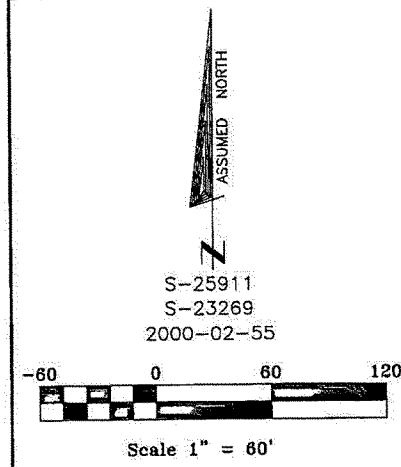


RESUBDIVISION OF LOT 1, HISTORIC BUCKNER CLUB
SUBDIVISION
PLAT BOOK FF, PAGE 8 CALHOUN COUNTY, AL
A PORTION OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 8 EAST
ANNISTON, ALABAMA

BOOK PAGE



LEGEND

RCP	REINFORCED CONCRETE PIPE
M.H.	MANHOLE
(M&R)	MEASURED EQUAL RECORD
○	IRON FOUND
●	1/2" REBAR SET W/CAP
□	STAMPED JWB&T INC CA0046LS
□	CONCRETE MONUMENT
⊗	NAIL & CAP
---	R.O.W. RIGHT-OF-WAY
⊗	RAILROAD SPIKE

EASEMENT LINE TABLE

LINE	BEARING & DISTANCE
L1	S72° 07' 15" E 80.40'
L2	N26° 07' 60" E 25.48'
L3	N55° 26' 52" E 113.20'
L4	N47° 47' 42" E 113.95'
L5	N63° 02' 21" E 45.36'
L6	N40° 31' 59" W 86.08'
L7	N02° 43' 12" E 32.13'
L8	N75° 03' 23" E 42.07'

EASEMENT & CURVE TABLE

CURVE	Δ	RADIUS	TANGENT
C1	81° 44' 45"	70.00'	60.58'
C2	29° 18' 53"	50.00'	13.08'
C3	7° 39' 10"	50.00'	3.34'
C4	15° 14' 38"	50.00'	6.69'
C5	103° 34' 19"	40.00'	50.81'
C6	43° 15' 11"	20.00'	7.93'
C7	86° 22' 28"	30.00'	28.16'
C8	13° 02' 18"	50.00'	5.71'

CERTIFICATE OF APPROVAL BY THE CALHOUN COUNTY HEALTH DEPARTMENT
The Health Department signature is for recording purposes and signifies that the Department is aware of this development and sees no obvious impediments to the planned central sewer system serving the lot as it was presented on this, the 19th day of August, 2020.

Mark Mathan
Health Officer
Calhoun County, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
The within plat of the Resubdivision of Lot 1, Historic Buckner Club Subdivision, Calhoun County, Alabama, is hereby approved by the Planning Commission of the City of Anniston, Alabama, this the 19th day of August, 2020.

PLANNING COMMISSION FOR THE
CITY OF ANNISTON, ALABAMA
Chairman
CHAIRMAN

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS
The undersigned, as Director of Public Works of the City of Anniston, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 19th day of August, 2020.

Director of Public Works
City of Anniston, Alabama

CERTIFICATE OF APPROVAL BY THE CALHOUN COUNTY ENGINEER DEPARTMENT
The undersigned, as authorized by the Calhoun County Engineer Department, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 19th day of August, 2020.

Engineer/Officer
Calhoun County, Alabama

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF CALHOUN

I, Houston E. Jenkins, Jr., a Registered Engineer and Land Surveyor of Gadsden, Alabama, hereby certify that I have surveyed the property of the Estate of Willie J. Hopper, situated in the City of Anniston, Calhoun County, Alabama and described as Lot 1, Historic Buckner Subdivision as recorded in Plat Book FF, Page 8, Calhoun County Probate Office.

I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and name of the streets, said map further shows the relation of the land so plotted to the Government Survey, and that permanent monuments have been placed at points marked as hereon shown.

WITNESS my hand this the 18th day of August, 2020.



Houston E. Jenkins, Jr.
Houston E. Jenkins, Jr., Ala. Reg. #22094
JWB&T, Inc.
3736 So. 11th Street, AL 35904
Phone Number (256) 547-6379

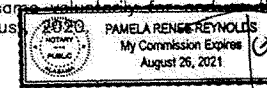
STATE OF ALABAMA
COUNTY OF CALHOUN

I, Mike Hopper as legal representative of the Estate of Willie J. Hopper, the undersigned, 2822 Glenstone Lane, Birmingham, Alabama 35242, as proprietor, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Resubdivision of Lot 1, Historic Buckner Club Subdivision, Plat Book FF, Page 8 a part of Section 16, T-15-S R-8-E, City of Anniston, Calhoun County, Alabama, and that the (Streets, Drives, Alleys, Utilities, etc.) as shown on said plat and existing on said property are hereby dedicated to the use of the public. Signed and sealed in the presence of:

Mike Hopper
Member/Property Owner

ACKNOWLEDGEMENT
STATE OF ALABAMA
COUNTY OF CALHOUN

PAMELA R. COYNOTER Notary Public in and for said County, in said State, hereby certify that Mike Hopper as legal representative for the Estate of Willie J. Hopper, whose name as owner of the Resubdivision of Lot 1, Historic Buckner Club Subdivision, is signed to the foregoing instrument and who is known to me, acknowledgment before me on this day that, being informed of the contents of the instrument, they as such owners and with full authority, executed that same as their free and voluntary act and deed.



