



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

September 09, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. ****CASE CONTINUED TO OCT14, 2021, MEETING****
RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - JEFFERSON COUNTY

NEW BUSINESS:

2. SA-000013 - Donny Fulmer Subdivision - 9217 Whitfield Ave - TPID: 2601110001036001 - St Clair Co. - 3 lots
3. Amendment to Zoning Regulations - R-5 & R-6 - Alleys and other design criteria

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. ****CASE CONTINUED TO OCT14, 2021, MEETING****

RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - JEFFERSON COUNTY

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning
Site Addresses: 6396 ZEIGLER RD LEEDS, AL 35094

APPLICATION

This request for zoning change is initiated by SOUTHHALL OF IRONDALE LLC. The City of Leeds Planning & Zoning Commission will consider the Sector 5: Rezone a portion of Parcel 2400254000002000 from A-1 to R-5, increasing the overall size of Sector 5. Also included in the rezone request is parcel 2400254000002001, currently zoned A-1 and requesting R-5..

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

CASE #:	RA21-000004
PROPERTY OWNERS:	SOUTHHALL OF IRONDALE LLC
TAX PARCEL IDs:	2400254000002000
SITE ADDRESSES:	6396 ZEIGLER RD; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

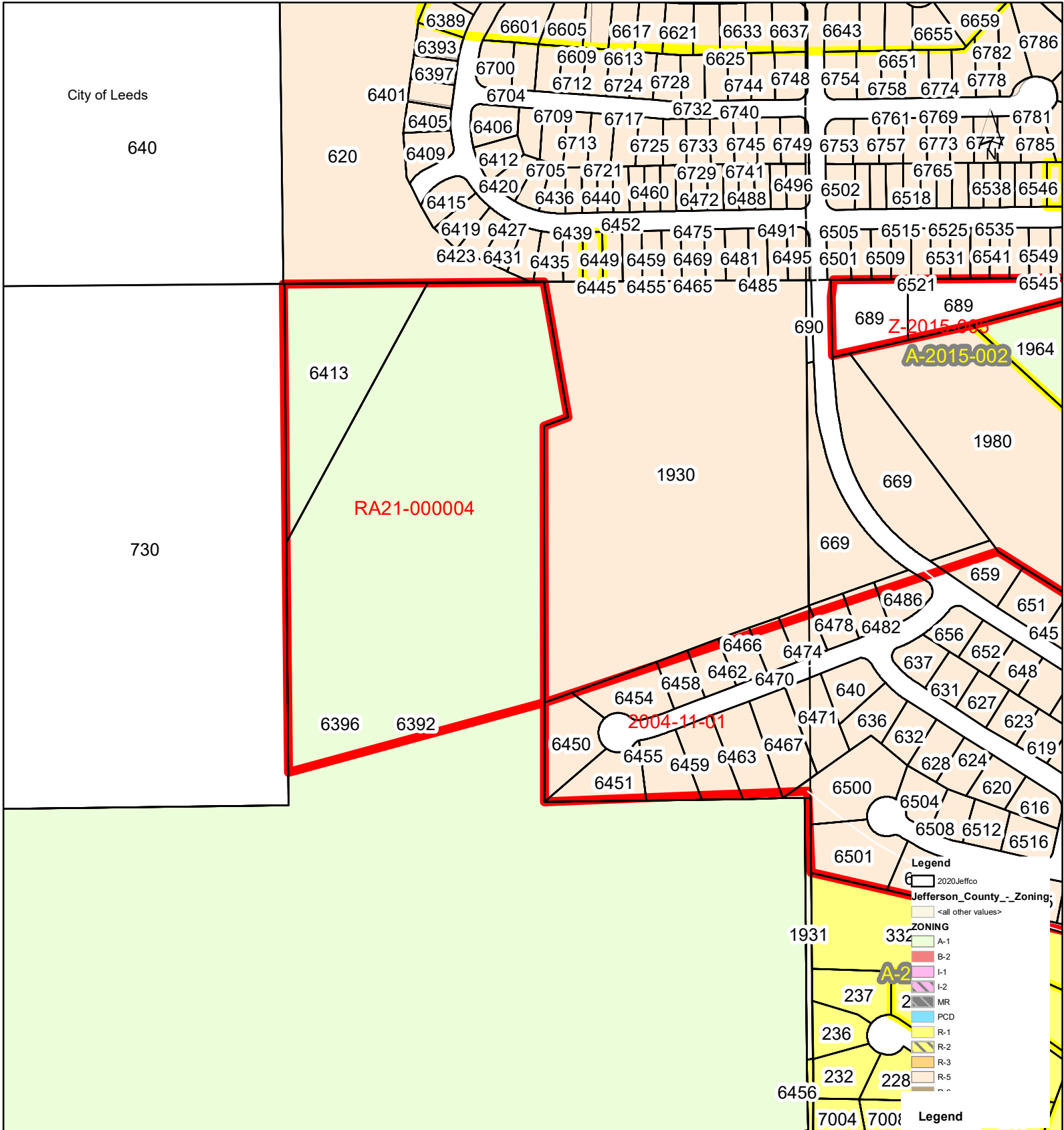
Date: 07/08/2021
 Time: 5:00 p.m.
 Place: Leeds Annex Meeting Room
 1412 9th Street
 Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission. For more information about the application and related issues or to schedule an appointment:

