C.P. DONAHUE SUBDIVISION, FIRST ADDITION

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY 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 INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ___TH DAY OF _____, 2020.

_____
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

STATE OF ALABAMA
LEE COUNTY

WE, JOHN R. OLDHAM, CAREY CAMBELL, GORDON G. OLDHAM, AS 50% OWNERS AND THOMAS A. DONAHUE, III, AND CYNTHIA P. DONAHUE, AS CO-TRUSTEES OF THE THOMAS A. DONAHUE III, AND CYNTHIA P. DONAHUE TRUST , AS 50% OWNERS OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOIN IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS OUR PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF,WE HAVE HEREONTO SET OUR HANDS ON THIS THE DATE SHOWN BELOW.

_____ _____
THOMAS A. DONAHUE, III, TRUSTEE DATE:
THOMAS A. DONAHUE, III AND
CYNTHIA P. DONAHUE TRUST

_____ _____
CYNTHIA P. DONAHUE, TRUSTEE DATE:
THOMAS A. DONAHUE, III AND
CYNTHIA P. DONAHUE TRUST

_____ _____
CAREY CAMPBELL, OWNER DATE:

_____ _____
JOHN R. OLDHAM, OWNER DATE:

_____
GORDON G. OLDHAM, OWNER DATE:

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOHN R. OLDHAM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CAREY CAMPBELL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT GORDON G. OLDHAM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THOMAS A. DONAHUE III, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CYNTHIA PHILLIPS DONAHUE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2020.

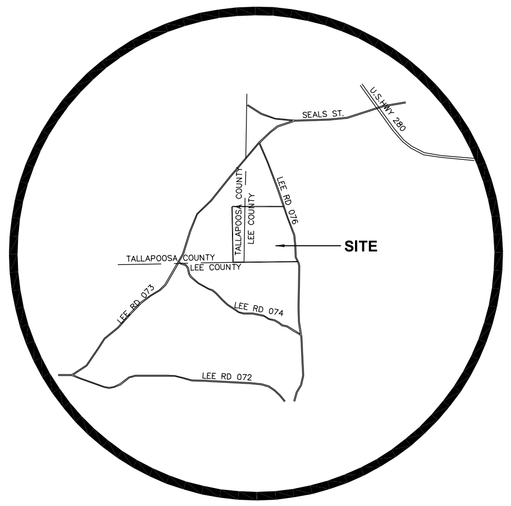
_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

LEE COUNTY HEALTH DEPARTMENT:
STATE OF ALABAMA
LEE COUNTY

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

THIS THE ___ DAY OF _____, 2020.

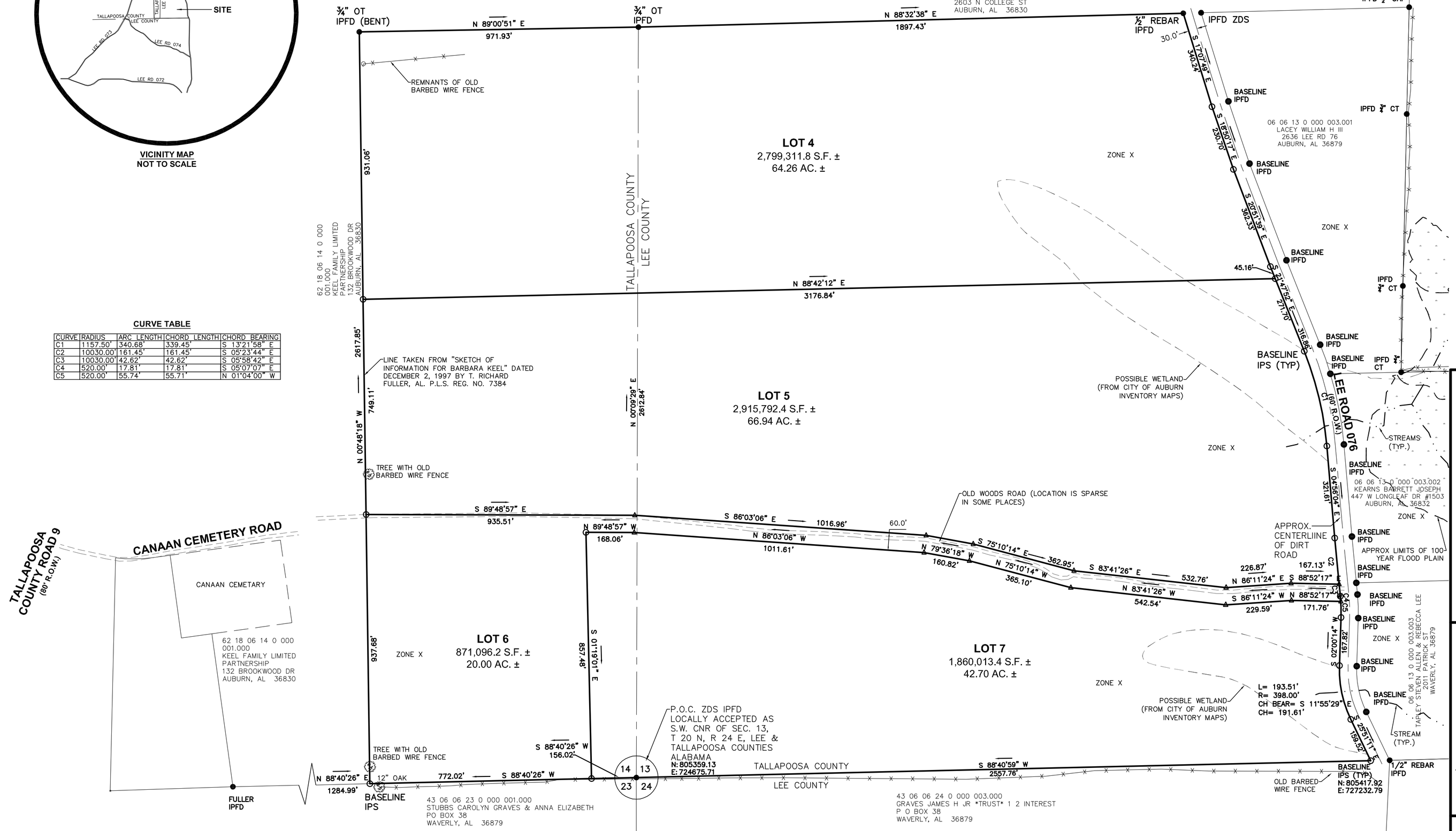
_____
HEALTH OFFICER
COUNTY OF LEE, ALABAMA