NOTES:

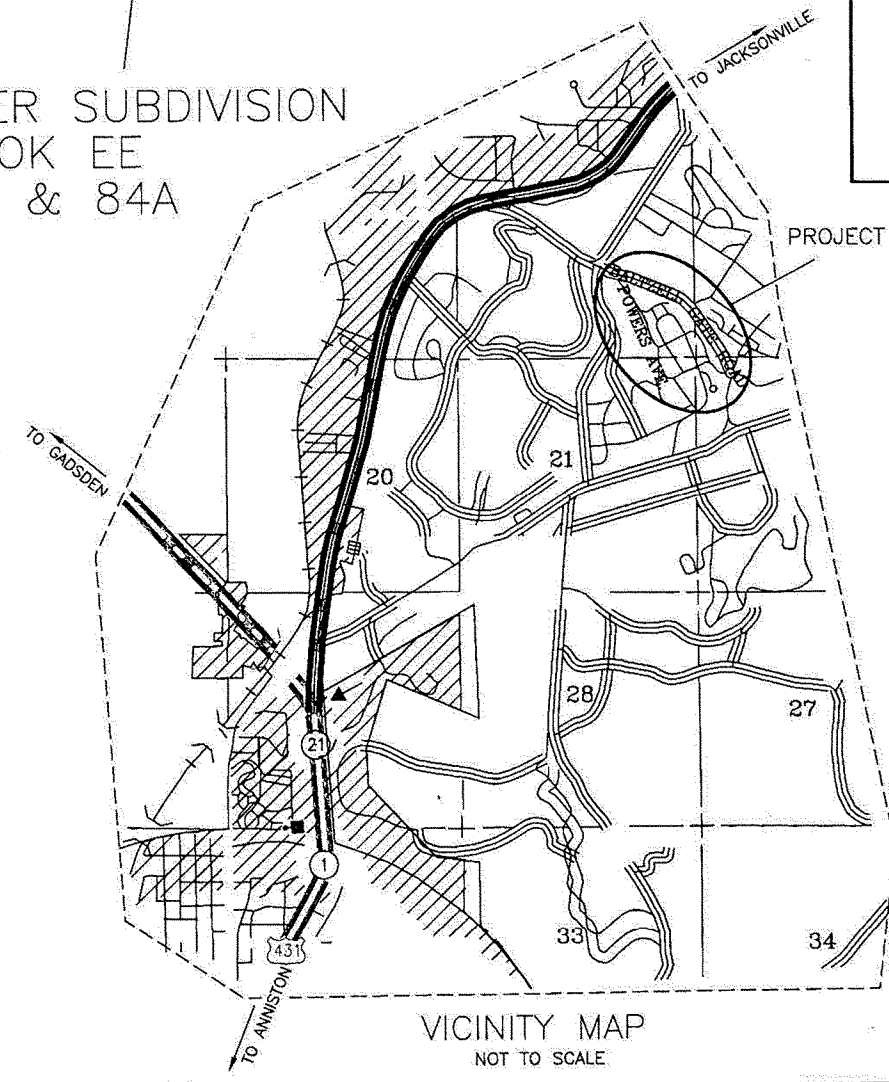
- TOTAL SUBDIVISION ACREAGE: 7.40 ACRES
- SMALLEST LOT: LOT 1C SIZE: 79777 SQ. FT. (1.83 AC.)
- TOTAL NUMBER OF LOTS: 3
- LINEAR FEET OF DEDICATED STREETS - NONE
- LINEAR ERROR OF CLOSURE EXCEEDS 1:10000.
- THE ACCESS EASEMENTS ARE FOR INGRESS AND EGRESS ONLY
- CURRENT ZONING: MHN

ALL LOTS ARE SUBJECT TO EASEMENT RIGHTS AS FOLLOWS:

- EASEMENT TO ANNISTON WATER WORKS
DEED BOOK 2141, PAGE 271 & 254
DEED BOOK 1774, PAGE 495
PIPE SIZE IN INCHES WIDTH IN FEET
8" OR SMALLER 20'
10 TO 15 30'
16 TO 30 40'
- EASEMENT TO ALABAMA POWER CO.
DEED BOOK 3001, PAGE 453
30 FEET IN WIDTH, 15 FEET ON EITHER SIDE OF THE GAS PIPELINE
- EASEMENT TO BELL SOUTH
DEED BOOK 2112, PAGE 431
WIDTH NOT RECOVERED
- EASEMENT TO ALABAMA POWER CO.
DEED BOOK 2111, PAGE 233
15' EVENLY OFF EACH SIDE OF EXISTING LINES.
TOTAL WIDTH = 30'

THE STATE OF ALABAMA, CALHOUN COUNTY
I hereby certify that the within
Plat
was filed in this office for record
August 19th 2020
at 11:02 o'clock A.M.
Judge of Probate, Calhoun County, Alabama

Mental Health Fee 4.00
Mtg. Tax
Deed Tax
Cert. Fee 3.00
Rec. Fee 15.00
Ind. Fee 3.00
Total 25.00



25911 2020-08-06
23269 2000-02-55

JBW&T, Inc.
Consulting Engineering and Land Surveying
3736 South 11th Street - Gadsden, AL 35904
Phone 256-547-6379 Fax 256-547-3464
www.jbw.com
"Helping to Make the World a Better Place"

RESUBDIVISION OF LOT 1
HISTORIC BUCKNER CLUB SUBDIVISION
PLAT BOOK FF, PAGE 8

FOR
ESTATE OF WILLIE J. HOPPER

DRAWN BRAD APPROVED SCALE 1" = 60' DATE 7-27-20