

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE

STATE OF ALABAMA)
COUNTY OF MORGAN)

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

TRACT 1

(Morgan County Tax Parcel No. 12-07-26-0-000-003.016)

A TRACT OF LAND CONTAINING 20.00 ACRES, LYING IN THE NW 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NW¼, THE POINT OF BEGINNING; THENCE N 88°52' W ALONG THE SOUTH LINE OF SAID NW¼ A DISTANCE OF 1540.30 FEET TO THE EASTERLY RIGHT OF WAY LINE (80 FOOT WIDE RIGHT OF WAY) FOR INDIAN HILLS ROAD; THENCE N 6°50' E ALONG SAID RIGHT OF WAY LINE, 578.30 FEET TO A CAPPED ½" IRON PIN; THENCE S 88°52' E 1487.88 FEET TO A CAPPED ½" IRON PIN AT THE EAST LINE OF SAID NW¼; THENCE S 1°38' W 575.46 FEET TO THE POINT OF BEGINNING. ½" IRON PINS ARE MARKED "GURNEY L.S. #11083". SUBJECT TO DRAINAGE, UTILITY AND TELECOMMUNICATION EASEMENT AS SHOWN ON PLAT FOR CERTIFICATE TO SUBDIVIDE.

TRACT 2

(Morgan County Tax Parcel No. 12-07-26-0-000-010.001)

A TRACT OF LAND CONTAINING 1.0 ACRE, LYING IN THE SW¼ OF THE NE¼ OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW¼ OF NE¼ AND THENCE N 1°38' E ALONG THE WEST LINE OF SAID SW¼ OF NE¼ 217.0 FEET; THENCE S 88° 22' E 172.0 FEET TO THE CENTER OF COUNTY ROAD NO. 1248; THENCE SOUTHERLY AND THEN SOUTHEASTERLY ALONG SAID CENTER OF ROAD, 380 FEET, MORE OR LESS, AND HAVING A CHORD OF S 44° 52'29" E 314.28 FEET TO THE SOUTH LINE OF SAID SW¼ OF NE¼; THENCE N 88°28' W 400.0 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY FOR COUNTY ROAD NO. 1248 ALONG THE EASTERLY BOUNDARY.

For permission to convey, hold, sell, purchase, or otherwise treat said property in 2 (two) units or parcels as follows, to-wit:

UNIT ONE

See PWM Job No. S-12-23 for survey and description.

UNIT TWO

See PWM Job No. S-12-23 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 2 (two) 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 14 day of March, 2023.

MORGAN COUNTY COMMISSION

By: [Signature]
It's Chairman

STATE OF ALABAMA)

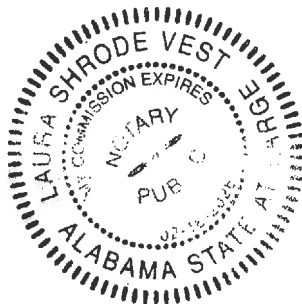
COUNTY OF MORGAN)

