

According to the FIRM for Morgan County, Alabama, map number 01103C0065F dated Aug. 16, 2018, this property lies within Zone X which is not in a Special Flood Hazard Area (SFHA). The FIRM is for use in administering the National Flood Insurance Program and does not necessarily identify all areas subject to flooding and is subject to change. Flood information shown is based on map overlays only and not field survey data.

All easements on this map are for public utilities, sanitary sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivision. Morgan County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

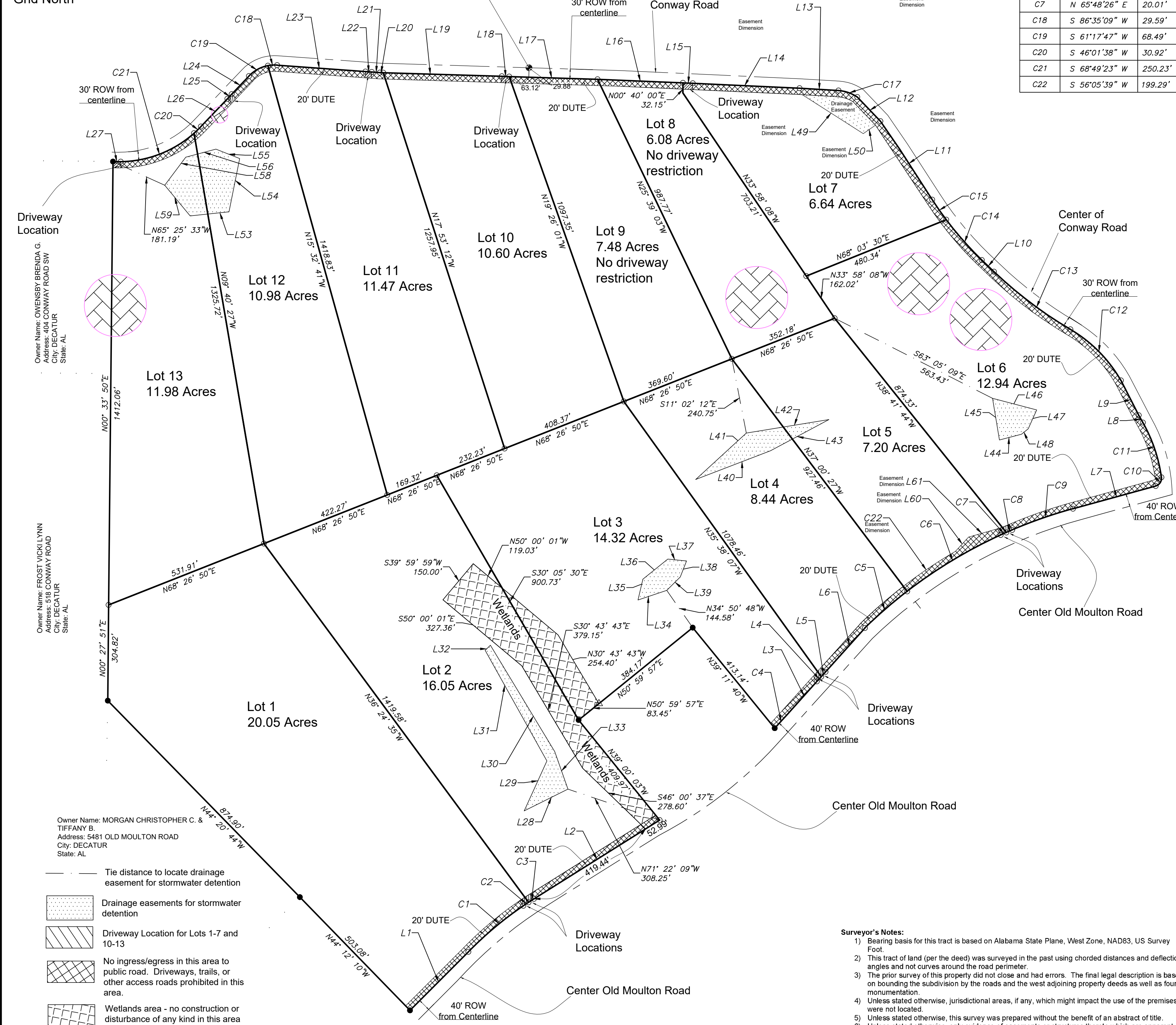
This point is the purported NW corner of the SW 1/4 of the NE 1/4 of Section 18, Township 6 South, Range 5 West, Huntsville Meridian, Morgan County, Alabama

