



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

August 10, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA23-000010 - A request An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Grand River South Residential Phase II". This proposed subdivision consists of 66 lots, locate at 995 Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Jefferson County, Zoned PCD, Planned Community Development

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

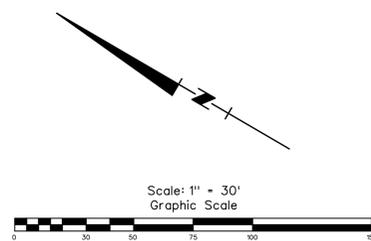
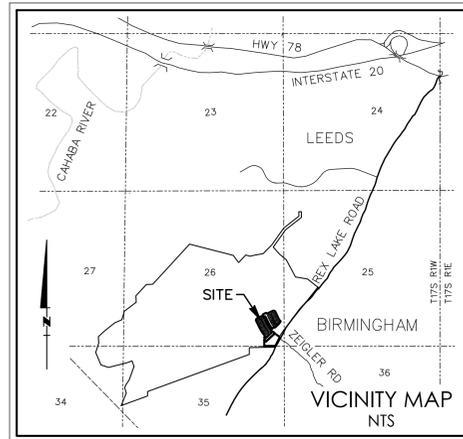
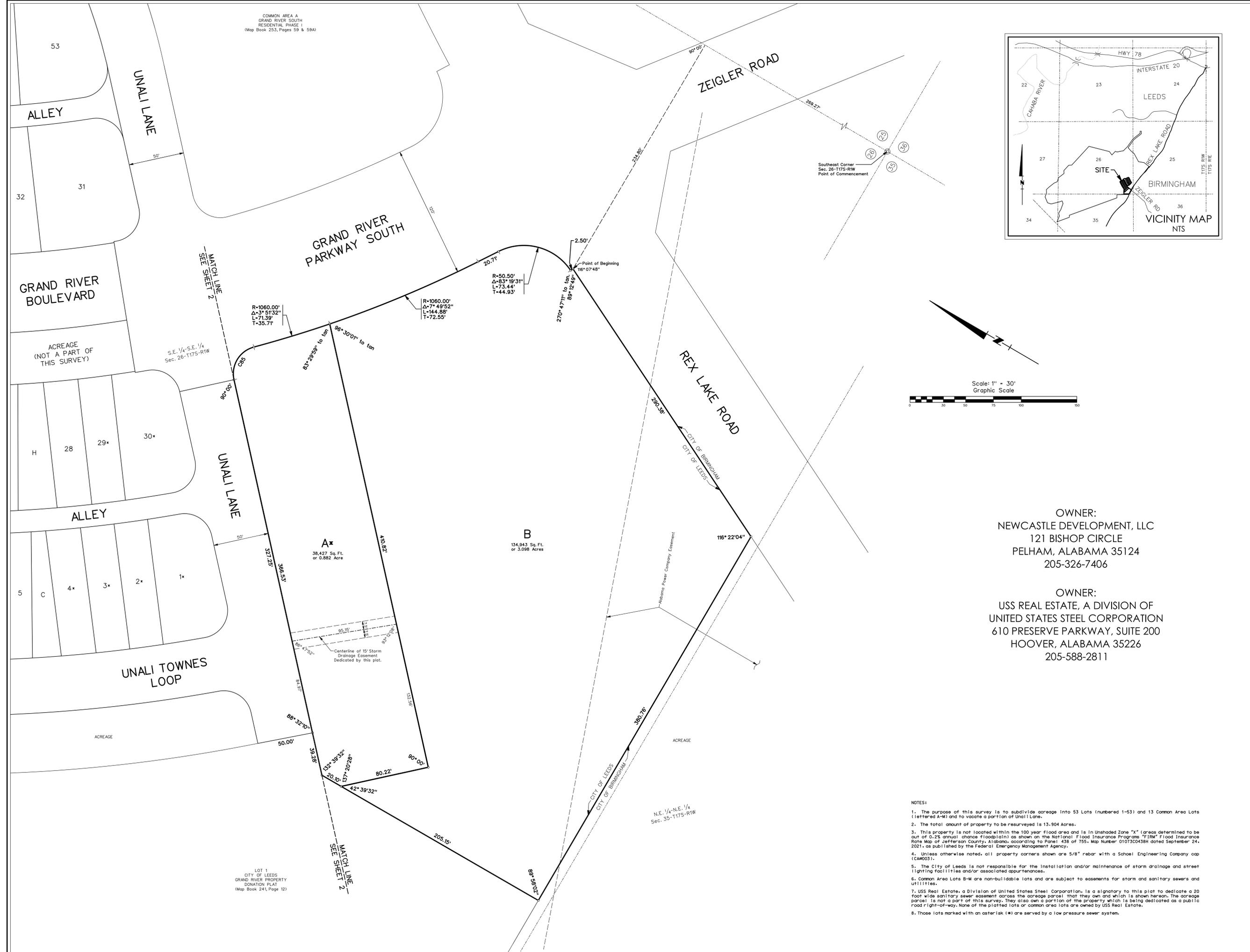
ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. SA23-000010 - A request An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Grand River South Residential Phase II". This proposed subdivision consists of 66 lots, locate at 995 Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Jefferson County, Zoned PCD, Planned Community Development