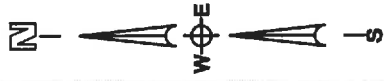
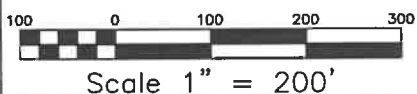
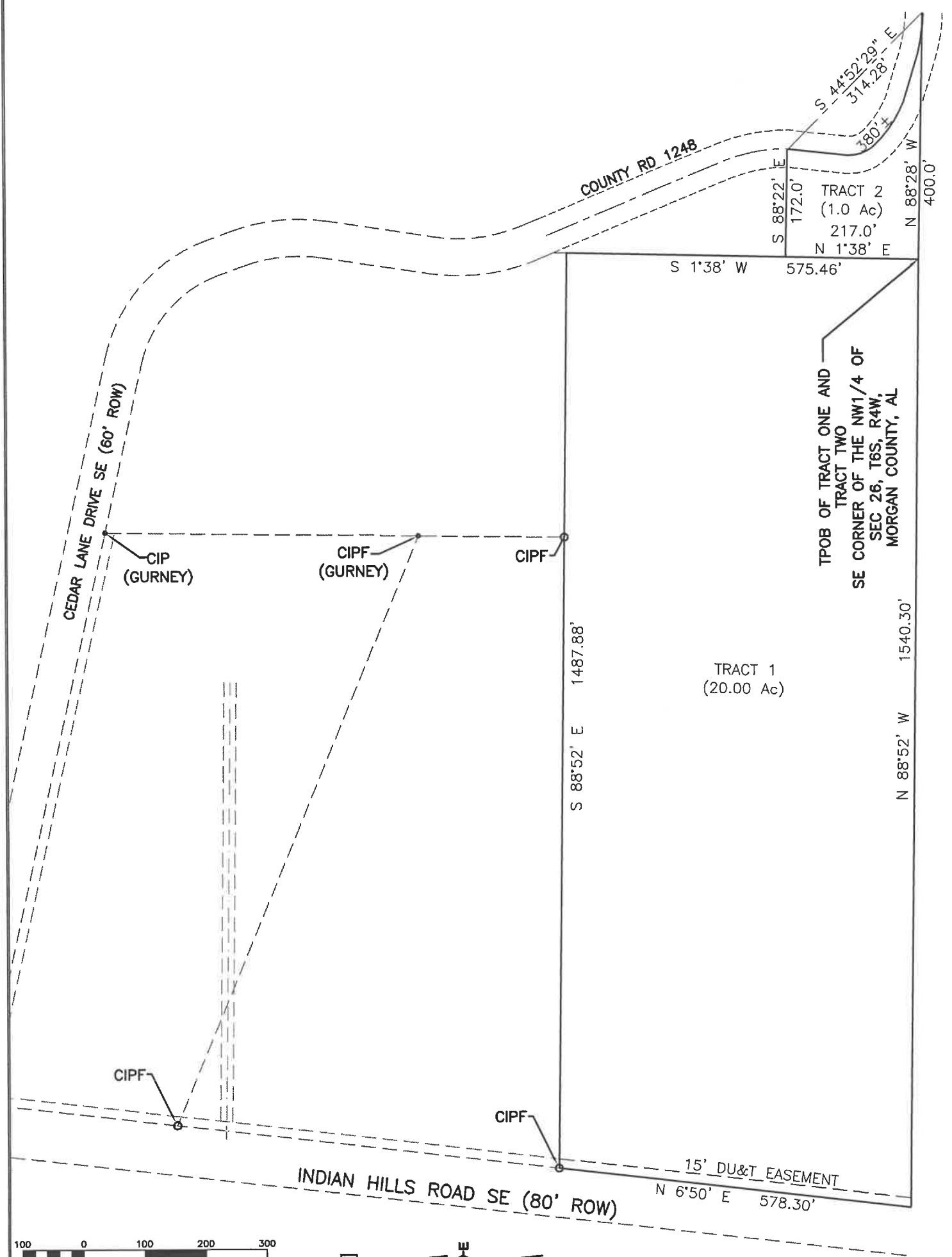
I, Laura Shrode Vest, a Notary Public in and for said County in said State hereby certify that Ray Long, whose name as Chairman of the Morgan County Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of the 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 14 day of March, 2023.

Given under my hand and the seal of my office, this 14 day of March, 2023.

Notary Public Laura Shrode Vest

My Commission Expires: 02/18/2026





CERTIFICATE TO SUBDIVIDE -- CARTER S. GUYSE-- INDIAN HILLS RD & CEDAR LANE DR SE, DECATUR

DRAWING DATE: FEB 2023 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. D-11-23 | SCALE: 1"=200' | PAGE 3 OF 3

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 the north-half of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, and more particularly described as follows, to-wit:

UNIT ONE

A portion of the northwest-quarter of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, more particularly described as beginning at the southeast corner of the northwest-quarter of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, and run thence North 89 degrees 13 minutes 51 seconds West (Alabama State Plane Grid, West Zone [NAD 83]) along the south boundary of the northwest-quarter of Section 26 a distance of 1540.29 feet to a capped iron pin on the easterly right-of-way margin of Indian Hills Road SE (80' ROW); thence North 06 degrees 28 degrees 09 seconds East along the easterly right-of-way margin of Indian Hills Road SE a distance of 15.07 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") and the true point of beginning of the tract herein described; thence from the true point of beginning continue North 06 degrees 28 degrees 09 seconds East along the easterly right-of-way margin of Indian Hills Road SE a distance of 563.23 feet to a capped iron pin; thence South 89 degrees 13 minutes 51 seconds East a distance of 758.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 00 degrees 39 minutes 40 seconds West a distance of 560.44 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence North 89 degrees 13 minutes 51 seconds West a distance of 815.00 feet to the true point of beginning, lying and being within the northwest-quarter of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, and containing **10.12 acres**, more or less;

SUBJECT TO a fifteen (15.00') foot wide Drainage, Utilities and Telecommunications Easement evenly along the westerly boundary of said tract.