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 50°11'13" E	228.38'	1122.82'	228.78'
C2	N 56°22'05" E	20.02'	1122.82'	20.02'
C3	N 57°23'39" E	20.19'	1122.82'	20.19'
C4	N 42°29'22" E	59.36'	2913.67'	59.36'
C5	N 49°04'39" E	178.16'	1532.37'	178.26'
C6	N 58°55'18" E	347.55'	1532.37'	348.30'
C7	N 65°48'26" E	20.01'	1532.37'	20.01'
C18	S 86°35'09" W	29.59'	112.46'	29.68'
C19	S 61°17'47" W	68.49'	112.46'	69.60'
C20	S 46°01'38" W	30.92'	360.03'	30.92'
C21	S 68°49'23" W	250.23'	360.03'	255.56'
C22	S 56°05'39" W	199.29'	1551.85'	199.43'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 44°56'18" E	263.08'
L2	N 57°54'33" E	472.43'
L3	N 41°54'21" E	141.13'
L4	N 41°54'21" E	20.48'
L5	N 41°54'21" E	20.48'
L6	N 41°54'21" E	187.72'
L15	S 87°22'16" E	31.28'
L17	N 88°14'34" W	281.40'
L18	N 88°14'34" W	23.50'
L19	N 88°14'34" W	377.76'
L20	S 88°14'34" E	10.99'
L21	S 85°51'16" E	25.76'
L22	S 85°51'16" E	20.00'
L23	S 85°51'16" E	281.93'
L24	S 43°33'59" W	79.86'
L25	S 43°33'59" W	20.00'
L26	S 43°33'59" W	122.09'
L27	S 89°44'15" E	24.71'
L28	N 63°35'39" E	155.34'
L29	S 24°26'45" W	174.66'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L30	N 31°07'27" W	396.26'
L31	S 29°09'41" E	403.39'
L32	S 45°28'04" W	23.50'
L33	N 19°18'15" W	126.55'
L34	N 71°34'14" E	96.79'
L35	S 13°25'59" W	68.39'
L36	S 51°05'45" W	101.75'
L37	N 84°06'44" W	60.07'
L38	N 21°26'56" E	54.81'
L39	N 45°12'26" E	60.53'
L40	N 69°01'03" E	255.04'
L41	S 47°27'44" W	218.51'
L42	S 80°45'42" W	266.58'
L43	N 61°55'38" E	210.81'
L44	N 75°10'20" E	72.71'
L45	S 09°27'44" E	134.71'
L46	N 75°18'42" W	145.58'
L47	N 24°20'57" E	65.89'
L48	N 50°46'52" E	27.39'
L49	N 57°25'37" W	231.01'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L50	S 55°06'05" W	47.59'
L53	S 83°59'48" W	124.32'
L54	S 11°17'56" W	173.20'
L55	S 68°22'09" E	81.54'
L56	N 74°56'17" E	99.14'
L58	N 36°53'25" E	111.89'
L59	N 39°43'04" W	126.96'
L60	S 42°24'59" W	62.18'
L61	S 74°04'33" W	111.97'



**STATE OF ALABAMA
COUNTY OF MORGAN**

I, David Lee Fagerman, a registered Surveyor of Decatur, Alabama, hereby certify that I have surveyed the property of Old Moulton Rd, L.L.C, owner, situated in Morgan County, Alabama, and described as follows:

Parent Tract East (75.16-Acres)
That tract of land as described in Deed Book 2099 at Page 4620 thru 4621, as found recorded in the Judge of Probate's office in the City of Decatur, Morgan County, Alabama, said tract being more particularly described by this recent on-the-ground survey as follows:

