

RIVERS EDGE SUBDIVISION  
HARTSELLE ALABAMA



BEARING REF:  
PER/PLAT MAP BOOK 3 PG 47  
S 89°20'00" E  
FIELD WORK COMPLETED 01/26/2016  
UPDATED FIELD WORK ADDED TOPOGRAPHIC  
MAPPING JULY 1, 2016  
PREPARED SUBD PLAT 2-2017  
LEGEND

LOCATION  
NE 1/4 SW 1/4  
SECTION 12  
TOWNSHIP 7 SOUTH  
RANGE 4 WEST  
MORGAN COUNTY AL

OWNER:  
WILLARD F LIPSEY  
WILMA LIPSEY HARDY  
MARGARET ANN ROPER

M-MEASURED BY THIS SURVEY  
R-PER A RECORD DOCUMENT

STATE OF ALABAMA CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE  
MORGAN COUNTY CITY OF HARTSELLE  
REVISED EASEMENT-8-15-2017  
REVISED EASEMENT-8-17-2017  
REVISED PER REVIEW 8-22-2017

KNOW ALL MEN BY THESE PRESENTS THAT:

The Hartselle Planning Commission does hereby certify that it has received a request from Willard F Lipsey, Wilma Lipsey Hardy and Margaret Ann Roper, the owners of the following described real estate, situated in Morgan County, Alabama, for permission to convey, hold, sell, purchase, or otherwise treat said property in 2 units or parcels as follows, to-wit:

**TRACT "A"**  
Commence at a 1/2" rebar in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 12, Township 7 South, Range 4 West, Morgan County, Alabama; then proceed North 89° 27' 53" East along the South boundary of said quarter-quarter section for a distance of 103.41 feet (set 1/2" rebar) to the point of beginning. From this beginning point proceed North 10° 53' 25" East for a distance of 89.44 feet (set 1/2" rebar); then proceed North 18° 48' 07" West for a distance of 43.44 feet (set 1/2" rebar); then proceed North 07° 53' 47" West for a distance of 81.75 feet (set 1/2" rebar); then proceed North 19° 33' 40" East for a distance of 31.28 feet (set 1/2" rebar); then proceed North 12° 14' 24" West for a distance of 105.06 feet (set 1/2" rebar); then proceed North 20° 04' 15" West for a distance of 155.66 feet (set 1/2" rebar); then proceed North 01° 25' 45" West for a distance of 212.10 feet (set 1/2" rebar); then proceed North 31° 20' 41" East for a distance of 187.11 feet (set 1/2" rebar) then proceed North 57° 32' 06" East for a distance of 195.92 feet (set 1/2" rebar); then proceed South 00° 04' 13" West for a distance of 88.01 feet to a 1/2" rebar in place being the Northwest corner of Lot No. 1 of Block C of the Hammett's Subdivision as shown by map of said subdivision on record in the office of the Judge of Probate of Morgan County, Alabama, in Map Book 3 at Page 47; then proceed South 00° 03' 53" West along the West boundary of said Lot No. 1 of Block C for a distance of 116.82 feet to a 1/2" rebar in place being the Northwest corner of Lot No. 2 of Block C of said subdivision; then proceed South 00° 13' 06" East along the West boundary of said Lot No. 2 of Block C for a distance of 116.19 feet to a 1/2" rebar in place, place being the Northwest corner of Lot No. 3 of Block C of said subdivision; then proceed South 00°02' 57" East along the West boundary of said Lot No. 3 of Block C for a distance of 115.13 feet to a 1/2" rebar in place being the Northwest corner of Lot No. 4 of Block C of said subdivision; then proceed South 89° 20' 00" East along the North boundary of said Lot No. 4 of Block C for a distance of 197.95 feet to a 1/2" rebar (PLS #10273) in place being located on the West right-of-way of Pike Street as now located in the City of Hartselle, Alabama; then proceed South 00° 00' 11" West along the West right-of-way of said street for a distance of 116.08 feet to the Southeast corner of said Lot No. 4 of Block C; then proceed North 89° 43' 45" West along the South boundary of said Lot No. 4 of Block C for a distance of 197.11 feet to a 1/2" rebar in place being the Southwest corner of said Lot No. 4 of Block C of said subdivision; then proceed South 00° 16' 17" East for a distance of 199.98 feet to a 1/2" rebar in place; then proceed South 00° 16' 18" East for a distance of 210.0 feet (set 1/2" rebar) to a point on the South boundary of said quarter-quarter section; then proceed South 89° 28' 35" West along the South boundary of said quarter-quarter section for a distance of 89.87 feet to the point of beginning.  
The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 12, Township 7 South, Range 4 West, Morgan County, Alabama and contains 5.0 acres.