UNIT TWO

A portion of the north-half of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, more particularly described as beginning at the southeast corner of the northwest-quarter of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, and the true point of beginning of the tract herein described; thence from the true point of beginning run thence North 89 degrees 13 minutes 51 seconds West (Alabama State Plane Grid, West Zone [NAD 83]) along the south boundary of the northwest-quarter of said Section 26 a distance of 1540.29 feet to a capped iron pin on the easterly right-of-way margin of Indian Hills Road SE (80' ROW); thence North 06 degrees 28 degrees 09 seconds East along the easterly right-of-way margin of Indian Hills Road SE a distance of 15.07 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 89 degrees 13 minutes 51 seconds East a distance of 815.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence North 00 degrees 39 minutes 40 seconds East a distance of 560.44 feet to a a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 89 degrees 13 minutes 51 seconds East passing through a capped iron pin at 267.55 feet a total distance of 729.88 to a capped iron pin; thence South 01 degrees 16 minutes 09 seconds West a distance of 358.46 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 88 degrees 43 minutes 51 seconds East a distance of 144.30 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the westerly right-of-way margin of Cedar Lane Drive, SE (30 feet from centerline of improvements); thence South 06 degrees 12 minutes 24 seconds West along the westerly right-of-way margin of Cedar Lane Drive, SE a distance of 93.60 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence along the westerly right-of-way margin of Cedar Lane Drive, SE and along a curve to the left having a radius of 90.00 feet (chord bearing South 18 degrees 45 minutes 09 seconds East, chord distance


75.96 feet) an arc distance of 78.41 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence along the westerly right-of-way margin of Cedar Lane Drive, SE and along a curve to the left having a radius of 225.00 feet (chord bearing South 56 degrees 03 minutes 56 seconds East, chord distance 96.28 feet) an arc distance of 97.03 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the south boundary of the northeast quarter of said Section 26; thence North 88 degrees 49 minutes 51 seconds West along the south boundary of the northeast-quarter of said Section 26 a distance of 243.30 feet to the true point of beginning, lying and being within the north-half of Section 26, Township 6 South, Range 4 West, Morgan County, Alabama, and containing **10.65 acres**, more or less;

SUBJECT TO a fifteen (15.00') foot wide Drainage, Utilities and Telecommunications Easement evenly along Indian Hills Road.

That there are no encroachments by buildings on adjoining that there are no rights of way, 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 28th day of February, 2023.


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

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2010, PG 3952; D.B. 2010, PG 3954.
4. PROPERTY IS LOCATED ON INDIAN HILLS ROAD, SE AND ON CEDAR LANE DRIVE SE, DECATUR, AL
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN FEBRUARY, 2023.

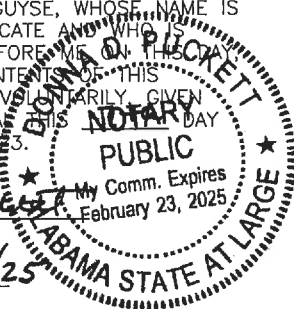
DEDICATION

I, CARTER S. GUYSE, OWNER, HEREBY DEDICATE RIGHT-OF-WAY FOR CEDAR LANE DR, SE, 30' FROM THE CENTERLINE OF EXISTING ROADWAY IMPROVEMENTS, AS SHOWN HEREON.