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1157.50'	340.68'	339.45'	S 13°21'58" E
C2	10030.00'	161.45'	161.45'	S 05°23'44" E
C3	10030.00'	42.62'	42.62'	S 05°58'42" E
C4	520.00'	17.81'	17.81'	S 05°07'07" E
C5	520.00'	55.74'	55.71'	N 01°04'00" W



CITY OF AUBURN, ALABAMA:

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR:_____ DATE:_____

APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: _____ DATE:_____

LEE COUNTY ENGINEER:

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF AUBURN PLANNING DEPARTMENT AND/OR COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2020.

WE, THE ABOVE SIGNED OWNERS OF THE REAL PROPERTY SHOWN ON THIS PLAT CERTIFY THAT THE DIVISION OF LANDS INTO PARCELS AS SHOWN MEETS ALL THE CRITERIA OF THE LEE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 2-1-58(d). THE DIVISION OF LAND INTO PARCELS GREATER THAN FIVE (5) ACRES, AND IS THEREFORE EXCLUDED FROM SAID REGULATIONS.

_____
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

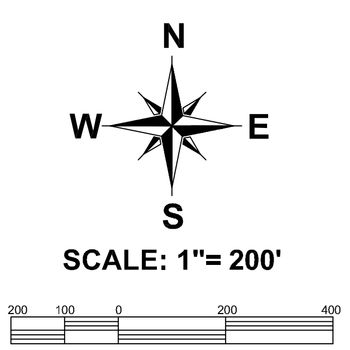
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF TALLAPOOSA, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF IT IN THE PROBATE OFFICE OF TALLAPOOSA COUNTY, ALABAMA, THIS THE _____ DAY OF SEPTEMBER, 2020.

_____
COUNTY ENGINEER
COUNTY OF TALLAPOOSA, ALABAMA

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83, ALABAMA EAST ZONE, STATE PLANE COORDINATE SYSTEM.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. FIELDWORK COMPLETED SEPTEMBER ___, 2020. OFFICEWORK COMPLETED SEPTEMBER ___, 2020.
6. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
7. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS.– THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY.– IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
8. ACCORDING TO FEMA FIRM MAP NO. 01081C0030G, PANEL 30 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X. ZONE X IS AN AREA OF MINIMAL FLOOD RISK.
9. TOTAL SITE ACREAGE IS 193.90 ACRES.
10. THE STREAM AND WETLAND BUFFERS ARE SHOWN FOR ADMINISTRATIVE PURPOSES ONLY. AN ACTUAL DELINEATION MAY BE REQUIRED UPON APPLICATION FOR DEVELOPMENT APPROVAL. POTENTIAL WETLANDS TAKEN FROM CITY OF AUBURN POSSIBLE WETLAND MAPS AND SHOULD BE FIELD VERIFIED BY A PROFESSIONAL.



SCALE: 1"= 200'

200 100 0 200 400
SCALE IN FEET

C.P. DONAHUE SUBDIVISION, FIRST ADDITION
SEC. 13 & 14 T 20 N Rg 24 E
AUBURN TALLAPOOSA & LEE COUNTY ALABAMA
SCALE : 1"=200' SEPTEMBER___,2020
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT.: OF AUTH. CA. NO. 922

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
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Website:baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

JOB NO.	B63920.01
DRAWN	ARN/CMS
CREW CHIEF	BGC

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