**TRACT B:** Commence at a 1/2" rebar in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 12, Township 7 South, Range 4 West, Morgan County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 27' 53" East along the South boundary of said quarter-quarter section for a distance of 103.41 feet (set 1/2" rebar); then proceed North 10° 53' 25" East for a distance of 89.44 feet (set 1/2" rebar); then proceed North 18° 48' 07" West for a distance of 43.44 feet (set 1/2" rebar); then proceed North 07° 53' 47" West for a distance of 81.75 feet (set 1/2" rebar); then proceed North 19° 33' 40" East for a distance of 31.28 feet (set 1/2" rebar); then proceed North 12° 14' 24" West for a distance of 105.06 feet (set 1/2" rebar); then proceed North 20° 04' 15" West for a distance of 155.66 feet (set 1/2" rebar); then proceed North 01° 25' 45" West for a distance of 212.10 feet (set 1/2" rebar); then proceed North 31° 20' 41" East for a distance of 187.11 feet (set 1/2" rebar) then proceed North 57° 32' 06" East for a distance of 195.92 feet (set 1/2" rebar) to a point on the East boundary of a 50 foot ingress and egress easement; then proceed North 00° 16' 13" West along the East boundary of said easement for a distance of 140.83 feet to a 1/2" rebar in place; then continue North 00° 16' 13" West along the East boundary of said easement for a distance of 187.83 feet to a point on the Southerly right-of-way of Main Street; then proceed North 89° 55' 26" West along the Southerly right-of-way of said Main Street for a distance of 307.29 feet to a 1" iron in place; then proceed South 00° 57' 09" East for a distance of 204.82 feet to a 1" open top pipe in place; then proceed South 01° 06' 05" East for a distance of 396.41 feet to a 1" open top pipe in place; then proceed South 00° 47' 17" East for a distance of 263.95 feet to a 1" open top pipe in place; then proceed South 01° 00' 24" East for a distance of 265.80 feet to the point of beginning.  
The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 12, Township 7 South, Range 4 West, Morgan County, Alabama and contains 4.38 acres.

It is further certified that the Hartselle Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 2 units or parcels as aforesaid is in harmony and conformity with the general requirements and minimum standards of design for the subdivision of land as contained in the Subdivision Standards of the City of Hartselle, and the above described unit may be conveyed without destroying the intent of said standards and in conformity with the general requirements and minimum standards, as aforesaid, and the said Hartselle Planning Commission does hereby authorize and approve the conveyance by deed, lease mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest herein or being a successor in title thereto; provided, however that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Hartselle Planning Commission, except in the footages and frontages as herein approved for the conveyances of said units and as complete units as hereinabove described.

IN WITNESS WHEREOF, The Hartselle Planning Commission has caused this certificate to be issued and executed by its Chairman on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Hartselle Planning Commission

