



LEGEND



-  R.O.W.s to be mowed
-  Areas to be Mowed

City of Decatur Information Systems Department

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied.



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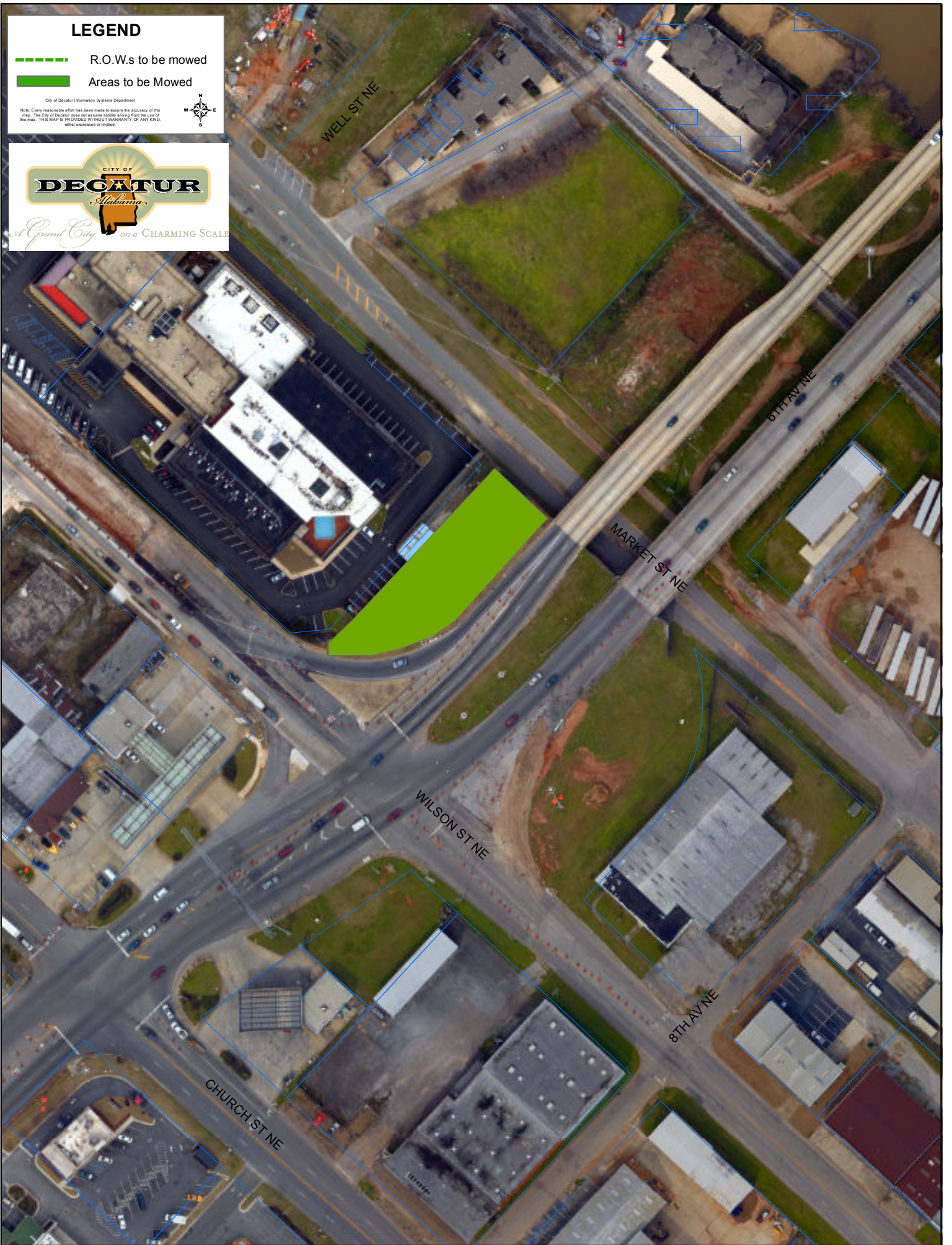
LEGEND

--- R.O.W.s to be mowed



■ Areas to be Mowed

City of Decatur Information Systems Department

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STATE OF ALABAMA)
MORGAN COUNTY)

I, BLAKE McANALLY, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT McANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