Carter S. Guyse
CARTER S. GUYSE, OWNER

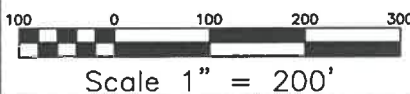
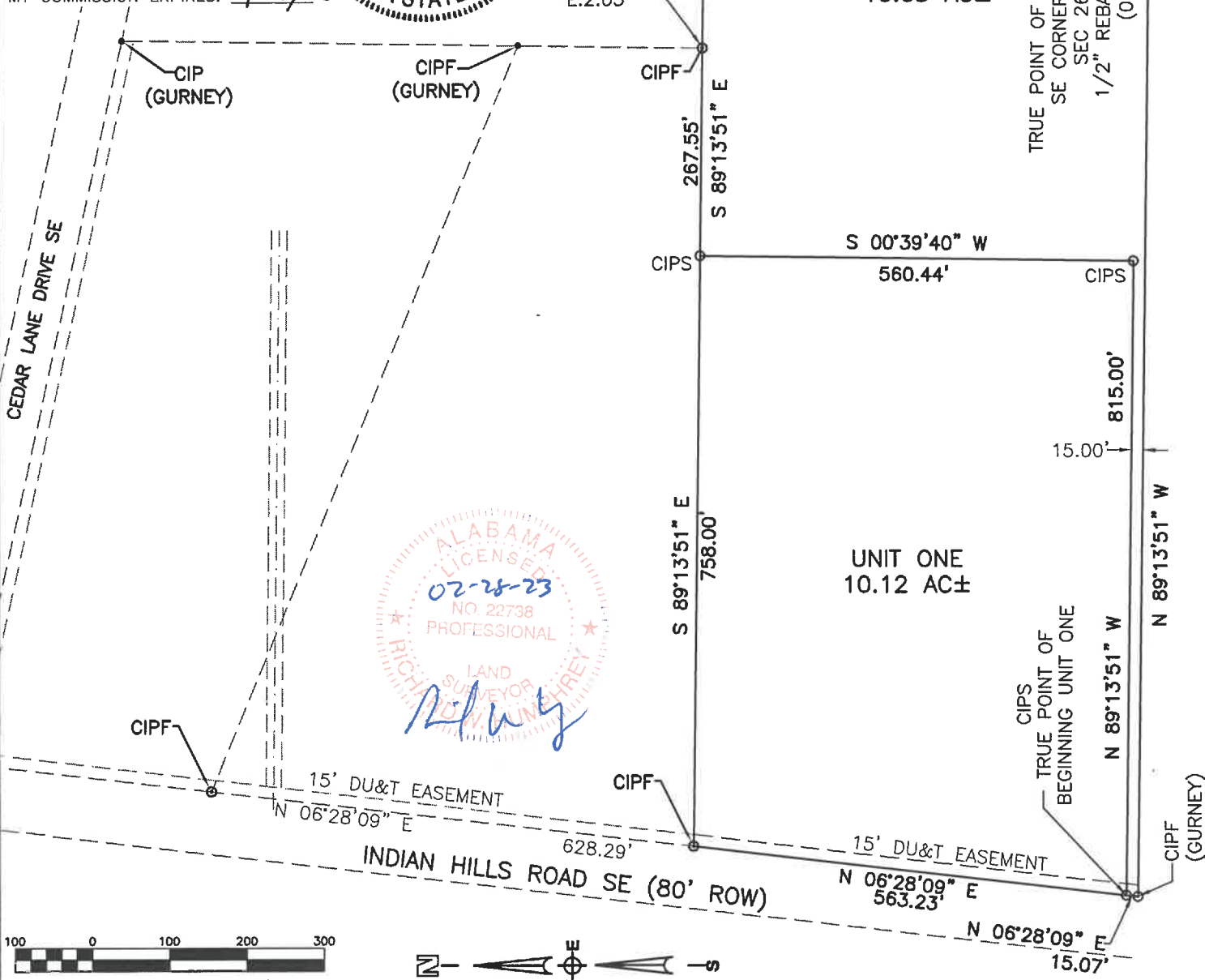
STATE OF ALABAMA
COUNTY OF MORGAN

I, Donna D. Puckett A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CARTER S. GUYSE, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME AND THAT BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS March DAY OF March 2023.



Donna D. Puckett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/23/25

MY COMMISSION EXPIRES: 2/23/25



BOUNDARY SURVEY — CARTER S. GUYSE— INDIAN HILLS RD & CEDAR LANE DR SE, DECATUR

DRAWING DATE: FEB 2023 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-12-23 | SCALE: 1"=200' | PAGE 3 OF 3

**Morgan County
Probate Office**
Instrument Recording Receipt

Book: MISC
Inst: Certificate To Consolidate
Book/Page: 2023 / 1683

Recording Fee		18.00
Special Fee (Act 95-424)		5.00
Filing Fee		1.00
Total Fees :	\$	24.00

Total Due :	\$	24.00
Checks Paid:	\$	24.00
Total Paid :	\$	24.00

Change Due :	\$	0.00
--------------	----	------

Have a Nice Day
Greg Cain - Probate Judge

 Term/Cashier: PRB-23-TKNOWLES / TaraK
 Tran: 23120.510497.665595
 Printed: 03-15-2023 11:51:22 AM

