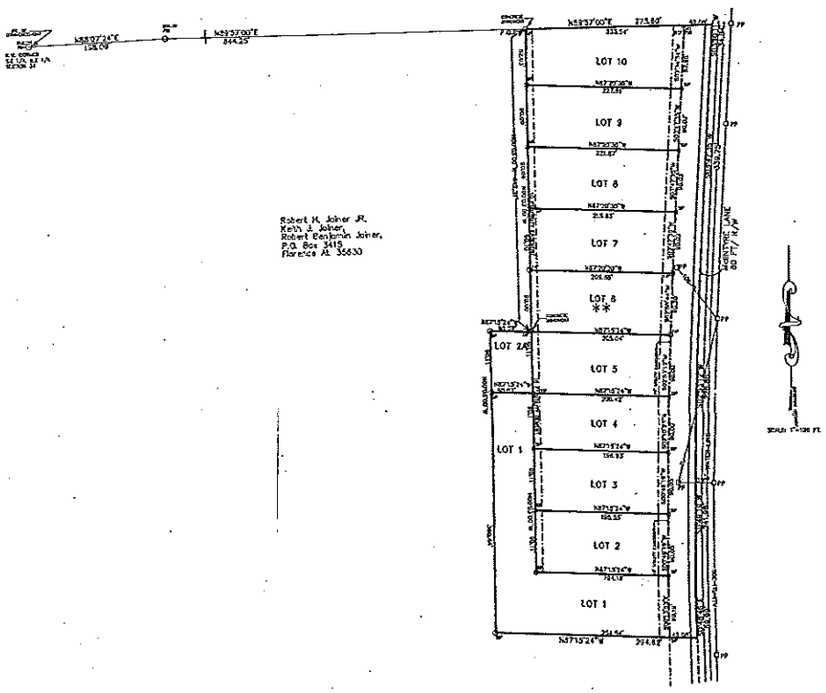


LOT #	SIZE SQ.FT.	ACRE PER LOT
01	39,115	0.90
***02	17,489	0.40
***02A	5,412	0.12
03	17,662	0.41
04	17,883	0.41
05	18,246	0.42
** 06	18,680	0.43
07	19,156	0.44
08	19,687	0.45
09	20,240	0.46
10	20,173	0.46

***NOTE: LOT 2 AND LOT 2A SHALL BE CONVEYED TO ONE HOUSEHOLD. THESE TWO LOTS SHALL NOT BE SOLD SEPERATELY WITH OUT WRITTEN PERMISSON FROM THE LOCAL HEALTH DEPARTMENT.

Contact Person
Keith J. Joiner
P.O. Box 3415
Florence, AL 35630
256-762-4101

Margaret R. Yarber
3560 Co. Rd. 137
Florence AL 35633



Robert H. Joiner JR.
Keith J. Joiner
Robert Benjamin Joiner,
P.O. Box 3415
Florence AL 35630

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Keith J. Joiner,
Robert Benjamin Joiner,
P.O. Box 3415
Florence AL 35630

PURPOSE OF PLAT:
TO OBTAIN FINAL PLAT APPROVAL
FROM THE LAUDERDALE COUNTY COMMISSION

DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 34, TOWNSHIP 2–SOUTH, RANGE 12–WEST IN LAUDERDALE COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N 89°17'24" E, 198.09 FT. TO A PIN MARKED MULLINS; THENCE N 89°57'00" E 844.25 FT. TO A SET IRON PIN (LWB 11294) AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUE N 89°57'00" E, 273.60 FT. TO THE CENTERLINE OF McINTYRE LANE; THENCE CONTINUE ALONG SAID CENTERLINE S 31°11'11" W, 34.04 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 24°47'30" W, 339.74 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 24°47'30" W, 298.63 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 20°48'19" W, 241.68 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 01°49'48" E, 58.99 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 01°49'48" E, 294.62 FT. TO A POINT; THENCE LEAVING SAID CENTERLINE S0 N 87°15'24" W, 90.07 FT. TO AN IRON PIN (SKA IRON PIN (LWB 11294)); THENCE S 87°15'24" E, 90.07 FT. TO AN IRON PIN (SKA IRON PIN (LWB 11294)); THENCE N 01°37'00" W, 960.43 FT. TO A SET IRON PIN (LWB 11294); THENCE CONTINUE N 01°37'00" W, 90.11 FT. TO A SET IRON PIN (LWB 11294); THENCE CONTINUE N 01°37'00" W, 442.32 FT. TO THE POINT OF BEGINNING AND 12693); THENCE N 01°37'00" W, 442.32 FT. TO THE POINT OF BEGINNING AND PASSING OVER AN IRON PIN (SKA 12693). AT 90.0 FT., SAID TRACT OF LAND CONTAINING 5.74 ACRES, MORE OR LESS.