COMMON AREA A
GRAND RIVER SOUTH
RESIDENTIAL PHASE I
(Map Book 253, Pages 59 & 59A)



OWNER:
NEWCASTLE DEVELOPMENT, LLC
121 BISHOP CIRCLE
PELHAM, ALABAMA 35124
205-326-7406

OWNER:
USS REAL ESTATE, A DIVISION OF
UNITED STATES STEEL CORPORATION
610 PRESERVE PARKWAY, SUITE 200
HOOVER, ALABAMA 35226
205-588-2811

- NOTES:**
- The purpose of this survey is to subdivide acreage into 53 Lots (numbered 1-53) and 13 Common Area Lots (lettered A-M) and to vacate a portion of Unali Lane.
 - The total amount of property to be resurveyed is 13.904 Acres.
 - This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 438 of 755, Map Number 01073C0438H dated September 24, 2021, as published by the Federal Emergency Management Agency.
 - Unless otherwise noted, all property corners shown are 5/8" rebar with a Schoel Engineering Company cap (CA003).
 - The City of Leeds is not responsible for the installation and/or maintenance of storm drainage and street lighting facilities and/or associated appurtenances.
 - Common Area Lots B-M are non-buildable lots and are subject to easements for storm and sanitary sewers and utilities.
 - USS Real Estate, a Division of United States Steel Corporation, is a signatory to this plat to dedicate a 20 foot wide sanitary sewer easement across the acreage parcel that they own and which is shown hereon. The garage parcel is not a part of this survey. They also own a portion of the property which is being dedicated as a public road right-of-way. None of the platted lots or common area lots are owned by USS Real Estate.
 - Those lots marked with an asterisk (*) are served by a low pressure sewer system.

LOT 1
CITY OF LEEDS
GRAND RIVER PROPERTY
DONATION PLAT
(Map Book 241, Page 12)

**GRAND RIVER SOUTH
RESIDENTIAL PHASE II**

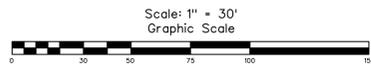
BEING A SURVEY OF ACREAGE AND A VACATED PORTION OF UNALI LANE
SITUATED IN THE S.E. 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA

REVISIONS:

**FINAL
PLAT**

DATE: JULY 2023
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME:
21601_Final Plat Sheet 1.dgn

g:\Grand River\21601\Survey\Final Plat\



ACREAGE

R-65.00'
Δ-90°00'
L-102.00'
T-65.00'

R-643.00'
Δ-91°11'28"
L-103.15'
T-51.68'

LOT 56
GRAND RIVER SOUTH
RESIDENTIAL PHASE I
(Map Book 253, Pages 59 & 59A)

COMMON AREA A
GRAND RIVER SOUTH
RESIDENTIAL PHASE I
(Map Book 253, Pages 59 & 59A)

ACREAGE

R-25.00'
Δ-90°00'
L-39.27'
T-25.00'

R-1012.00'
Δ-13°39'11"
L-241.15'
T-121.15'

R-25.00'
Δ-90°00'
L-39.27'
T-25.00'

R-25.00'
Δ-90°00'
L-39.27'
T-25.00'

R-1332.00'
Δ-16°54'51"
L-335.32'
T-198.05'