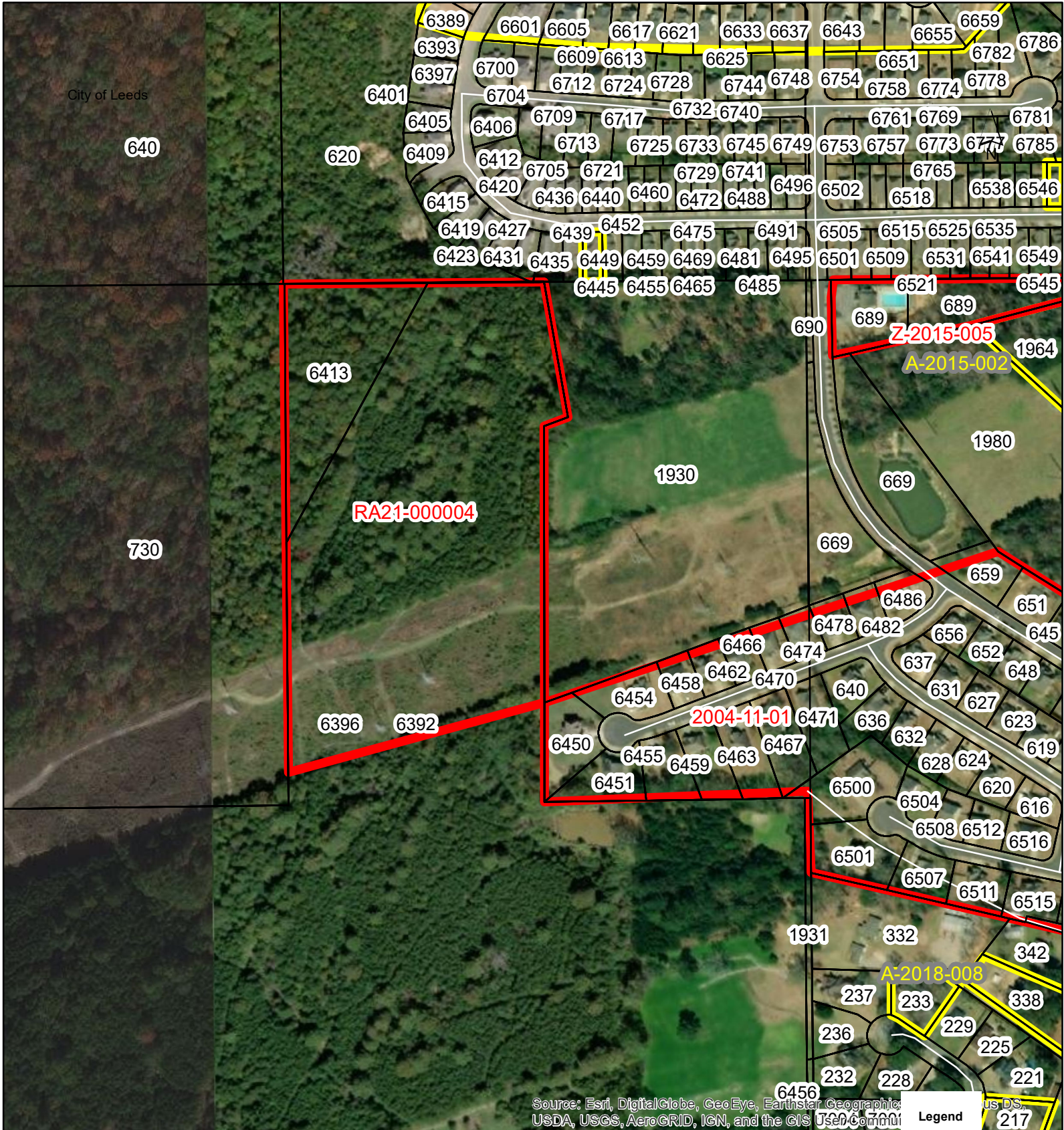
Contact Person: Brad Watson
Phone: 205-699-0943
E-mail: bwatson@leedsalabama.gov