**INCLUDED IN THE ABOVE TRACT DESCRIPTION IS THE FOLLOWING DESCRIPTION TO BE A PART OF THE SUBDIVISION DEVELOPMENT PROCESS: A TRACT OF LAND LYING IN A PART OF THE SUBDIVISION OF LAUDERDALE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE N 89°17'24" E, 198.09 FT. TO A POINT; THENCE N 89°57'00" E, 1117.85 FT. TO A POINT LYING IN THE CENTERLINE OF COUNTY ROAD #137; THENCE ALONG SAID CENTERLINE S 31°11'11" W, 34.04 FT. TO A POINT; THENCE ALONG SAID CENTERLINE S 24°47'30" W, 339.09 FT. TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE S 24°47'30" W, 9.68 FT. TO A POINT; THENCE LEAVING SAID CENTERLINE N 87°15'24" W, 90.00 FT. TO A POINT; THENCE S 24°47'30" W, 245.00 FT. TO A POINT; THENCE N 01°37'00" W, 90.00 FT. TO A POINT; THENCE S 87°15'24" E, 294.62 FT. TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY DESCRIBED; SAID TRACT OF LAND CONTAINING 0.5 ACRES, MORE OR LESS. AND IS SUBJECT TO A RIGHT OF WAY FOR COUNTY ROAD #137. SAID TRACT OF LAND IS ALSO SUBJECT TO ANY AND ALL RIGHTS OF WAY WHETHER RECORDED OR UNRECORDED EFFECTING SAID PROPERTY.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Larry W. Black, a Licensed Professional Land Surveyor in the State of Alabama, state that this is a plat of an actual field survey of Joiner Estates, more particularly described as follows:

I further state that this survey and plat meets the Standards of Practice for Surveying as set forth by the Alabama Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-14-.05 (G) on March 31,1990 (or most current revised rule) to the best of my knowledge, information and belief.

This the 7th day of SEPTEMBER 2010.

Larry W. Black
Alabama License # 11294

ALABAMA LICENSED ENGINEER No. 11294 PROFESSIONAL LAND SURVEYOR LARRY W. BLACK

THE 16 IN PLACE 6" WATER LINE IS OWNED AND OPERATED BY THE WEST LAUDERDALE WATER AUTHORITY. IT IS LOCATED ON THE EAST SIDE OF McINTYRE LANE.

SETBACK DISTANCES
FRONT--------25 FT
BACK---------30 FT
SIDE---------8 FT

LEGEND
PP——— POWER POLE
TP——— TELEPHONE POLE
——— WATER LINE
S.I.P. ___ SET IRON PIN
F.I.P. ___ FOUND IRON PIN
(DEGREES) '(MINUTES) "(SECONDS)
——— PROPERTY LINE

NOTE: ALL SIP'S REFERS TO SET IRON PIN (LWB-#11294)
TYPE OF SURVEY: RURAL
Final

REFERENCE IS MADE TO A SURVEY FOR THE OWNER BY S.K. ALEXANDER LS-12693 DATED MAY,2010.
ENGINEER IN CHARGE: LARRY W. BLACK PE 11294
LAND SURVEYER IN CHARGE: LARRY W. BLACK PE 11294

LARRY W. BLACK LAND SURVEYING–ENGINEERING		912 LAMAR AV. TUSCUMBIA, AL. 35674
CLIENT: ROB JOINER		DATE: 8/26/10
DRAWING BY: LWB	SURVEY DATES: 8/13/10	DRAWING DATES: 7/04/10
REVIEWED BY: LWB	REVISED: 7/06/10 7/20/10 7A/23 8/26/10	APPROVED: LWB

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