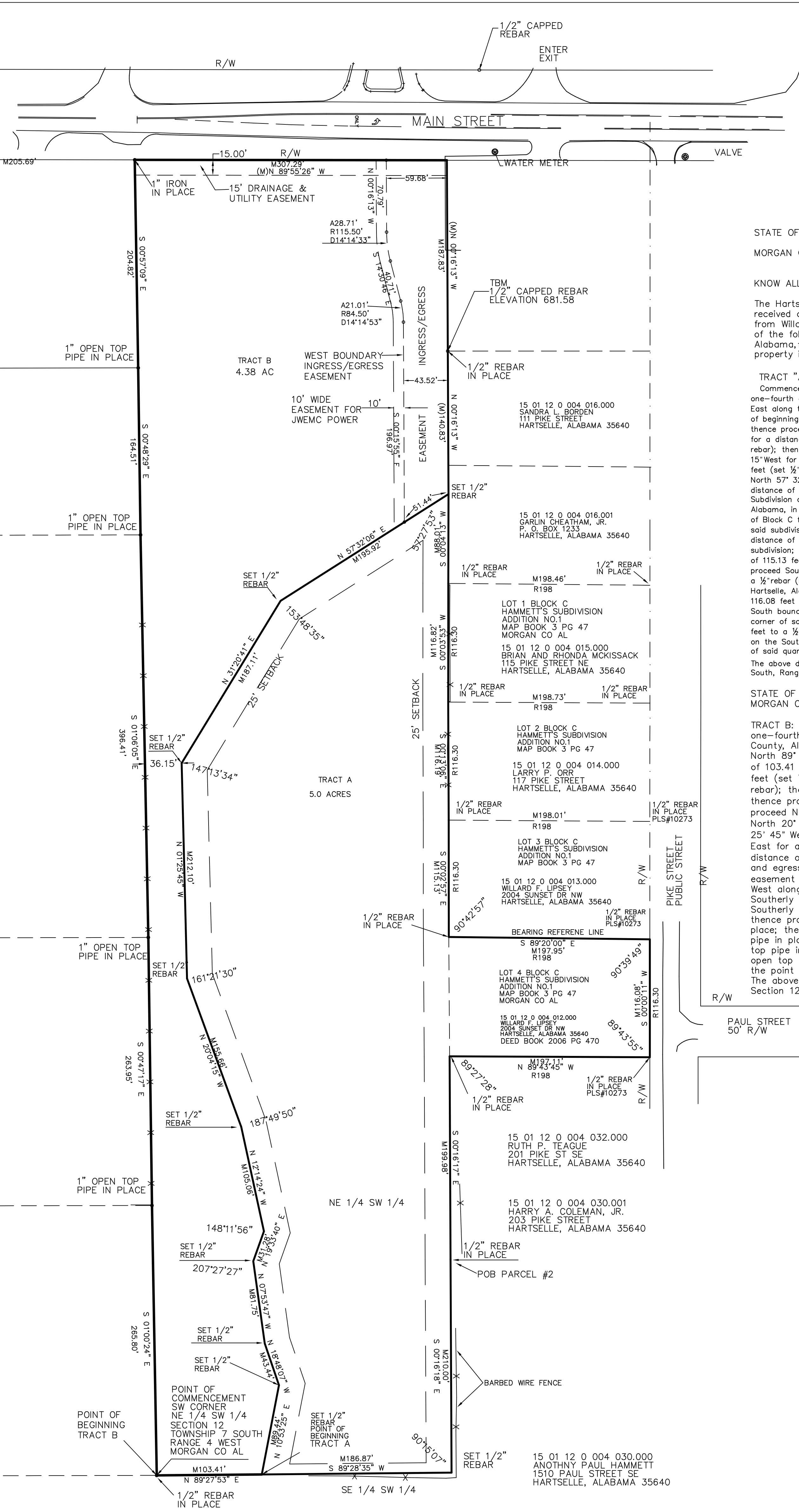
By: \_\_\_\_\_  
Planning Commission Chairman

I, \_\_\_\_\_, a Notary Public in and for said County in said State hereby certify that \_\_\_\_\_ whose name as Chairman of the Hartselle Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of this certificate and statement, executed the same voluntarily for and as the act of said Hartselle Planning Commission and with full authority granted by the Commission at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Given under my hand and the seal of my office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA  
MORGAN COUNTY

I, James M. Roy, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama.

According to my survey this the 2nd day of March 2017.

James M. Roy, Ala. Reg. No. 18383  
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.

I, \_\_\_\_\_, a Notary Public in and for said County in said State hereby certify that Wilma Lipsey Hardy whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this certificate and statement, executed the same voluntarily.

Given under my hand and the seal of my office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

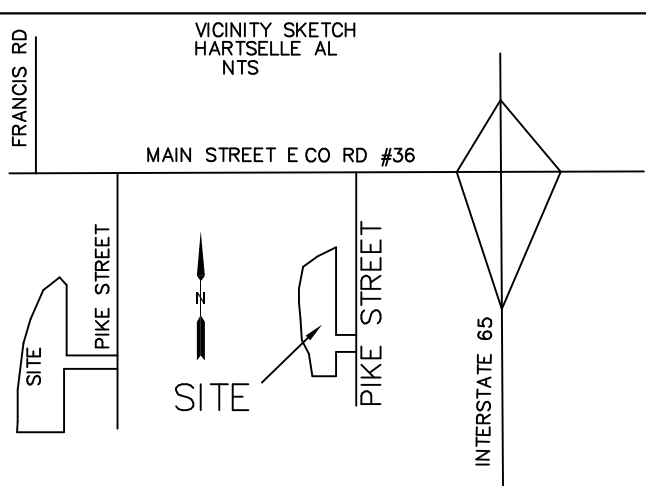
My Commission Expires: \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County in said State hereby certify that Margaret Ann Roper whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this certificate and statement, executed the same voluntarily.

Given under my hand and the seal of my office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

My Commission Expires: \_\_\_\_\_



SOURCE OF TITLE-DEED BOOK 1440 PG 968  
MORGAN COUNTY AL  
CURRENT OWNER:  
WILLARD F. LIPSEY  
2004 SUNSET DR NW  
HARTSELLE, ALABAMA 35640  
DEED BOOK 1440  
PAGE 968

EMAIL-JMRY1@BELLSOUTH.NET

<b>RAY &amp; GILLILAND, P.C.</b>	
SYLACAUGA, AL 122 NORTH CALHOUN STREET P.O. BOX 1183 TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202	RIVERS EDGE HART
DRAWN BY: JMR	SCALE: 1" = 50'
SUBDIVISION/BOUNDARY	1-29-2016