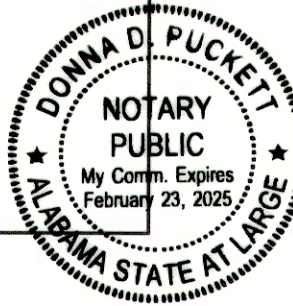
BEGIN AT A CAPPED IRON PIN ON THE SOUTHWEST CORNER OF OF LOT 3 OF THE RIDGE, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE IN MAP BOOK 2015, AT PAGE 2, THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 0 DEGREES 43 MINUTES 23 SECONDS EAST (ALABAMA STATE PLANE GRID - WEST ZONE [NAD83]) ALONG THE WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 490.00 FEET TO A CAPPED IRON PIN; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 272.29 FEET TO A CAPPED IRON PIN; THENCE NORTH 02 DEGREES 16 MINUTES 04 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 1836.50 FEET TO A CAPPED IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF BUNNY LANE SW (ROW VARIES); THENCE SOUTH 89 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF BUNNY LANE SW, A DISTANCE OF 941.05 FEET TO A CAPPED IRON PIN; THENCE SOUTH 01 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF LOT 4 OF SAID THE RIDGE A DISTANCE OF 519.09 FEET TO A CAPPED IRON PIN; THENCE SOUTH 88 DEGREES 54 MINUTES 42 SECONDS EAST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 424.29 FEET TO A CAPPED IRON PIN; THENCE SOUTH 00 DEGREES 41 MINUTES 10 SECONDS WEST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 810.16 FEET TO A CAPPED IRON PIN; THENCE SOUTH 88 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 4.27 FEET TO A CAPPED IRON PIN; THENCE SOUTH 00 DEGREES 28 MINUTES 06 SECONDS WEST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 445.08 FEET TO A CAPPED IRON PIN; THENCE NORTH 89 DEGREES 28 MINUTES 41 SECONDS WEST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 186.72 FEET TO A CAPPED IRON PIN; THENCE SOUTH 00 DEGREES 28 MINUTES 51 SECONDS WEST ALONG THE BOUNDARY OF SAID LOT 4 A DISTANCE OF 822.69 FEET TO A CAPPED IRON PIN ON THE NORTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW (ROW VARIES); THENCE NORTH 89 DEGREES 05 MINUTES 10 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW, A DISTANCE OF 283.59 FEET TO A CAPPED IRON PIN; THENCE NORTH 89 DEGREES 18 MINUTES 27 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW, A DISTANCE OF 947.17 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING 74.78 ACRES, MORE OR LESS.

I FURTHER STATE 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,

ACCORDING TO MY SURVEY, THIS THE 25th DAY OF AUGUST, 2022.

H. Blake McAnally
H. BLAKE McANALLY, PLS
AL LIC. No. 22096

STATE OF ALABAMA)
COUNTY OF MORGAN)
I, *Donna D. Puckett*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT H. BLAKE McANALLY IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.



GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September 2022.
MY COMMISSION EXPIRES: 2/23/26
Donna D. Puckett
NOTARY PUBLIC

ADJACENT PROPERTY OWNERS (AS OF 8/25/2022)

