

**LETTER REQUESTING APPROVAL  
TO SUBDIVIDE PROPERTY**

Morgan County Engineering Department  
580 Shull Road, NE  
Hartselle, Alabama 35640

RE: Certificate to Subdivide for *STEVE TURNER, PARCEL 02-09-29-0-000-006.000*

Ladies & Gentlemen:

I Steve Turner, the owners, do herewith request that the property described in the attached Certificate to Subdivide, be considered for approval by the Morgan County Commission.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Owners Contact Information:**

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Authorized Agent/Surveyor/Engineer Contact Information:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**CERTIFICATE TO SUBDIVIDE**

**STATE OF ALABAMA    )**  
**COUNTY OF MORGAN    )**

The Morgan County Commission does hereby certify that it has received a request from **Steve Turner** the Owner of the following described real estate, situated in, Trinity, Morgan County, Alabama, to-wit:

**TOTAL TRACT**

A TRACT OF LAND CONTAINING 28.30 ACRES, LYING IN THE NORTH 495 FEET OF THE SE ¼ OF THE SE ¼ AND IN THE NE ¼ OF THE SE ¼, ALL IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND THENCE N 00 DEGREES 08 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 29, 830 FEET TO A POINT 495 FEET SOUTH OF THE NORTHEAST CORNER OF THE SE ¼ OF THE SE ¼; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SE ¼ OF SE ¼, 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES WEST 1444.52 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR NEW ALABAMA HIGHWAY NO. 24; THENCE SOUTH 53 DEGREES 26 MINUTES WEST ALONG SAID RIGHT-OF-WAY- LINE, 844.81 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AS IT CURRVES TO THE LEFT AN ARC DISTANCE OF 732.17 FEET, HAVING A RADIUS OF 45836.62 FEET AND A CHORD OF SOUTH 52 DEGREES 58 MINUTES 33 SECONDS WEST 732.16 FEET TO THE WEST LINE OF THE E ½ OF SE ¼; THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS WEST ALONG SAID WEST LINE OF E ½ OF THE SE ¼ OF THE SE ¼, 498.15 FEET TO A POINT 495 FEET SOUTH OF THE NOTHWEST CORNER OF THE SE ¼ OF THE SE ¼; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS EAST 1267.41 FEET TO THE TRUE POINT OF BEGINNING.

For permission to convey, hold, sell, purchase, or otherwise treat said property in 3 (THREE) units or parcels as follows, to-wit:

**TRACT A, TRACT B & TRACT C**

See PWM Job No. S-115-22 for survey and description.

It is further certified that the Morgan County Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 3 (THREE) 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 Regulations of Morgan County, and the above described unit may be conveyed without destroying the intent of said regulations, and in conformity with the general requirements and minimum standards, as aforesaid, and the Morgan County Commission does hereby authorize and approve the conveyance by deed, lease, mortgage, or other form of conveyance of said above described unit by said owner and by any other person having an interest therein or being a successor in the title thereto; provided, however, that said unit as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Morgan County Commission, except in the footages and frontages as herein approved for the conveyance of said unit and as a complete unit as hereinabove described.

IN WITNESS WHEREOF, the Morgan County Commission has caused this certificate to be issued and executed by its chairman on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