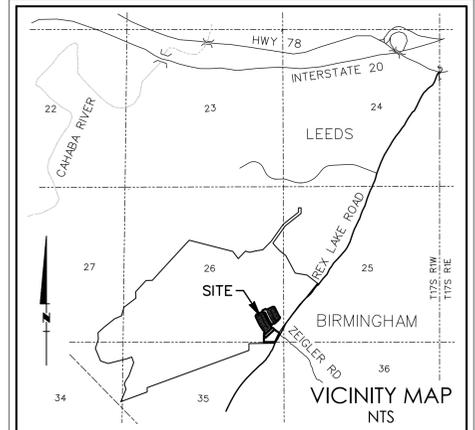
R-15.00'
Δ-90°00'
L-23.58'
T-15.00'

R-1357.00'
Δ-14°50'27"
L-351.48'
T-176.73'

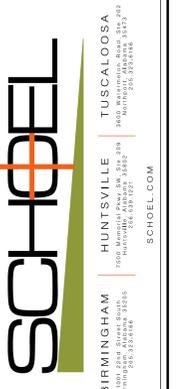
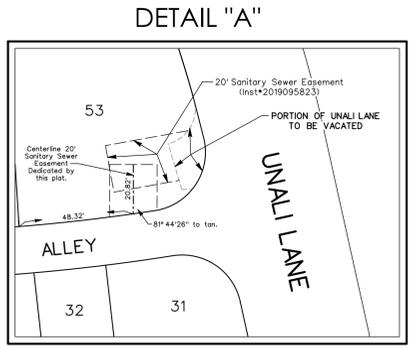
LOT 1
CITY OF LEEDS
GRAND RIVER PROPERTY
DONATION PLAT
(Map Book 241, Page 12)

LOT 1
CITY OF LEEDS
GRAND RIVER PROPERTY
DONATION PLAT
(Map Book 241, Page 12)