Mailing Address:
 City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

RA21-00004 6396 ZEIGLER RD 2400254000002001 PART OF 2400254000002000 ZONING



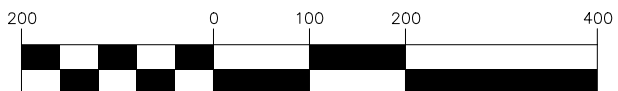
RA21-00004
6396 ZEIGLER RD
2400254000002001
PART OF 2400254000002000
AERIAL



RA21-00004
6396 ZEIGLER RD
2400254000002001
PART OF 2400254000002000
CONTOUR



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SOUTHERN TRACE DRIVE

SOUTHERN TRACE COTTAGES

SOUTHERN TRACE PARKWAY

Wellington Development Corp
Parcel no. 24 00 25 4 000 002.001

Southhall Of Irondale Llc
Parcel no. 24 00 25 4 000 002.000

AREA RESERVED FOR
STORMWATER DETENTION

Storm Sewer Summary		
Item		Quantity
18" RCP		1367
24" RCP		791
36" RCP		142
48" RCP		325
54" RCP		313
Yard Inlet		5
Single Wing Inlet		12
Double Wing Inlet		3
Manhole		4
24" Headwall		3
36" Headwall		2
48" Headwall		1
54" Headwall		2
Ditch		1128

DATA TABLE

- SETBACKS
FRONT 20
REAR 30
SIDE 5
- MIN LOT SIZE 6000 SQ FT
- MINIMUM LOT WIDTH 60'
- Cut 134,448 CY
Fill 110,543 CY
Net 23,905 CY
- 36 ZONED LOTS
- 40 LOTS ON PROPERTY
REQUIRING REZONING,
DENOTED WITH A *
- 6,149 LF CURB AND GUTTER
- 8,934 SY ASPHALT
- 3,300 LF 8" DIP WATER LINE
- 360 LF 2" PVC FORCE MAIN
- 5,500 LF 3" PVC FORCE MAIN
- 4 FIRE HYDRANTS

SOUTHERN TRACE
SECTOR 5

REZONING EXHIBIT
CONCEPTUAL LAYOUT AND GRADING
CHARLES KESSLER PROPERTY/
GARY BEARD PROPERTY
LEEDS, ALABAMA
APRIL 2, 2021

ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

File Attachments for Item:

2. SA-000013 - Donny Fulmer Subdivision - 9217 Whitfield Ave - TPID: 2601110001036001 -
St Clair Co. - 3 lots

9 **NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision
DONNY FULMER SUBDIVISION

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "DONNY FULMERSUBDIVISION". This proposed subdivision consists of 3.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

CASE #:	SA21-000013
APPLICANT NAME:	BRAD FOSTER
PROPERTY OWNER:	FULMER DONNY L & CAROL
TAX PARCEL ID#S:	2601110001036001
CASE ADDRESS:	9217.00000000 WEAVER AVE; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 09/09/2021
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representatives may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

Hold till Sept.

SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9th Street, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: <u>Brad Foster</u>	
Mailing Address: <u>705 47th Pl S, Birmingham, AL 35222</u>	
Telephone: <u>205-475-3061</u>	E-mail: <u>foster017@gmail.com</u>
Signature: <u>Brad Foster</u>	
Date Application Filed: <u>7/15/11</u>	Requested Hearing Date:

Part 2. Parcel Data		
Owner(s) of Record: <u>Ashley & Brad Foster</u>		
Owner Mailing Address: <u>705 47th Pl S, Birmingham, AL 35222</u>		
Site Address:		
Tax Parcel ID #	Existing Zoning:	Proposed Zoning:
Telephone:	E-Mail:	
Signature Of Designated Plat Representative:		

Part 3. Request	
<input checked="" type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

Part 4 Additional Information	
<input type="checkbox"/> Number of proposed Lots <u>4</u>	
<input type="checkbox"/> Approximate Acreage	
<input type="checkbox"/> Concurrent Zoning/Variance Case(s)	
<input type="checkbox"/> Concurrent Construction Case	
<input type="checkbox"/> Review Fee (see Schedule)	

Release for Postponement of Case	
I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.	
Signature of Designated Plat Representative: <u>Brad Foster</u>	Date: <u>7/15/11</u>
Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.	
Signature of Designated Plat Representative: <u>[Signature]</u>	Date:

FOR OFFICE USE ONLY

Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

2021 7396

Recorded in the Above

DEED Book & Page

06-08-2021 01:46:07 PM

Mike Cowling - Judge of Probate

St. Clair County, Alabama

Send Tax Notice To:

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Carol Jones Fulmer and spouse, Donny Fulmer (herein referred to as Grantors) do grant, bargain, sell and convey unto Ashley Foster and Brad Foster (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in St. Clair County, Alabama, to-wit:

A part of the SW1/4 of NE1/4; part of NE1/4 of SW1/4, and part of NW1/4 of SE1/4 of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama, more particularly described as follows: From a crimped pipe found at the Southwest corner of said NW1/4 of SE1/4; thence North 00 deg. 08' 45" West 152.01 feet to a rebar found; thence North 36 deg. 12' 25" West 320.94 feet to a rebar found; thence North 59 deg. 39' 47" West 67.98 feet to a rebar found; thence North 04 deg. 22' 30" West 443.51 feet to a rebar found; thence North 47 deg. 31' 43" East 278.30 feet to a capped iron found (Ashville CA514LS) and the point of beginning; thence North 19 deg. 51' 33" West 180.35 feet to a rebar found; thence North 09 deg. 43' 33" West 47.43 feet to a capped iron set (Ashville CA514LS) on the South right of way of Interstate 20; thence along right of way as follows: North 80 deg. 55' 34" East 147.95 feet to a rebar found; continue North 80 deg. 55' 34" East 784.76 feet to a monument found; thence leaving right of way run South 41 deg. 46' 03" West 861.18 feet to a point in a lake; thence North 13 deg. 38' 07" West 212.31 feet to a corner in a power pole; thence North 72 deg. 17' 12" West 239.41 feet to the point of beginning; containing 5.81 acres, or less, according to the survey of Terry L. Gilliland, Ala. L.S. no. 13408, dated May 19, 2021

SUBJECT TO 30' ingress-egress easement:

