

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 28TH DAY OF FEBRUARY, 2020

Arthur R. Nettles
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 CAMPBELL, 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
THOMAS A. DONAHUE, III, TRUSTEE
DATE 03/04/20
THOMAS A. DONAHUE, III AND
CYNTHIA P. DONAHUE TRUST

Cynthia P. Donahue
CYNTHIA P. DONAHUE, TRUSTEE
DATE 03/04/20
THOMAS A. DONAHUE, III AND
CYNTHIA P. DONAHUE TRUST

Carey Campbell
CAREY CAMPBELL, OWNER
DATE 3-5-20

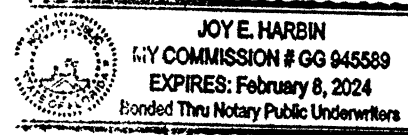
John R. Oldham
JOHN R. OLDHAM, OWNER
DATE 3-5-20

Gordon G. Oldham
GORDON G. OLDHAM, OWNER
DATE 3/5/20

STATE OF ALABAMA FLORIDA (24)
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 5th DAY OF MARCH, 2020.



Joy E. Harbin
JOY E. HARBIN
NOTARY PUBLIC, MY COMMISSION EXPIRES

STATE OF ALABAMA FLORIDA (24)
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 5th DAY OF MARCH 2020



Katie E. Brown
KATIE E. BROWN
NOTARY PUBLIC, MY COMMISSION EXPIRES

STATE OF ALABAMA FLORIDA (24)
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 5th DAY OF MARCH, 2020



Joy E. Harbin
JOY E. HARBIN
NOTARY PUBLIC, MY COMMISSION EXPIRES

STATE OF ALABAMA North Carolina
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 4th DAY OF MARCH, 2020

Vicente Hernandez
Vicente Hernandez
Notary Public
Buncombe County, NC

Vicente Hernandez
VICENTE HERNANDEZ
NOTARY PUBLIC, MY COMMISSION EXPIRES

STATE OF ALABAMA North Carolina
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 4th DAY OF MARCH, 2020

Vicente Hernandez
Vicente Hernandez
Notary Public
Buncombe County, NC

Vicente Hernandez
VICENTE HERNANDEZ
NOTARY PUBLIC, MY COMMISSION EXPIRES

CERTIFICATE OF EXCLUSION FROM LEE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

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.

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 WASTE WATER (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 13th DAY OF MARCH, 2020

Chris Ham
CHRIS HAM
HEALTH OFFICER
COUNTY OF LEE, ALABAMA

C.P. DONAHUE SUBDIVISION

43 06 06 13 0 000 002 008
LACY WILLIAM H III
2636 LEE RD 0076
WAVERLY, AL 36879

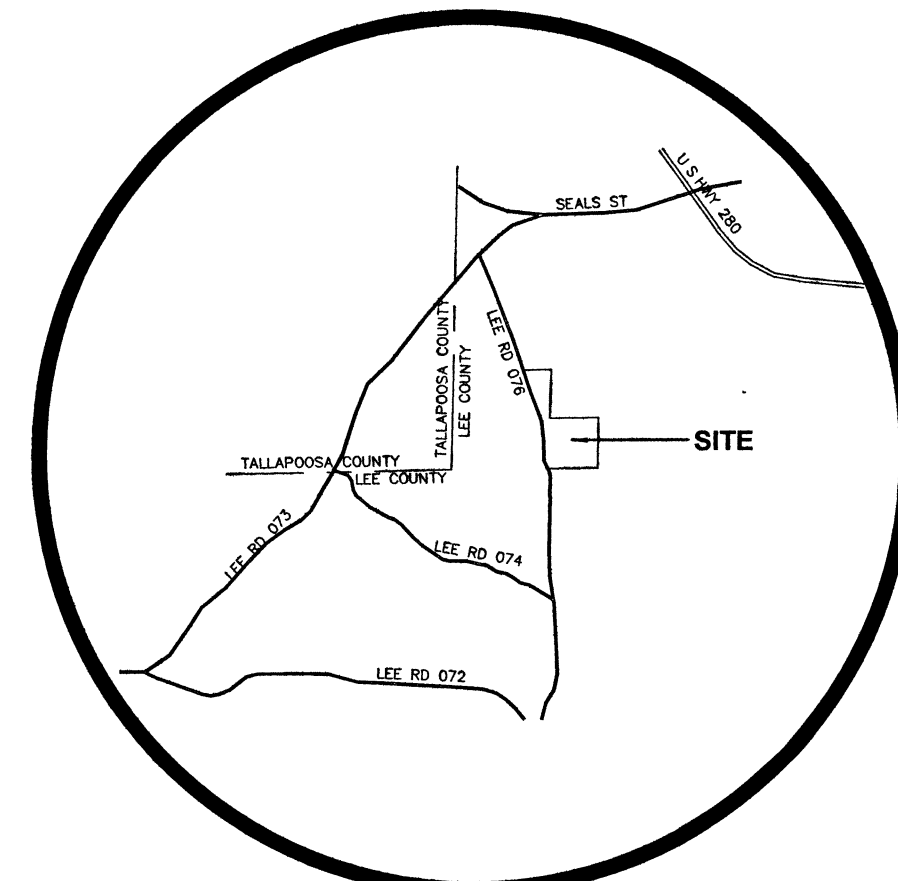
LOT 1
628,468.5 S.F. ±
14.43 AC. ±
MIN FFE 650