C1: R-15.00' Δ-90° L-23.58' T-15.00'	C15: R-1307.00' Δ-1°08'24" L-26.01' T-13.00'	C32: R-25.00' Δ-1°29'47" L-40.36' T-15.21'	C47: R-1059.00' Δ-1°28'17" L-30.42' T-15.21'	C63: R-827.00' Δ-1°22'21" L-21.48' T-10.74'	C78: R-693.00' Δ-1°30'55" L-30.42' T-15.21'	C95: R-827.00' Δ-1°08'28" L-30.42' T-15.21'
C2: R-15.00' Δ-90° L-23.58' T-15.00'	C16: R-193.00' Δ-0°17'39" L-13.07' T-6.53'	C33: R-1173.00' Δ-2°05'29" L-13.07' T-21.41'	C48: R-1173.00' Δ-1°32'10" L-31.45' T-15.72'	C65: R-20.00' Δ-90° L-42.92' T-20.00'	C79: R-807.00' Δ-4°05'24" L-31.42' T-28.81'	C96: R-941.00' Δ-1°51'08" L-30.42' T-15.21'
C3: R-1307.00' Δ-1°22'39" L-31.42' T-15.71'	C17: R-1307.00' Δ-1°22'41" L-31.44' T-15.72'	C34: R-1059.00' Δ-1°09'55" L-11.44' T-10.77'	C49: R-1059.00' Δ-1°42'06" L-31.45' T-15.73'	C66: R-15.00' Δ-90° L-23.58' T-15.00'	C80: R-693.00' Δ-3°08'49" L-38.06' T-15.00'	C97: R-827.00' Δ-2°08'28" L-30.42' T-15.21'
C4: R-193.00' Δ-1°30'33" L-31.42' T-15.71'	C18: R-193.00' Δ-1°30'35" L-31.44' T-15.72'	C35: R-1173.00' Δ-1°32'10" L-31.45' T-15.72'	C50: R-1173.00' Δ-1°32'10" L-31.45' T-15.72'	C67: R-15.00' Δ-90° L-23.58' T-15.00'	C83: R-25.00' Δ-1°32'54" L-33.40' T-15.00'	C98: R-1060.00' Δ-0°37'11" L-11.46' T-5.73'
C5: R-1307.00' Δ-1°01'56" L-31.42' T-11.77'	C19: R-1307.00' Δ-1°20'01" L-31.44' T-15.71'	C37: R-1059.00' Δ-1°38'46" L-17.34' T-15.21'	C51: R-1059.00' Δ-0°58'17" L-17.34' T-8.67'	C68: R-15.00' Δ-90° L-23.58' T-15.00'	C84: R-25.00' Δ-94°25'36" L-41.20' T-27.01'	C100: R-25.00' Δ-87°55'36" L-38.37' T-4.11'
C6: R-193.00' Δ-0°38'40" L-13.42' T-6.71'	C20: R-193.00' Δ-1°27'40" L-30.42' T-15.21'	C38: R-1173.00' Δ-1°32'06" L-31.42' T-15.71'	C52: R-1059.00' Δ-0°16'33" L-5.10' T-2.55'	C69: R-693.00' Δ-0°22'24" L-4.51' T-2.26'	C85: R-15.00' Δ-87°21'31" L-38.12' T-23.87'	C101: R-30.00' Δ-34°43'54" L-18.19' T-9.38'
C7: R-1307.00' Δ-1°22'42" L-31.44' T-15.72'	C21: R-1307.00' Δ-1°22'42" L-30.42' T-15.21'	C39: R-1059.00' Δ-1°13'22" L-31.27' T-15.64'	C53: R-1173.00' Δ-0°14'59" L-5.11' T-2.56'	C70: R-807.00' Δ-0°13'54" L-4.51' T-2.26'	C86: R-15.00' Δ-90° L-23.58' T-15.00'	C102: R-640.00' Δ-1°03'12" L-11.77' T-5.88'