A part of the NE1/4 of SW1/4 and part of the NW1/4 of SE1/4 of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama, more particularly described as follows: From a crimped pipe found at the Southwest corner of said NW1/4 of SE1/4, thence North 00 deg. 08' 45" West 152.01 feet; thence North 36 deg. 12' 25" West 320.94 feet; thence North 59 deg. 39' 47" West 67.98 feet; thence North 04 deg. 22' 30" West 443.51 feet; thence North 47 deg. 31' 43" East 278.30 feet; thence South 72 deg. 17' 12" East 94.48 feet to the point of beginning; thence along center of easement as follows: North 12 deg. 19' 51" East 69.00 feet; North 03 deg. 19' 54" West 63.82 feet; North 11 deg. 30' 28" West 52.12 feet; North 33 deg. 01' 31" West 32.18 feet; North 43 deg. 45' 23" West 27.59 feet to the point of ending at intersection with centerline of another 30' ingress-egress

easement. Said easement being 15 feet left and right of, and parallel to, the above described line.

Legal description furnished by grantors; deed prepared without benefit of title search or title insurance

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 3 day of June, 2021.

Carol Jones Fulmer
Carol Jones Fulmer

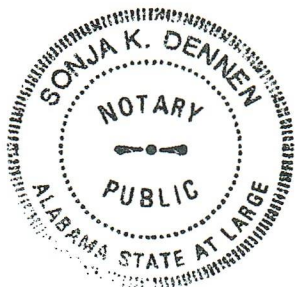
Donny Fulmer
Donny Fulmer

Book/Pg: 2021/7396
Term/Cashier: S PC-PROB-REC-01 / svann
Tran: 13334.326889.461716
Recorded: 06-08-2021 13:46:25
CER Certification Fee 3.00
DFE Deed Tax 19.50
MHF Mental Health Fee 6.50
PJF Special Index Fee 5.50
REC Recording Fee 9.00
Total Fees: \$49.50

STATE OF ALABAMA
ST. CLAIR COUNTY

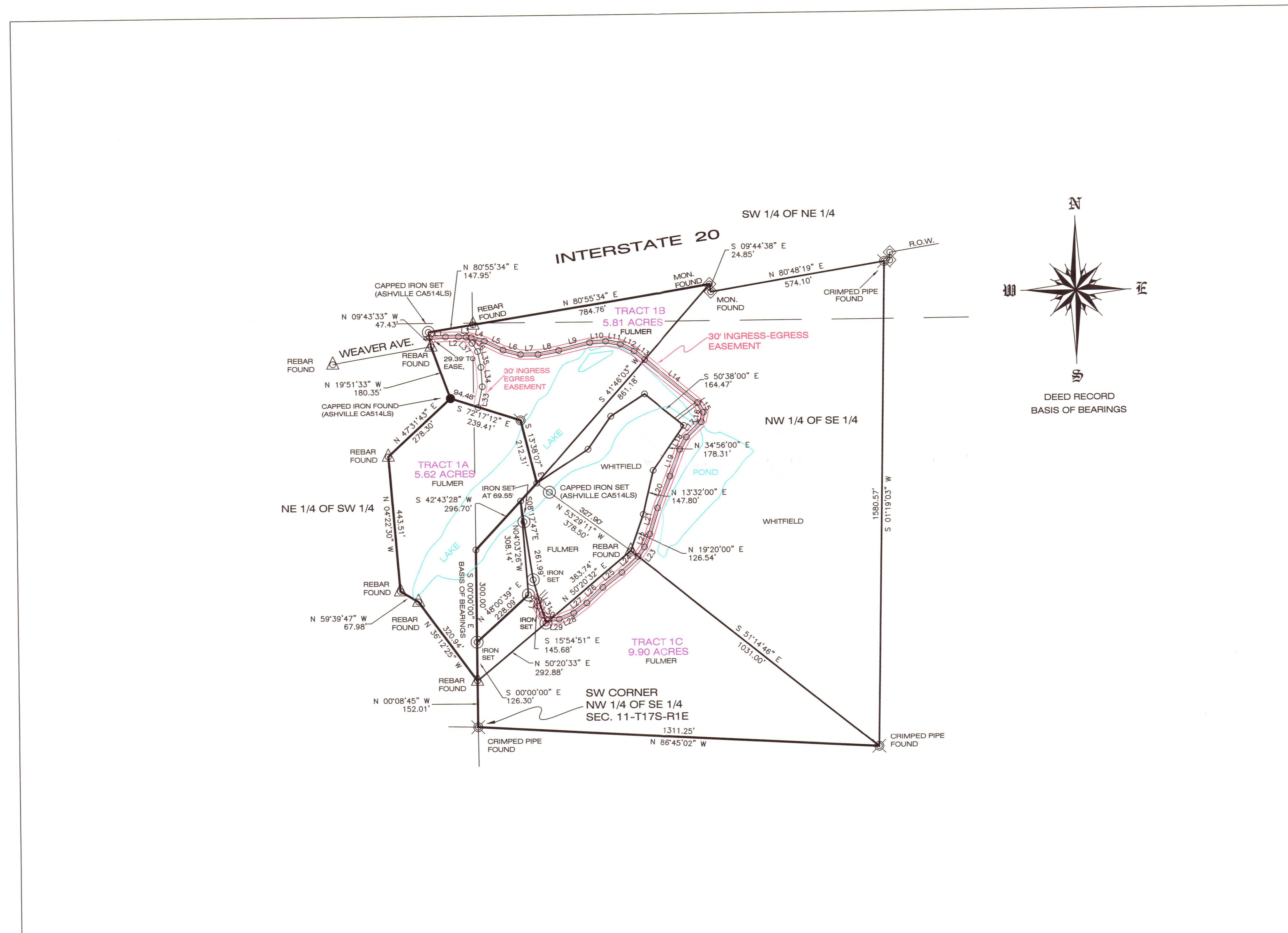
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Carol Jones Fulmer and Donny Fulmer, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of June, 2021



