

THIS POINT LIES 804'40"± W., 1307.69' S85°19'47" W 555.13'  
 N44°26'58" W, 1774.42'± AND 511'59'31" E 808' FROM THE NORTHEAST  
 CORNER OF SEC. 34, T. 9 S., R. 2 W.

LINE	BEARING	DISTANCE
1	N 71°45'35" W	28.60'
2	S 71°45'35" W	28.60'
3	S 54°27'21" W	25.00'
4	S 35°38'38" E	25.00'

CURVE	ARC	LENGTH	BEARING	DELTA ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	128.27'	314.50'	232.22° 07'	S 83°27'59" W	137.739'	S 83°27'59" W	137.739'	137.739'
C2	32.66'	52.90'	52°42'48"	N 74°50'07" W	42.859'	N 74°50'07" W	42.859'	42.859'
C3	93.87'	355.00'	150°31'18"	N 84°52'55" E	93.58'	N 84°52'55" E	93.58'	93.58'
C4	131.10'	355.00'	214°28'17"	S 85°58'12" E	131.10'	S 85°58'12" E	131.10'	131.10'
C5	53.66'	50.00'	61°23'05"	N 89°20'34" E	51.112'	N 89°20'34" E	51.112'	51.112'
C6	53.66'	50.00'	145°01'02"	S 87°24'23" E	58.28'	S 87°24'23" E	58.28'	58.28'
C7	53.66'	50.00'	208°59'46"	S 17°47'49" E	17.290'	S 17°47'49" E	17.290'	17.290'
C8	53.66'	50.00'	293°31'19"	S 77°04'20" E	51.011'	S 77°04'20" E	51.011'	51.011'
C9	53.66'	50.00'	357°42'42"	N 82°27'45" E	108.398'	N 82°27'45" E	108.398'	108.398'
C10	53.66'	50.00'	172°28'54"	N 83°24'08" E	7.573'	N 83°24'08" E	7.573'	7.573'
C11	7.60'	25.00'	190°00'00"	N 09°21'21" E	35.36'	N 09°21'21" E	35.36'	35.36'

LOT	NO.	SQ. FT.	ACRES
1	29598.39	0.68	
2	19430.01	0.45	
3	17237.89	0.40	
4	23156.63	0.55	
5	62643.39	1.46	
6	99372.44	2.28	
7	29721.04	0.68	
8	26038.78	0.60	
9	26842.87	0.62	
10	22285.92	0.51	
C.A. A	592.00	0.01	
C.A. B	490.87	0.01	

LOT	OWNER	ADDRESS	DOC.#	DATE
1	BRIAN & CNITHIA WIFE & HEIR	103 ERIE CIRCLE MADISON, AL 35758	DOC.#20107135002823970	
2	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
3	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
4	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
5	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
6	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
7	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
8	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
9	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
10	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
11	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
12	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
13	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
14	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
15	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
16	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
17	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
18	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
19	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
20	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
21	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
22	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	
23	JERRY M. & FAYE A. STAFFORD	ZAR SPRINGHILL ROAD HUNTSVILLE, AL 35895	D.B. #1063 PG. 160	