APO #	Parcel Number	Pin	Owner Name	Address	City
1	0208342000004016	70075	BAKER, JERRY J.	2320 AMBERLY LANE SW	DECATUR, AL 35603
2	0208342000004002	6803	HOOD, JAMIE	2820 BUNNY LANE	DECATUR, AL 35603
3	0208342000004031	75630	HOOD, JAMIE	2820 BUNNY LANE	DECATUR, AL 35603
4	0208342000004001	6802	HOOD, JAMIE D	1787 CO RD 414	TOWN CREEK, AL 35672
5	0208342000004000	6801	IRA INNOVATIONS LLC F/B/O LEWIS F. ****	100 CONCOURSE PARKWAY #275	BIRMINGHAM, AL 35244
6	0208343000002000	6806	ELMS, TONY D.	277 MESA VERDED RD SW	DECATUR, AL 35603
7	0208343000001000	6805	HOLLAND HOLDINGS, LP	P. O. BOX 1947	DECATUR, AL 35603
8	0208344000002000	6814	HOLLAND HOLDINGS, LP	P. O. BOX 1947	DECATUR, AL 35603
9	0208344000001000	6813	DECATUR, CITY OF	P O BOX 488	DECATUR, AL 35603
10	0208344000003005	6821	BASDEN, RICKEY & GAYLOR V.	2712 MODAUS ROAD SW	DECATUR, AL 35603
11	0208344000003002	6818	ANDERSON, WILLIAM W JR & JANICE COOK *LIFE ESTATE*	2732 MODAUS ROAD SW	DECATUR, AL 35603
12	1302031000001009	66853	OSBORNE, STEVEN CLAY 70% INT. & *****	914 BELTLINE ROAD SW	DECATUR, AL 35603
13	1302032000001000	31541	SPARKS, OTTIS & MAGEN	3004 W CHAPEL HILL RD	DECATUR, AL 35603
14	1302032000002006	71236	SHARP, MERITA BROWN	3003 SANDLIN ROAD SW	DECATUR, AL 35603
15	1302032000002007	71237	WIDNER, DIANE BROWN	213 CHURCH STREET	DECATUR, AL 35603
16	1302032000002008	71238	BROWN, RITA GAIL	P. O. BOX 1272	DECATUR, AL 35603
17	1302032000002005	68984	PENTECOST, LARRY	819 3RD AVE SE	DECATUR, AL 35603
18	0208343000003000	6807	DECATUR CITY BOARD OF EDUCATION	P. O. BOX 1947	DECATUR, AL 35603

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF A RESUBDIVISION OF LOTS 3 AND 4, THE RIDGE, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE 6th DAY OF September 2022.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA
Christy Lane
OFFICER OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE 6th DAY OF September 2022.

Greg Cain
CITY ENGINEER, CITY OF DECATUR, ALABAMA

OFFICE OF THE JUDGE OF PROBATE

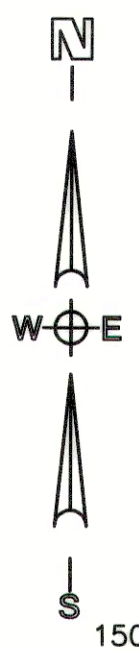
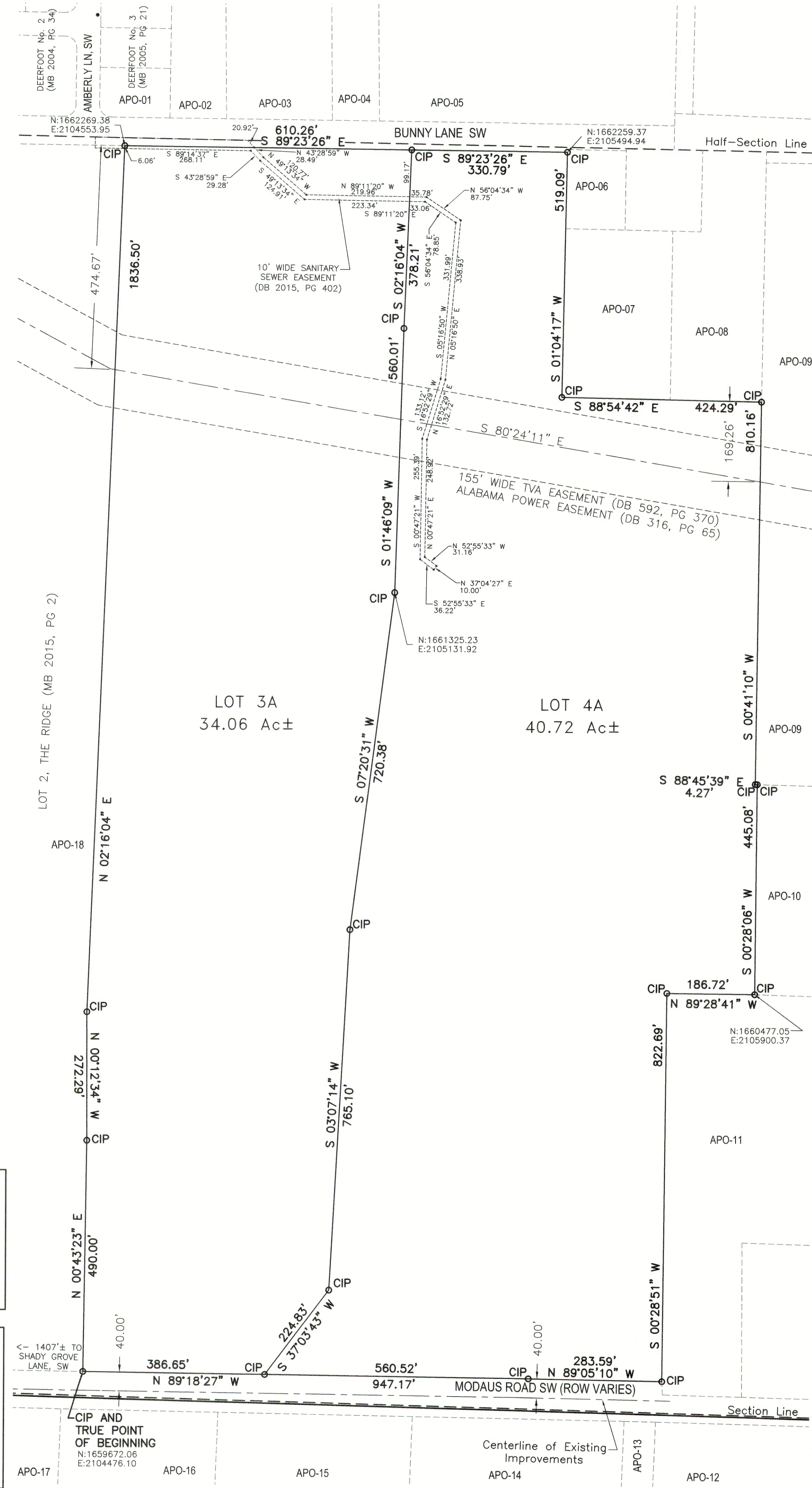
STATE OF ALABAMA)
COUNTY OF MORGAN)
I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE 6th DAY OF September 2022, AT 11:21 O'CLOCK A. M., AND RECORDED IN BOOK 202 OF PLATS AND MAPS, PAGE 33 RECORDING PAID 21.00
Greg Cain
JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE 2nd DAY OF September 2022.