Sonja K. Denner
Notary Public

My Commission Expires: 6/4/2022



DESCRIPTIONS

TRACT 1A
 A PART OF THE NE 1/4 OF SW 1/4 AND PART OF NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE N00°08'45"W, 152.01 FEET TO A REBAR FOUND AND THE POINT OF BEGINNING; THENCE N36°12'25"W, 320.94 FEET TO A REBAR FOUND; THENCE N59°39'47"W, 67.98 FEET TO A REBAR FOUND; THENCE N04°22'30"W, 443.51 FEET TO A REBAR FOUND; THENCE N47°31'43"E, 278.30 FEET TO A CAPPED IRON FOUND (ASHVILLE CA514LS); THENCE S72°17'12"E, 239.41 FEET TO A CORNER IN POWER POLE; THENCE S19°38'07"E, 212.31 FEET TO A POINT IN A LAKE; THENCE S42°43'28"W, 296.70 FEET TO A POINT IN SAID LAKE; THENCE S00°00'00"E, 426.30 FEET TO THE POINT OF BEGINNING. CONTAINING 5.62 ACRES MORE OR LESS.

ALSO 30' INGRESS-EGRESS EASEMENT:
 A PART OF THE NE 1/4 OF SW 1/4 AND PART OF THE NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE N00°08'45"W, 152.01 FEET; THENCE N36°12'25"W, 320.94 FEET; THENCE N59°39'47"W, 67.98 FEET; THENCE N04°22'30"W, 443.51 FEET; THENCE N47°31'43"E, 278.30 FEET; THENCE S72°17'12"E, 239.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG CENTER OF EASEMENT AS FOLLOWS: N12°19'51"E, 69.00 FEET; N03°19'54"W, 63.82 FEET; N11°30'28"W, 52.12 FEET; N33°01'31"W, 32.18 FEET; N43°45'23"W, 27.59 FEET TO THE POINT OF ENDING AT INTERSECTION WITH CENTERLINE OF ANOTHER 30' INGRESS-EGRESS EASEMENT. SAID EASEMENT BEING 15 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