C8: R-193.00' Δ-1°30'36" L-31.44' T-15.72'	C22: R-193.00' Δ-1°27'40" L-30.42' T-15.21'	C40: R-1173.00' Δ-1°43'01" L-35.15' T-17.58'	C54: R-20.00' Δ-90° L-41.42' T-20.00'	C71: R-807.00' Δ-2°13'54" L-31.43' T-15.72'	C88: R-941.00' Δ-1°54'51" L-31.43' T-15.72'	C103: R-15.00' Δ-73°22'27" L-19.21' T-11.18'
C9: R-1307.00' Δ-1°20'01" L-30.42' T-15.21'	C23: R-1307.00' Δ-1°39'35" L-37.86' T-18.93'	C41: R-1059.00' Δ-1°22'41" L-22.92' T-11.46'	C55: R-20.00' Δ-90° L-31.42' T-20.00'	C72: R-807.00' Δ-2°35'57" L-31.44' T-15.72'	C89: R-25.00' Δ-2°10'41" L-31.44' T-15.72'	C104: R-475.00' Δ-2°32'38" L-21.09' T-10.55'
C10: R-193.00' Δ-1°33'40" L-30.42' T-15.21'	C24: R-193.00' Δ-1°24'19" L-29.26' T-14.63'	C42: R-1173.00' Δ-1°32'09" L-31.44' T-15.72'	C57: R-25.00' Δ-88°38'08" L-37.80' T-23.57'	C73: R-807.00' Δ-2°13'54" L-31.44' T-15.57'	C90: R-941.00' Δ-2°18'59" L-38.04' T-19.02'	
C11: R-1307.00' Δ-1°20'01" L-30.42' T-15.21'	C27: R-25.00' Δ-87°38'50" L-38.24' T-26.46'	C43: R-1059.00' Δ-1°42'06" L-31.45' T-15.73'	C58: R-25.00' Δ-93°15'39" L-40.69' T-26.46'	C74: R-693.00' Δ-1°14'29" L-15.01' T-7.51'	C91: R-827.00' Δ-1°31'16" L-15.01' T-10.98'	
C12: R-193.00' Δ-1°27'40" L-30.42' T-15.21'	C28: R-25.00' Δ-92°14'07" L-40.25' T-25.99'	C44: R-1173.00' Δ-1°29'10" L-30.42' T-15.21'	C59: R-941.00' Δ-2°09'45" L-35.51' T-17.76'	C75: R-807.00' Δ-2°13'57" L-31.45' T-15.72'	C92: R-941.00' Δ-1°54'52" L-31.44' T-15.72'	
C13: R-1307.00' Δ-1°22'42" L-31.44' T-15.72'	C30: R-1060.00' Δ-0°37'11" L-11.46' T-5.73'	C45: R-1059.00' Δ-1°38'46" L-30.42' T-15.21'	C60: R-827.00' Δ-1°38'05" L-28.41' T-14.20'	C76: R-693.00' Δ-1°38'02" L-31.45' T-15.73'	C93: R-827.00' Δ-1°31'16" L-31.45' T-15.73'	
C14: R-193.00' Δ-1°30'37" L-31.45' T-15.72'	C31: R-25.00' Δ-87°21'31" L-38.12' T-23.87'	C46: R-1173.00' Δ-1°29'10" L-30.42' T-15.21'	C62: R-941.00' Δ-1°38'28" L-30.42' T-13.48'	C77: R-807.00' Δ-2°09'36" L-30.42' T-15.21'	C94: R-941.00' Δ-1°51'08" L-30.42' T-15.21'	