Beginning at the purported NW corner of the SW 1/4 of the NE 1/4 of Section 18, Township 6 South, Range 5 West, Huntsville Meridian, Morgan County, Alabama, said point for the **Point of Beginning** of the heron described tract;
Thence North 88-degrees 39-minutes 36-seconds West a distance of 465.95-feet to a PK Nail set; **Thence** South 16-degrees 30-minutes 00-seconds East a distance of 2170.75-feet to an iron pin capped "XRAM INC CA-1122" set; **Thence** North 59-degrees 59-minutes 57-seconds East a distance of 467.62-feet to an iron pin capped "XRAM INC CA-1122" set; **Thence** South 39-degrees 00-minutes 03-seconds East a distance of 453.83-feet to a PK Nail set; **Thence** North 46-degrees 46-minutes 41-seconds East a distance of 793.35-feet to a point; **Thence** North 70-degrees 39-minutes 25-seconds East a distance of 701.30-feet to a point; **Thence** North 22-degrees 38-minutes 29-seconds West a distance of 490.74-feet to a point; **Thence** North 59-degrees 16-minutes 05-seconds West a distance of 597.48-feet to a point; **Thence** North 37-degrees 38-minutes 43-seconds West a distance of 595.16-feet to a point; **Thence** North 87-degrees 22-minutes 10-seconds West a distance of 1028.74-feet to the **Point of Beginning** of the heron described tract, containing 75.16-acres, more or less, in all.

TOGETHER WITH that parcel of land that is West of the east line of the above-described tract and East of the 60-foot wide right-of-way for Conway Road, said tract being more particularly described as follows:

Commence at the Northwest intersection of the 80-foot wide right of way for Old Moulton Road with the 60-foot wide right of way for Conway Road; **Thence** North 07-degrees 33-minutes 38-seconds West a distance of 72.38-feet to the **Point of Beginning** of the heron described tract;

Thence the following three (3) courses along the west margin of the 60-foot wide right-of-way for Conway Road:

- 1) North 13-degrees 24-minutes 14-seconds West a distance of 59.50-feet to a point;
- 2) North 26-degrees 48-minutes 19-seconds West a distance of 52.17-feet to a point;
- 3) North 29-degrees 44-minutes 08-seconds West a distance of 46.67-feet to a point located on the east line of the above described tract;

Thence South 22-degrees 38-minutes 29-seconds East along said East line of the above tract a distance of 157.07-feet to the **Point of Beginning** of the heron described tract, containing 0.02-acres, more or less, in all.

Parent Tract West (75.09-Acres)
That tract of land as described in Deed Book 1638 at Page 217 thru 218, as found recorded in the Judge of Probate's office in the City of Decatur, Morgan County, Alabama, said tract being more particularly described by this recent on-the-ground survey as follows:

Commencing at the purported NW corner of the SW 1/4 of the NE 1/4 of Section 18, Township 6 South, Range 5 West, Huntsville Meridian, Morgan County, Alabama; **Thence** North 88-degrees 39-minutes 36-seconds West a distance of 465.95-feet to a PK Nail with Shiner set for the **Point of Beginning** of the heron described tract;
Thence North 88-degrees 39-minutes 36-seconds West a distance of 434.63-feet to a point; **Thence** South 45-degrees 08-minutes 36-seconds West a distance of 340.92-feet to a point; **Thence** South 77-degrees 11-minutes 04-seconds West a distance of 194.53-feet to a PK Nail with Shiner set; **Thence** South 00-degrees 32-minutes 03-seconds West, passing an iron pin found at a distance of 17.45-feet, in all a distance of 1143.46-feet to a found #4 rebar; **Thence** South 44-degrees 12-minutes 10-seconds East a distance of 876.58-feet to an iron pin found; **Thence** South 44-degrees 12-minutes 10-seconds East a distance of 543.74-feet to an iron pin located in Asphalt found; **Thence** North 46-degrees 39-minutes 43-seconds East a distance of 456.48-feet to a point; **Thence** North 58-degrees 05-minutes 20-seconds East a distance of 544.26-feet to a PK Nail set; **Thence** North 39-degrees 00-minutes 03-seconds West a distance of 453.83-feet to an iron pin capped "XRAM INC CA-1122" set; **Thence** North 16-degrees 30-minutes 00-seconds West a distance of 2170.75-feet to the **Point of Beginning** of the heron described tract, containing 75.09-acres, more or less, in all.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided and said plat/map has 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 and giving the length and bearings of the boundaries of each lot and its number and showing the easements, right-of-ways, roads, alleys and public grounds and giving the bearings, length, width and name of the roads, 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 as hereon shown.