43 06 06 13 0 000 004 000
CALDWELL, ETHEREE FAYE
12659 HOPES CREEK RD
COLLEGE STATI, TX 77845

43 06 06 13 0 000 003 000
DONAHUE, CYNTHIA PHILLIPS (1 2 INT)
C O THE BROWN AGENCY
PO BOX 466
OPELIKA, AL 36801

LOT 3
883,515.5 S.F. ±
20.28 AC. ±
MIN FFE 645

43 06 06 24 0 000 001 000
NEWMAN BENJAMIN H & SARAH
C O BEN NEWMAN
1443 SEALS ST
WAVERLY, AL 36879



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.00	164.33	162.72	N 11°55'29" W	127°51'25.20"
C2	580.00	182.04	81.97	N 02°05'41" W	80°01'4.22"
C3	9970.00	41.13	41.13	N 05°58'55" W	0°14'11.00"
C4	9970.00	161.72	161.72	N 05°23'56" W	0°55'45.74"
C5	1217.50	251.21	250.77	N 10°50'44" W	111°49'19.94"
C6	1217.50	107.12	107.09	N 19°16'38" W	5°02'28.14"

43 99
Recorded in the Above
PLAT Book 8 Page
07-16-2020 11:42:17 AM
Print: English - Probate Judge
Lee County, AL

Rec'd Per 43/99
Term: 23346, 33326, 444818
Recorded: 03-16-2020 11:43:34
FLA PLAT
Total Fees: \$ 20.00



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM BASELINE SURVEYING & DESIGN, LLC

CREW CHIEF	BCC
DRAWN	ARM/CMS
JOB NO	B63820.01

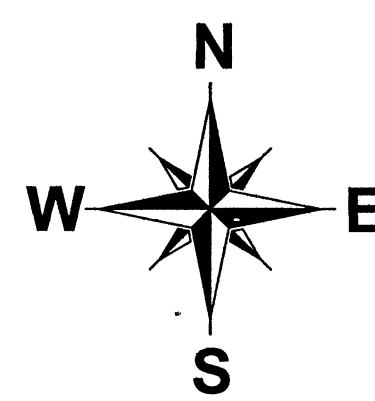
2044 Varough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

C.P. DONAHUE SUBDIVISION
SEC. 13
AUBURN LEE COUNTY ALABAMA
SCALE: 1"=200'
FEBRUARY 28, 2020
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST
- GPS RTK OBSERVATION USING AUBURN COR'S HORIZONTAL DATUM IS NAD 83, ALABAMA EAST ZONE, STATE PLANE COORDINATE SYSTEM
- NORTH IS BASED ON GRID NORTH
- NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERRECTED PERPENDICULARLY 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
- FIELDWORK COMPLETED FEBRUARY 19, 2020. OFFICEWORK COMPLETED FEBRUARY 28, 2020
- 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
- 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 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 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 IRRIGATIONS 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
- ACCORDING TO FEMA FIRM MAP NO. 01081C0303G, PANEL 30 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONES X AND AE. ZONE AE IS A FLOOD HAZARD AREA WHILE ZONE X IS AN AREA OF MINIMAL FLOOD RISK
- TOTAL SITE ACREAGE IS 59.71 ACRES
- 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'

SCALE IN FEET