MORGAN COUNTY COMMISSION

By: \_\_\_\_\_

It's Chairman

**STATE OF ALABAMA** )

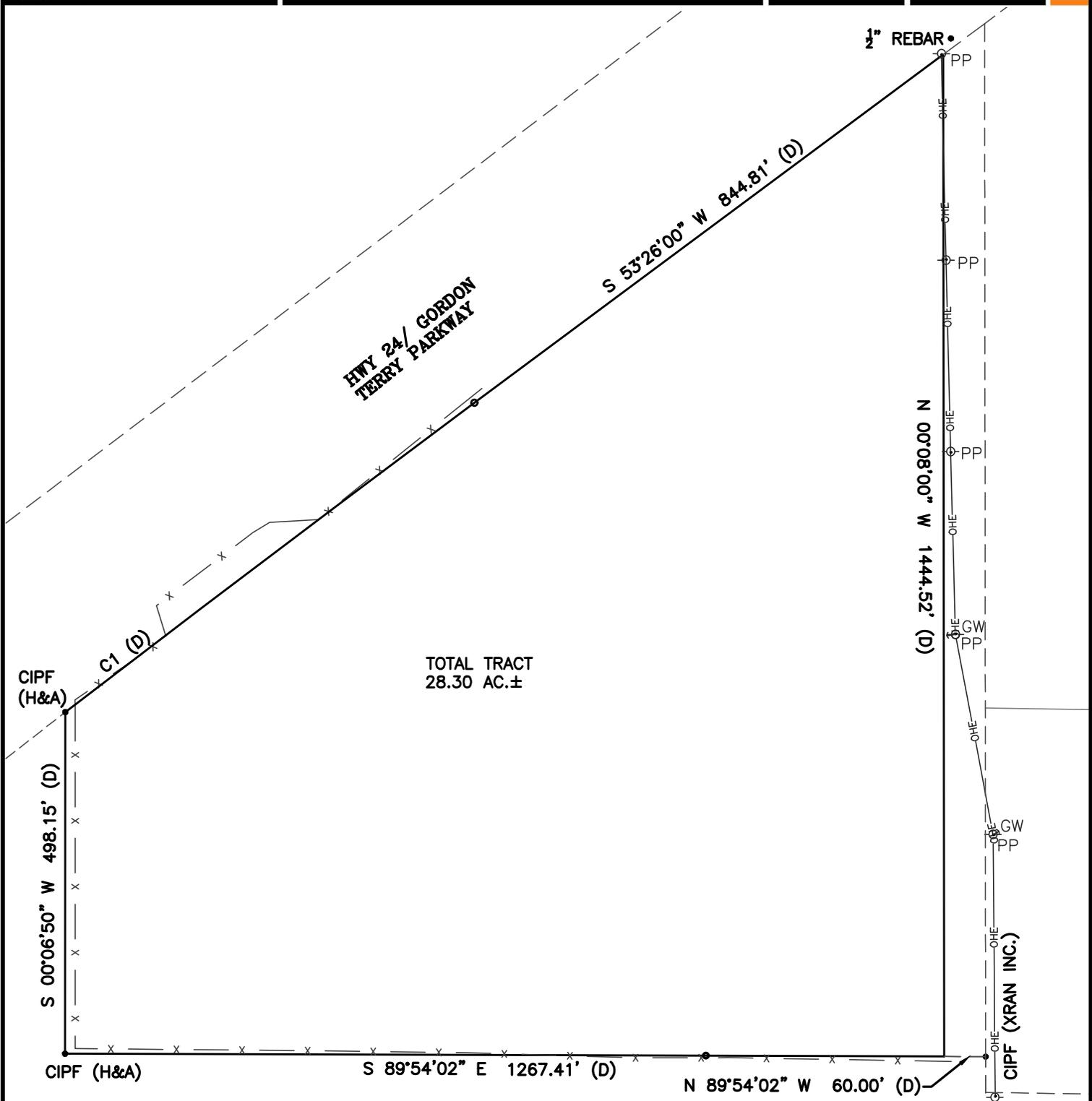
**COUNTY OF MORGAN** )

I, \_\_\_\_\_, a Notary Public in and for said County in said State hereby certify that \_\_\_\_\_, whose name as Chairman of the Morgan County 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 the certificate, he, in his capacity as Chairman of the Morgan County Commission executed the same voluntarily for and as the act of said County Commission and with full authority granted by the Commission at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Given under my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_

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



TOTAL TRACT  
28.30 AC.±

DEED					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45836.62'	732.17'	732.16'	S 52°58'33" W	0°54'55"



Scale 1" = 200'

**LEGEND**

- (M) MEASURED
- (D) DEED

SE CORNER  
OF SECTION 29

CERTIFICATE TO SUBDIVIDE -- STEVE TURNER -- HWY 24

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STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