Greg Cain
DECATUR UTILITIES

- ELECTRIC (WITHIN DU JURISDICTION)
- GAS
- WATER
- SEWER



Scale 1" = 150'

DEDICATION

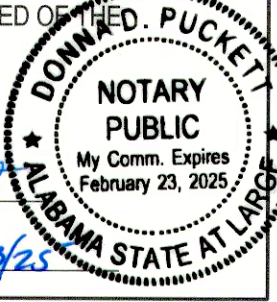
I, NEAL A. HOLLAND, JR., AS MANAGING GENERAL PARTNER, ON BEHALF OF HOLLAND HOLDINGS, LP, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS A RESUBDIVISION OF LOTS 3 AND 4, THE RIDGE, A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

HOLLAND HOLDINGS, LP
MANAGING GENERAL PARTNER
NEAL A. HOLLAND, JR.
Kim Jarris
WITNESS

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT NEAL A. HOLLAND, JR., AS MANAGING GENERAL PARTNER FOR HOLLAND HOLDINGS, LP, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS 15th DAY OF September 2022.
Donna D. Puckett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/23/26



DEDICATION

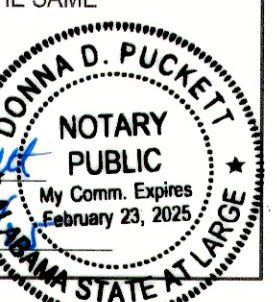
I, NEAL A. HOLLAND, JR., AS OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS A RESUBDIVISION OF LOTS 3 AND 4, THE RIDGE, A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

HOLLAND HOLDINGS, LP
OWNER
NEAL A. HOLLAND, JR.
Kim Jarris
WITNESS

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT NEAL A. HOLLAND, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS 15th DAY OF September 2022.
Donna D. Puckett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/23/26



GENERAL SURVEY NOTES

- NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- SOURCE OF INFORMATION USED FOR SURVEY: PLAT BOOK: 2015, PAGE 2
- NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- FIELD WORK COMPLETED IN AUGUST 2022.