TRACT 1B
 A PART OF THE NE 1/4 OF NE 1/4, PART OF NE 1/4 OF SW 1/4 AND PART OF NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE N00°08'45"W, 152.01 FEET TO A REBAR FOUND; THENCE N36°12'25"W, 320.94 FEET TO A REBAR FOUND; THENCE N59°39'47"W, 67.98 FEET TO A REBAR FOUND; THENCE N04°22'30"W, 443.51 FEET TO A REBAR FOUND; THENCE N47°31'43"E, 278.30 FEET TO A CAPPED IRON FOUND (ASHVILLE CA514LS) AND THE POINT OF BEGINNING; THENCE N19°51'33"W, 180.35 FEET TO A REBAR FOUND; THENCE N09°43'33"W, 47.43 FEET TO A CAPPED IRON SET (ASHVILLE CA514LS) ON THE SOUTH RIGHT OF WAY OF INTERSTATE 20; THENCE ALONG RIGHT OF WAY AS FOLLOWS: N80°55'34"E, 147.95 FEET TO A REBAR FOUND; CONTINUE N80°55'34"E, 784.76 FEET TO A MONUMENT FOUND; THENCE LEAVING RIGHT OF WAY RUN S41°46'03"W, 851.18 FEET TO A POINT IN A LAKE; THENCE N13°38'07"W, 212.31 FEET TO A CORNER IN A POWER POLE; THENCE N72°17'12"W, 239.41 FEET TO THE POINT OF BEGINNING. CONTAINING 5.81 ACRES MORE OR LESS.

SUBJECT TO 30' INGRESS-EGRESS EASEMENT:
 A PART OF THE NE 1/4 OF SW 1/4 AND PART OF THE NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE N00°08'45"W, 152.01 FEET; THENCE N36°12'25"W, 320.94 FEET; THENCE N59°39'47"W, 67.98 FEET; THENCE N04°22'30"W, 443.51 FEET; THENCE N47°31'43"E, 278.30 FEET; THENCE S72°17'12"E, 239.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG CENTER OF EASEMENT AS FOLLOWS: N12°19'51"E, 69.00 FEET; N03°19'54"W, 63.82 FEET; N11°30'28"W, 52.12 FEET; N33°01'31"W, 32.18 FEET; N43°45'23"W, 27.59 FEET TO THE POINT OF ENDING AT INTERSECTION WITH CENTERLINE OF ANOTHER 30' INGRESS-EGRESS EASEMENT. SAID EASEMENT BEING 15 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

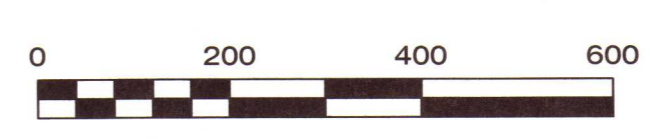
TRACT 1C
 A PART OF THE NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE N00°08'45"W, 152.01 FEET TO A REBAR FOUND; THENCE N50°22'33"E, 656.62 FEET TO A REBAR FOUND; THENCE S51°14'48"E, 1031.00 FEET TO A CRIMPED PIPE FOUND; THENCE N86°45'02"W, 1311.25 FEET TO THE POINT OF BEGINNING. CONTAINING 9.90 ACRES MORE OR LESS. SUBJECT TO PORTION OF 30' INGRESS-EGRESS EASEMENT.