- NOTES:
- The purpose of this survey is to subdivide acreage into 53 lots (numbered 1-53) and 13 Common Area Lots (lettered A-M) and to vacate a portion of Unali Lane.
 - The total amount of property to be resurveyed is 13.904 Acres.
 - This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama according to Panel 438 of 755, Map Number 0107300438H dated September 24, 2021, as published by the Federal Emergency Management Agency.
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 - Those lots marked with an asterisk (*) are served by a low pressure sewer system.



GRAND RIVER SOUTH
RESIDENTIAL PHASE II

BEING A SURVEY OF ACREAGE AND A VACATED PORTION OF UNALI LANE
SITUATED IN THE S.E. 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL
PLAT

DATE: JULY 2023
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME:
21601_Final Plat Sheet 2.dgn

STATE OF ALABAMA
CITY OF LEEDS
JEFFERSON COUNTY

I, Mark W. Clark, a Professional Land Surveyor, hereby certify that I have surveyed the property of Newcastle Development, LLC, and USS Real Estate, a Division of United States Steel Corporation, situated in the City of Leeds, Jefferson County, Alabama and described as follows:

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 26, Township 17 South, Range 1 West, Jefferson County, Alabama, being more particularly described as follows:
Commence at the Southeast corner of Section 26, Township 17 South, Range 1 West, Jefferson County, Alabama and run in a Northerly direction along the East line of said Section a distance of 269.27 feet to a point; thence 90°00' to the left in a westerly direction a distance of 234.80 feet to the Point of Beginning of the Parcel herein described, said point lying on the Northwesterly right-of-way line of Rex Lake Road thence 63°32'12" to the left in a Southwesterly direction along the Northwesterly right-of-way line of Rex Lake Road a distance of 290.38 feet to a point; thence 63°37'56" to the right in a westerly direction a distance of 380.76 feet to the Southeast corner of Lot 1, City of Leeds Grand River Property Donation Plat, as recorded in Map Book 241, Page 12 in the Probate Office of Jefferson County, Alabama thence 90°01'58" to the right in a Northerly direction along the Easterly line of said Lot 1 a distance of 225.25 feet to a point; thence 47°20'28" to the right in a Northwesterly direction along the Easterly line of said Lot 1 a distance of 39.28 feet to a point; thence 88°32'10" to the left in a Northwesterly direction along the Easterly line of said Lot 1 a distance of 50.00 feet to a point; thence 88°32'10" to the right in a Northwesterly direction a distance of 28.73 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 87°53'36.1" thence in a Northwesterly, Northerly and Northwesterly direction along the arc of said curve a distance of 38.37 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 1357.00 feet and a central angle of 14°50'27.7" thence in a Northwesterly direction along the arc of said curve a distance of 351.49 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 232.69 feet to the P.C. (point of curve) of a curve to the left having a radius of 15.00 feet and a central angle of 90°00' thence in a Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 23.56 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 38.00 feet to a point on the Northwesterly line of the aforementioned Lot 1, City of Leeds Grand River Property Donation Plat thence 90°00' to the right in a Northwesterly direction along the Northwesterly line of said Lot 1 a distance of 50.00 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 326.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 90°00' thence in a Northwesterly, Northerly and Northwesterly direction along the arc of said curve a distance of 39.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 12.51 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 118.00 feet to a point; thence 90°00' to the right in a Southwesterly direction a distance of 12.51 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 90°00' thence in a Southwesterly, Easterly and Northwesterly direction along the arc of said curve a distance of 39.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 208.00 feet to the P.C. (point of curve) of a curve to the right having a radius of 65.00 feet and a central angle of 90°00' thence in a Northwesterly, Easterly and Southwesterly direction along the arc of said curve a distance of 103.10 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 232.69 feet to the P.C. (point of curve) of a curve to the left having a radius of 643.00 feet and a central angle of 91°28.8" thence in a Southwesterly direction along the arc of said curve a distance of 103.15 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 30.00 feet and a central angle of 34°43'54.7" thence in a Southwesterly direction along the arc of said curve a distance of 18.19 feet to a point on the Northwesterly right-of-way line of Unall Lane thence 103°02'55" to the right (angle measured to tangent) in a Northwesterly direction a distance of 2.24 feet to a point on a curve to the left having a radius of 640.00 feet and a central angle of 1°03'12.7" thence 10°52'05" to the left (angle measured to tangent) in a Southwesterly direction along the arc of said curve a distance of 11.77 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 15.00 feet and a central angle of 73°22'27.7" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 19.21 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Northwesterly right-of-way line of Unall Lane a distance of 42.61 feet to the P.C. (point of curve) of a curve to the right having a radius of 475.00 feet and a central angle of 8°45'48.1" thence in a Southwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 72.65 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Northwesterly right-of-way line of Unall Lane a distance of 150.44 feet to the P.C. (point of curve) of a curve to the right having a radius of 25.00 feet and a central angle of 93°15'39.3" thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 69.69 feet to a point on the Northwesterly right-of-way line of Grand River Parkway South, said point being the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along the Northwesterly right-of-way line of Grand River Parkway South a distance of 2.05 feet to a point; thence 90°00' to the left in a Southwesterly direction along the Northwesterly terminus of Grand River Parkway South a distance of 100.00 feet to a point on a curve to the left having a radius of 1060.00 feet and a central angle of 0°37'11.1" thence 90°00' to the left (angle measured to tangent) in a Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 11.46 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 25.00 feet and a central angle of 87°21'31.1" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 38.12 feet to a point; thence 90°00' to the left (angle measured to tangent) in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 50.00 feet to a point on a curve to the right having a radius of 25.00 feet and a central angle of 87°21'31.1" thence 90°00' to the left (angle measured to tangent) in a Northwesterly, Easterly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 38.12 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 1060.00 feet and a central angle of 11°41'24.1" thence in a Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 216.