I, Richard W. Humphrey, a Professional Land Surveyor of Decatur, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described real estate, situated within Section 29, Township 5 South, Range 5 West, Morgan County, Alabama, and more particularly described as follows, to-wit:

**TRACT A**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST A DISTANCE OF 830.00 FEET TO A CAPPED IRON PIN (XРАН INC.); THENCE NORTH 89 DEGREES 49 MINUTES 13 SECONDS WEST A DISTANCE OF 60 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 717.41 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 556.07 FEET TO A CAPPED IRON PIN (H&A); THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST A DISTANCE OF 492.45 FEET TO A CAPPED IRON PIN (H&A) ON THE SOUTH RIGHT OF WAY MARGIN OF HIGHWAY 24/ GORDON TERRY PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45836.62 FEET (CHORD BEARING NORTH 53 DEGREES 01 MINUTES 02 SECONDS EAST, CHORD DISTANCE 699.42 FEET) AN ARC DISTANCE OF 699.41 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 914.94 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 9.01 ACRES MORE OR LESS.

**TRACT B**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST A DISTANCE OF 830.00 FEET TO A CAPPED IRON PIN (XРАН INC.); THENCE NORTH 89 DEGREES 49 MINUTES 13 SECONDS WEST A DISTANCE OF 60 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 345.25 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 372.16 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"); THENCE NORTH 00 DEGREES 11 MINUTES 39 SECONDS EAST A DISTANCE OF 914.94 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS") ON THE SOUTH RIGHT OF WAY MARGIN OF HIGHWAY 24/ GORDON TERRY PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45836.62 FEET (CHORD BEARING NORTH 53 DEGREES 28 MINUTES 50 SECONDS EAST, CHORD DISTANCE 41.99 FEET) AN ARC DISTANCE OF 41.99 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 53 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 422.08 FEET TO A CAPPED IRON PIN (STAMPED, "PWM AL/CA0021/LS"); THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 1192.08 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 9.00 ACRES MORE OR LESS.

**TRACT C**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST A DISTANCE OF 830.00 FEET TO A CAPPED IRON PIN (XРАН INC.); THENCE NORTH 89 DEGREES 49 MINUTES 13 SECONDS WEST A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 345.25 FEET TO A CAPPED IRON PIN (STAMPED,

“PWM AL/CA0021/LS”); THENCE NORTH 00 DEGREES 11 MINUTES 39 SECONDS EAST A DISTANCE OF 1192.08 FEET TO A CAPPED IRON PIN (STAMPED, “PWM AL/CA0021/LS”) ON THE RIGHT-OF-WAY MARGIN OF HIGHWAY 24/ GORDON TERRY PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 53 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 422.73 FEET TO A CAPPED IRON PIN (STAMPED, “PWM AL/CA0021/LS”); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST A DISTANCE OF 1444.52 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 10.36 ACRES MORE OR LESS.