ALSO OVERALL 30' INGRESS-EGRESS EASEMENT FOR ALL ABOVE TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PART OF THE NE 1/4 OF SW 1/4 AND NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF NW 1/4 OF SE 1/4 OF SECTION 11, THENCE N00°08'45"W, 152.01 FEET; THENCE N36°12'25"W, 320.94 FEET; THENCE N59°39'47"W, 67.98 FEET; THENCE N04°22'30"W, 443.51 FEET; THENCE N47°31'43"E, 278.30 FEET; THENCE N19°51'33"W, 180.35 FEET; THENCE N09°43'33"W, 29.39 FEET TO WEAVER AVENUE AND THE POINT OF BEGINNING; THENCE ALONG CENTER OF EXISTING DRIVEWAY AND CENTERLINE OF EASEMENT AS FOLLOWS: N86°59'58"E, 52.20 FEET; N89°49'59"E, 42.55 FEET; S85°44'40"E, 42.06 FEET; S74°21'09"E, 44.21 FEET; S63°42'24"E, 67.23 FEET; S75°27'58"E, 59.02 FEET; S89°36'50"E, 56.84 FEET; N79°40'10"E, 68.84 FEET; N76°22'47"E, 104.19 FEET; N65°22'46"E, 52.62 FEET; S78°45'14"E, 48.95 FEET; S62°38'20"E, 49.90 FEET; S50°24'28"E, 44.94 FEET TO A POINT ON FULMER/WHITFIELD PROPERTY LINE; S60°24'29"E, 223.19 FEET; S30°12'08"E, 36.63 FEET; S12°03'41"W, 32.67 FEET; S45°49'09"W, 69.02 FEET; S29°31'30"W, 46.16 FEET; S20°27'47"W, 94.01 FEET; S22°29'18"W, 111.30 FEET; S17°01'30"W, 90.11 FEET; S22°55'54"W, 46.16 FEET; S35°23'56"W, 37.32 FEET TO A POINT ON THE FULMER/WHITFIELD PROPERTY LINE; S45°41'49"W, 74.40 FEET; S52°31'57"W, 79.27 FEET; S47°05'49"W, 72.19 FEET; S33°19'33"W, 53.80 FEET; S67°10'26"W, 51.50 FEET; S89°11'18"W, 33.76 FEET; N57°04'53"W, 26.36 FEET; N26°51'34"W, 32.02 FEET; N16°45'05"E, 18.69 FEET TO THE POINT OF ENDING. SAID EASEMENT BEING 15 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

LINE BEARING	DISTANCE
L1 N 88°59'58" E	52.20
L2 N 89°49'59" E	42.55
L3 S 85°44'40" E	42.06
L4 S 74°21'09" E	44.21
L5 S 63°42'24" E	67.23
L6 S 75°27'58" E	59.02
L7 S 89°36'50" E	56.84
L8 N 79°40'10" E	68.84
L9 N 76°22'47" E	104.19
L10 N 65°22'46" E	52.62
L11 S 78°45'14" E	48.95
L12 S 62°38'20" E	49.90
L13 S 50°24'28" E	44.94
L14 S 30°12'08" E	36.63
L15 S 12°03'41" W	32.67
L16 S 45°49'09" W	69.02
L17 S 29°31'30" W	46.16
L18 S 20°27'47" W	94.01
L19 S 22°29'18" W	111.30
L20 S 22°55'54" W	46.16
L21 S 35°23'56" W	37.32
L22 S 45°41'49" W	74.40
L23 S 52°31'57" W	79.27
L24 S 47°05'49" W	72.19
L25 S 33°19'33" W	53.80
L26 S 67°10'26" W	51.50
L27 S 89°11'18" W	33.76
L28 S 57°04'53" W	26.36
L29 N 26°51'34" W	32.02
L30 N 16°45'05" E	18.69
L31 N 12°19'51" E	69.00
L32 N 03°19'54" E	63.82
L33 N 11°30'28" W	52.12
L34 N 33°01'31" W	32.18
L35 N 43°45'23" W	27.59

LEGEND

- These standard symbols will be found in the drawing.
- CAPPED IRON SET (ASHVILLE CA514LS)
 - IRON FOUND
 - △ REBAR FOUND
 - × PIPE FOUND
 - ◇ MONUMENT FOUND
 - ◊ POWER POLE



STATE OF ALABAMA
 ST. CLAIR COUNTY
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
 ACCORDING TO A SURVEY MADE BY ME ON THE 19TH DAY OF MAY, 2021.

ASHVILLE LAND SURVEYING, L.L.C.
 17 COURT STREET WEST, ASHVILLE AL 35953
 TELEPHONE (205) 594-7114

BY: *Terry E. Gilliland*
 TERRY E. GILLILAND, ALA. L.S. NO. 13408

DONNY FULMER

DRAWN	DATE	TRACTS
SANDY	05/19/21	3 TRACTS
APPROVED	DATE	BOUNDARY SURVEY
T.L.G.		
SCALE	SHEET	PROJECT NO.
1" = 200'		JOB #83-21