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 20.71 feet to the P.C. (point of curve) of a curve to the right having a radius of 50.50 feet and a central angle of 83°19'31.7" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 13.44 feet to a point; thence 90°47'11.1" to the left (angle measured to tangent) in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 2.50 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Commence at the Southeast corner of Section 26, Township 17 South, Range 1 West, Jefferson County, Alabama and run in a Northerly direction along the East line of said Section a distance of 269.27 feet to a point; thence 90°00' to the left in a westerly direction a distance of 234.80 feet to a point lying on the Northwesterly right-of-way line of Rex Lake Road thence 63°32'12" to the left in a Southwesterly direction along the Northwesterly right-of-way line of Rex Lake Road a distance of 290.38 feet to a point; thence 63°37'56" to the right in a westerly direction a distance of 380.76 feet to the Southeast corner of Lot 1, City of Leeds Grand River Property Donation Plat, as recorded in Map Book 241, Page 12 in the Probate Office of Jefferson County, Alabama thence 90°01'58" to the right in a Northerly direction along the Easterly line of said Lot 1 a distance of 225.25 feet to a point; thence 47°20'28" to the right in a Northwesterly direction along the Easterly line of said Lot 1 a distance of 39.28 feet to a point; thence 88°32'10" to the left in a Northwesterly direction along the Easterly line of said Lot 1 a distance of 50.00 feet to a point; thence 88°32'10" to the right in a Northwesterly direction a distance of 28.73 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 87°53'36.1" thence in a Northwesterly, Northerly and Northwesterly direction along the arc of said curve a distance of 38.37 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 1357.00 feet and a central angle of 14°50'27.7" thence in a Northwesterly direction along the arc of said curve a distance of 351.49 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 232.69 feet to the P.C. (point of curve) of a curve to the left having a radius of 15.00 feet and a central angle of 90°00' thence in a Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 23.56 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 38.00 feet to a point on the Northwesterly line of the aforementioned Lot 1, City of Leeds Grand River Property Donation Plat thence 90°00' to the right in a Northwesterly direction along the Northwesterly line of said Lot 1 a distance of 50.00 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 326.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 90°00' thence in a Northwesterly, Northerly and Northwesterly direction along the arc of said curve a distance of 39.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 12.51 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 118.00 feet to a point; thence 90°00' to the right in a Southwesterly direction a distance of 12.51 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 90°00' thence in a Southwesterly, Easterly and Northwesterly direction along the arc of said curve a distance of 39.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction a distance of 208.00 feet to the P.C. (point of curve) of a curve to the right having a radius of 65.00 feet and a central angle of 90°00' thence in a Northwesterly, Easterly and Southwesterly direction along the arc of said curve a distance of 103.10 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 232.69 feet to the P.C. (point of curve) of a curve to the left having a radius of 643.00 feet and a central angle of 91°28.8" thence in a Southwesterly direction along the arc of said curve a distance of 103.15 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 30.00 feet and a central angle of 34°43'54.7" thence in a Southwesterly direction along the arc of said curve a distance of 18.19 feet to a point on the Northwesterly terminus of Grand River Parkway South thence 90°00' to the left (angle measured to tangent) in a Northwesterly direction a distance of 2.24 feet to a point on a curve to the left having a radius of 640.00 feet and a central angle of 1°03'12.7" thence 10°52'05" to the left (angle measured to tangent) in a Southwesterly direction along the arc of said curve a distance of 11.77 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 15.00 feet and a central angle of 73°22'27.7" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 19.21 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Northwesterly right-of-way line of Unall Lane a distance of 42.61 feet to the P.C. (point of curve) of a curve to the right having a radius of 475.00 feet and a central angle of 8°45'48.1" thence in a Southwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 72.65 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Northwesterly right-of-way line of Unall Lane a distance of 150.44 feet to the P.C. (point of curve) of a curve to the right having a radius of 25.00 feet and a central angle of 93°15'39.3" thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve and along the Northwesterly right-of-way line of Unall Lane a distance of 69.69 feet to a point on the Northwesterly right-of-way line of Grand River Parkway South, said point being the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along the Northwesterly right-of-way line of Grand River Parkway South a distance of 2.05 feet to a point; thence 90°00' to the left in a Southwesterly direction along the Northwesterly terminus of Grand River Parkway South a distance of 100.00 feet to a point on a curve to the left having a radius of 1060.00 feet and a central angle of 0°37'11.1" thence 90°00' to the left (angle measured to tangent) in a Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 11.46 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 25.00 feet and a central angle of 87°21'31.1" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 38.12 feet to a point; thence 90°00' to the left (angle measured to tangent) in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 50.00 feet to a point on a curve to the right having a radius of 25.00 feet and a central angle of 87°21'31.1" thence 90°00' to the left (angle measured to tangent) in a Northwesterly, Easterly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 38.12 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 1060.00 feet and a central angle of 11°41'24.1" thence in a Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 216.27 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 20.71 feet to the P.C. (point of curve) of a curve to the right having a radius of 50.50 feet and a central angle of 83°19'31.7" thence in a Southwesterly, Southerly and Southwesterly direction along the arc of said curve and the Southwesterly right-of-way line of Grand River Parkway South a distance of 13.44 feet to a point; thence 90°47'11.1" to the left (angle measured to tangent) in a Southwesterly direction along the Southwesterly right-of-way line of Grand River Parkway South a distance of 2.50 feet to the Point of Beginning.