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8th AVENUE NE - PO BOX 2419 - DECATUR, AL - (256) 363-8837
www.pughwrightmcanally.com

REVISIONS	Date
5	
4	
3	
2	
1	

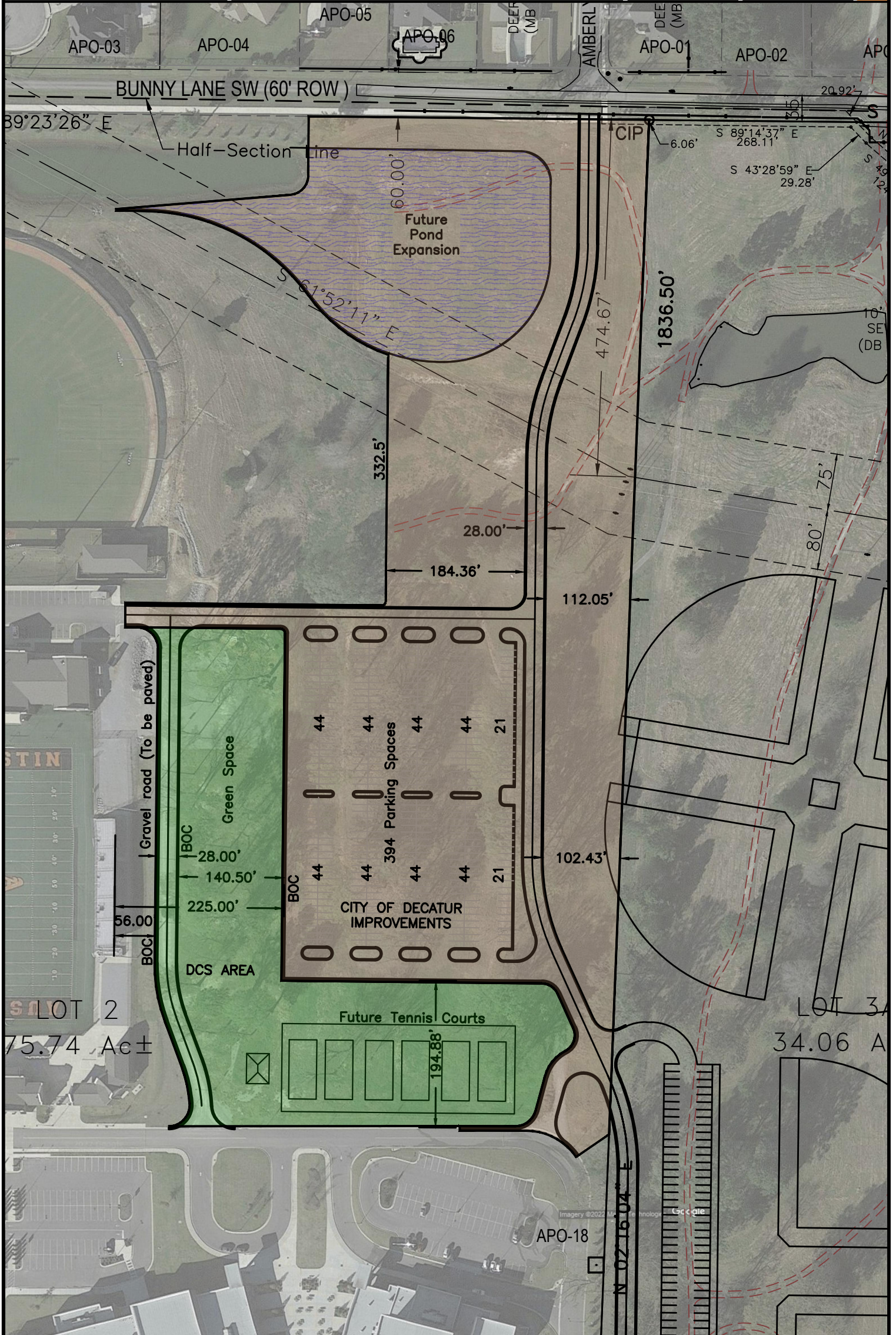
A RESUBDIVISION OF LOTS 3 AND 4, THE RIDGE
HOLLAND HOLDINGS, LP AND NEAL A. HOLLAND, JR.
MODAUS ROAD SW
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA
MINOR PLAT

Date: AUG. 2022
Drawn By: DDP/MSB
Approved By: HBM
Scale: 1"=150'



Job Number:
566-22

Sheet Number:
1 OF 1



11.64 ACRES