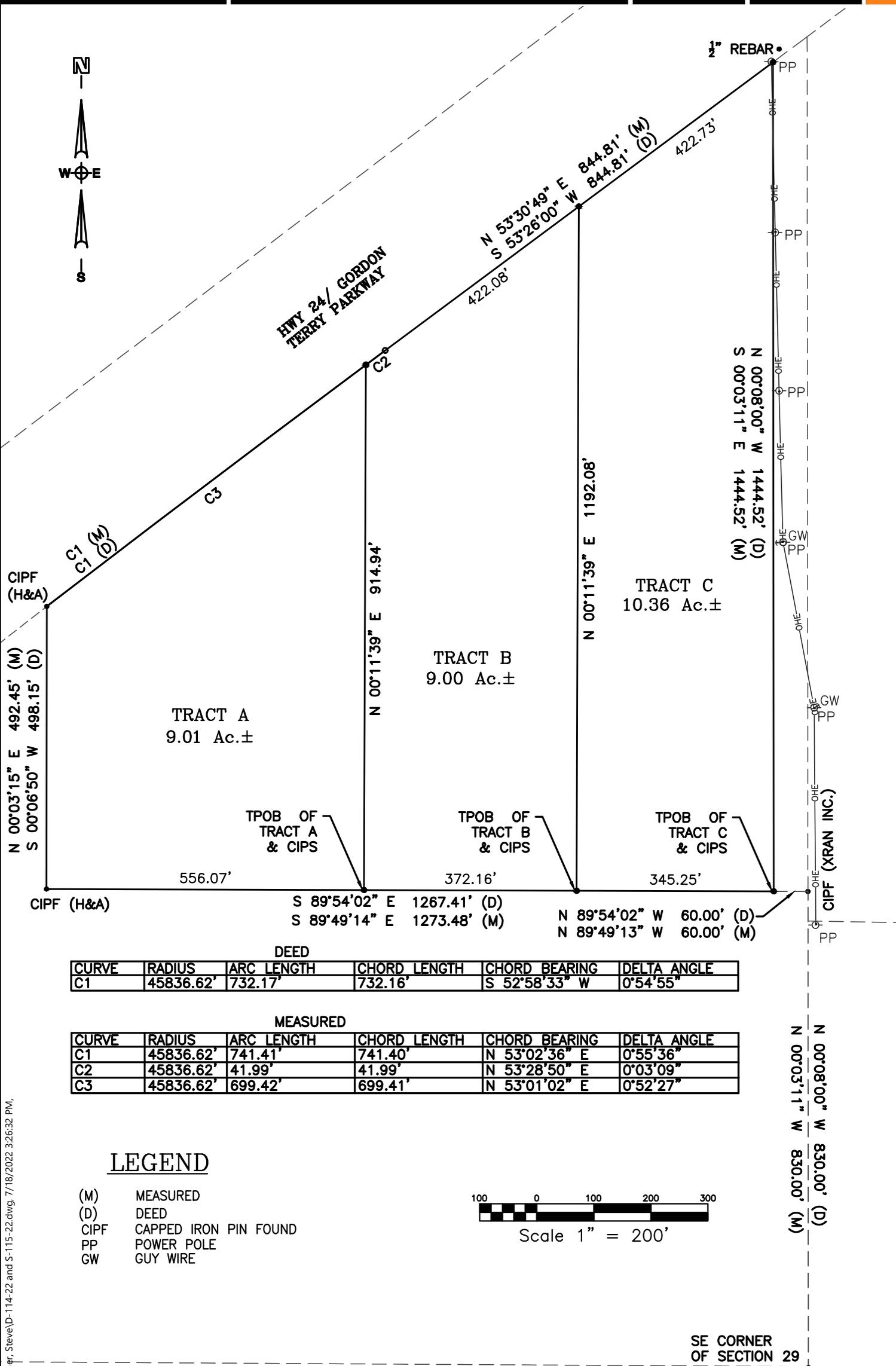
That there are no encroachments by buildings on adjoining property; that there are no rights of ways, easements, or joint driveways over or across said lot visible on the surface except as shown on the plat,

And I further state 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 knowledge, information, and belief.

According to my survey, this the 11<sup>th</sup> day of July, 2022.

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Richard W. Humphrey, PE/PLS  
Ala. Reg. No. 22738



**DEED**

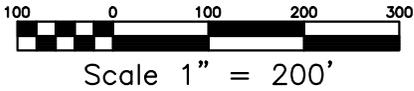
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45836.62'	732.17'	732.16'	S 52°58'33" W	0°54'55"

**MEASURED**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45836.62'	741.41'	741.40'	N 53°02'36" E	0°55'36"
C2	45836.62'	41.99'	41.99'	N 53°28'50" E	0°03'09"
C3	45836.62'	699.42'	699.41'	N 53°01'02" E	0°52'27"

**LEGEND**

- (M) MEASURED
- (D) DEED
- CIPF CAPPED IRON PIN FOUND
- PP POWER POLE
- GW GUY WIRE



N 00°03'11" W 830.00' (M)  
N 00°08'00" W 1444.52' (D)  
N 00°08'00" W 1444.52' (D)  
S 00°03'11" E 1444.52' (M)

SE CORNER OF SECTION 29

BOUNDARY SURVEY -- STEVE TURNER -- HWY 24

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