Containing 13.904 acres.

And that the plat or map contained hereon is a true and correct map showing the subdivisions into which the property described is divided, giving the length and angles of the boundaries of each lot and its number and showing the streets, alleys and public grounds, giving the bearings, length, width, and name of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus as hereon shown.

WITNESS my hand this the _____ day of _____, 2023.

SCHOEL ENGINEERING COMPANY, INC.

Mark W. Clark, Alabama License No. 19251



STATE OF ALABAMA
CITY OF LEEDS
JEFFERSON COUNTY

We, the undersigned, Newcastle Development, LLC, do hereby certify that, subject to the remaining provisions hereof, we are the owners of the land shown on the Plat of GRAND RIVER SOUTH RESIDENTIAL PHASE II, and that the Plat of the property shown hereon was made with our consent. The easements, if any, shown on the plat are created for the installation and maintenance of public utilities, unless otherwise noted. The undersigned owners represent and warrant that the real property shown on this Plat is not subject to any mortgage except a mortgage to United Community Bank.

Dated this _____ day of _____, 2023.

Newcastle Development, LLC, Owner

Glenn Siddle
Its Managing Member

We, Newcastle Development, LLC and USS Real Estate, a division of United States Steel Corporation, as Owners, and United Community Bank, as Mortgage Holder, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as GRAND RIVER SOUTH RESIDENTIAL PHASE II, a part of the S.E. 1/4 of the S.E. 1/4 of Section 26, Township 17 South Range 1 West, City of Leeds, Jefferson County, Alabama, and that the Streets, Drives, Alleys, etc., as shown on said plat are hereby dedicated to the use of the public.

Dated this _____ day of _____, 2023.

USS Real Estate, a Division of United States Steel Corporation, Owner (See Note 7)

Jamie P. Cowden, Director - Real Estate

United Community Bank, Mortgage Holder

By: _____
Its: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Glenn Siddle, whose name as Managing Member of Newcastle Development, LLC, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Jamie P. Cowden, whose name as Director - Real Estate of USS Real Estate, a Division of United States Steel Corporation, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that _____, whose name as _____ of United Community Bank, as Mortgage Holder, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

The within plat of GRAND RIVER SOUTH RESIDENTIAL PHASE II, Jefferson County, Alabama, is hereby approved by the Planning and Zoning Commission of the City of Leeds, Alabama, this the _____ day of _____, 2023.

Planning and Zoning Commission for
the City of Leeds, Alabama
Chairman

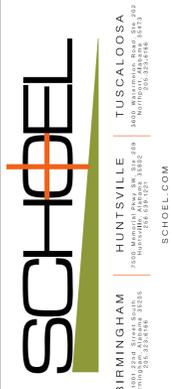
CERTIFICATE OF APPROVAL BY JEFFERSON COUNTY ENVIRONMENTAL SERVICES

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewer; however, this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

Director of Environmental Services _____ Date _____

GRAND RIVER SOUTH
RESIDENTIAL PHASE II

BEING A SURVEY OF ACREAGE AND A VACATED PORTION OF UNALL LANE
SITUATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA



REVISIONS:
FINAL PLAT
DATE: JULY 2023
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME:
21601_Final Plat Sheet 1.dgn
3 OF 3

Keith L. Hager, PE

AL No. 24699

July 31, 2023

Brad Watson, City Manager

City of Leeds

1400 9th Street

Leeds, AL

**RE: Grand River South Residential – Phase II
Final Plat**

Dear Brad;

I have inspected the improvements for the Grand River South – Residential Final plat and I have found that the Plat and the improvements are in substantial conformance with the approved Preliminary Plat Documents. All improvements have been installed and I offer the following comments concerning the status of the improvements:

1. Per the requirements for the preliminary plat, the Private storm drains and detention pond shall be maintained by the HOA. The EOR should prepare a post-construction maintained report and plan for the HOA for the storm drainage system. The Owner shall submit a storm drainage maintenance agreement, record in the Probate Office as a part of the official deed for the property in a form acceptable to the City.
2. The Owner shall submit a current estimate for Final Asphalt Seal for Review and Approval of the City. The City shall use the information to set the amount for the final Asphalt Bond for all Public Roads. Bond amount will likely include some maintained bond for the section of Grand River Parkway South which will be used for Construction traffic.

Address:

1025 Montgomery Hwy, Suite 110
Birmingham, AL 35216

Contact:

205.229.1738
keithlhager@icloud.com

3. The City of Leeds will not maintain Street lighting for this development and a note shall be added to the Final Plat noting the maintenance requirements.

I offer the following Comments concerning the actual Survey (Plat Document):

- a. The Alley as noted in both sections shall be noted as a private alley. The City of Leeds will not maintain these areas and a note shall be added to the Plat specifically noting this and clarifying the maintenance of the areas outside of the public roadways shall be the responsibility of the HOA or Property Owner.
- b. A note should be added that the City of Leeds will not maintain any sidewalks for this development, and/or Driveways which serve private homes.
- c. The Information on Page 2 should have a clear Land tie to the Government Survey, or a clear tie back to the common areas shown on Page 1.
- d. Page 3 shall include all required certifications as shown in appendix of the Subdivision regulations for the City of Leeds, as can be found on the City Website.

Submitted By:
HagerCo, LLC



Keith L. Hager