WITNESS my hand this _____ day of _____, 2023.

David Lee Fagerman PLS Registration # 19253

- Surveyor's Notes:**
- 1) Bearing basis for this tract is based on Alabama State Plane, West Zone, NAD83, US Survey Foot.
 - 2) This tract of land (per the deed) was surveyed in the past using chorded distances and deflection angles and not curves around the road perimeter.
 - 3) The prior survey of this property did not close and had errors. The final legal description is based on bounding the subdivision by the roads and the west adjoining property deeds as well as found monumentation.
 - 4) Unless stated otherwise, jurisdictional areas, if any, which might impact the use of the premises were not located.
 - 5) Unless stated otherwise, this survey was prepared without the benefit of an abstract of title.
 - 6) Unless stated otherwise, only evidence of easements or structures thereto which are apparent from a casual above ground inspection of premises are shown.
 - 7) Detailed location of improvements, fences, interior fences, and/or below ground or above ground utilities are not shown, unless stated or shown otherwise.
 - 8) Unless stated otherwise, no evidence of any type of easements, including prescriptive easements or structures thereto were located during the survey of the premises.
 - 9) No investigation was made during the performance of the survey to discover evidence of the existence of any structures which may indicate the location of buried utilities on the premises.
 - 10) The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, covenants, and set-back lines, whether recorded in public records or not recorded in public records.
 - 11) Sinkholes exist on the property. Sinkholes were determined from publicly available data and map overlays and not from geotechnical testing. More sinkholes might exist.
 - 12) Septic systems will need to be at least 300 feet (per current existing Local County Health Department regulations) from sinkholes.

OFFICE OF THE JUDGE OF PROBATE

I hereby certify that this Plat or Map was filed in this office for record this the _____ day of _____, 2023, at _____ o'clock _____ M., and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

Judge of Probate, Morgan County, Alabama

CERTIFICATION OF OWNERSHIP AND DEDICATION

We, Old Moulton Rd, L.L.C, the owner of this property have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Mill Branch Estates, a part of Section 18, Township 6 South, Range 5 West, Morgan County, Alabama, and that the roads and easements, as shown on said plat, are herein dedicated to the use of the public.

Witness, my hand this _____ day of _____, 2023.

Justin Piche, Chairman

ACKNOWLEDGMENT

I, _____, a Notary Public, in and for _____ County, Alabama, hereby certify that Justin Piche, whose name as Chairman of Old Moulton Rd, L.L.C, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of the instrument, they, as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the _____ day of _____, 2023.

CERTIFICATION OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Morgan, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama.

This the _____ day of _____, 2023.

County Engineer, Morgan County, Alabama

CERTIFICATION OF APPROVAL BY COUNTY HEALTH DEPARTMENT

The lots on this plat are subject to approval or deletion by the Morgan 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 or 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 the owners to special maintenance and reporting efforts.

CERTIFICATION OF APPROVAL BY THE ELECTRIC SUPPLIER

The undersigned, as authorized by the Joe Wheeler EMC, hereby approve the within plat for the recording of the same in the Probate Office of Morgan County, Alabama.

This the _____ day of _____, 2023.

Joe Wheeler EMC

CERTIFICATION OF APPROVAL BY THE WATER SUPPLIER

The undersigned, as authorized by the West Morgan - East Lawrence Water and Sewer Authority, hereby approve the within plat for the recording of the same in the Probate Office of Morgan County, Alabama.

This the _____ day of _____, 2023.

West Morgan - East Lawrence Water and Sewer Authority

XRAM Inc.
Sustaining Surveying Environment
560 Pine Street
Decatur, AL 35603
(844) 972-6462

**Mill Branch Estates
Morgan County, Alabama**

Sheet
1 of 1
W.O. NO. 23-003
DATE: 08.02.2023
DRAWN: SRS
CHECKED: SRS

NOT VALID
UNLESS
SEALED WITH
EMBOSSSED SEAL
OR STAMPED WITH
INK SEAL