- GENERAL NOTES:
- THIS SUBDIVISION HAS 10 LOTS AND CONTAINS 8.924 ACRES.
  - THE SMALLEST LOT IS LOT 3 AND CONTAINS 17377.57 SQUARE FEET.
  - THERE ARE 429 LF. OF ROADWAY AND 27023 SQ. FT. OF RIGHT-OF-WAY
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - IF LARGER CONDUITS OR STEEL ARE UNDESIGNED DURING CONSTRUCTION, THE CIVIL ENGINEER MAY REQUIRE MODIFICATION OF THESE PLACES TO THE EXTENT NECESSARY TO ASSURE COMPLIANCE WITH THE CITY'S CONSTRUCTION SPECIFICATIONS MANUAL.
  - ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAS IN A DEDICATED EASEMENT.
  - THERE IS A 5' UTILITY AND DRAINAGE EASEMENT AROUND THE PERIMETER OF EACH LOT UNLESS OTHERWISE NOTED.
  - THERE WILL BE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL EXISTING AND PROPOSED STREETS AND ALONG THE INSIDE SUBDIVISION PERIMETER UNLESS SHOWN OTHERWISE.
  - A 4' CONCRETE SIDEWALK IS REQUIRED ON BOTH SIDES OF THE STREET, THE ADJACENT TO THEIR BUILDING SITE AS A CONDITION PRECEDENT TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - CORNER LOTS WHOSE HOUSE IS ORIENTED PARALLEL TO THE STREET SHALL MAINTAIN THE MINIMUM BUILDING LINE 10' LESS BUT IN NO CASE LESS THAN 20'.
  - THE ZONING IS R-1B
  - PROPERTY DEVELOPER: SMART LIVING, LLC  
HUNTSVILLE, AL 35895
  - PROPERTY OWNER: LAWRENCE A. & GEORGE WALTON ANDERSON  
MADISON, AL 35758
  - MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHALL BE ESTABLISHED FOR ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AND SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON'S FLOOD HAZARD AREA MAP. ANY LOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SHALL MEET THE CITY OF MADISON FLOOD ORDINANCE REQUIREMENTS FOR BUILDING STRUCTURES.
  - DRIVEWAYS SHALL BE PLACED SUCH THAT THE DRIVEWAY IS NOT WITHIN THE RADIUS OF ANY INTERSECTION. DOES NOT CONFLICT WITH INTERSECTION SIGHT DISTANCE DOES NOT INTERFERE WITH ANY UTILITY, AND DOES NOT CONFLICT WITH ANY ADA ACCESSIBILITY STRUCTURE.
  - NO ACCESS TO SLAUGHTER ROAD FROM LOTS 1 AND 10.

REVISIONS	DATE	BY



LOT	NO.	SQ. FT.	ACRES
1	29598.39	0.68	
2	19430.01	0.45	
3	17237.89	0.40	
4	23156.63	0.55	
5	62643.39	1.46	
6	99372.44	2.28	
7	29721.04	0.68	
8	26038.78	0.60	
9	26842.87	0.62	
10	22285.92	0.51	
C.A. A	592.00	0.01	
C.A. B	490.87	0.01	



STATE OF ALABAMA  
 COUNTY OF MADISON  
 I, RICHARD D. CAMPBELL, a Registered Land Surveyor of Madison County, Alabama, hereby certify that I have surveyed the property of Anderson Place, a part of the northeast quarter of Section 34 and the northwest quarter of Section 35, Township 3 South, Range 2 East of Range 1 East, and described as follows:  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, THENCE SOUTH 04 DEGREES 40 MINUTES 24 SECONDS WEST 1307.69 FEET TO A POINT, THENCE SOUTH 85 MINUTES 58 SECONDS WEST, 1774.42 FEET TO A POINT, THENCE SOUTH 11 DEGREES 51 MINUTES 48 SECONDS WEST, 1399.59 FEET TO A POINT, THENCE SOUTH 14 DEGREES 08 SECONDS WEST, 1774.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.92 ACRES, MORE OR LESS.  
 THENCE FROM THE POINT OF BEGINNING SOUTH 88 DEGREES 18 MINUTES 29 SECONDS EAST, 672.53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SLAUGHTER ROAD, 53.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF HWY. SOUTH 33 DEGREES 19 MINUTES 09 SECONDS EAST, 152.94 FEET TO A POINT, THENCE SOUTH 35 DEGREES 39 MINUTES 29 SECONDS EAST, 575.99 FEET TO A POINT, THENCE SOUTH 10 DEGREES 48 MINUTES 21 SECONDS WEST, 575.99 FEET TO A POINT, THENCE SOUTH 71 DEGREES 45 MINUTES 28 SECONDS WEST, 291.44 FEET TO A POINT, THENCE NORTH 06 DEGREES 22 MINUTES 36 SECONDS WEST, 139.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.92 ACRES, MORE OR LESS.  
 SUBJECT TO ALL PRESENTLY EXISTING ROAD RIGHTS-OF-WAY, EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.  
 AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND CORNERS OF THE SAME, AND THE BOUNDARIES, BEARINGS, DISTANCES, AND THE RELATIONSHIP THEREOF AS SHOWN ON THE PLAT OR MAP.  
 I, RICHARD D. CAMPBELL, THE SURVEYOR DESCRIBED SURVEY AND PLAT IS TRUE AND CORRECT AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE OF LAND SURVEYING ADOPTED BY THE STATE OF ALABAMA BOARD OF SURVEYING AND MAPPING, AND I AM A LICENSED SURVEYOR OF MADISON COUNTY, ALABAMA.  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS 11TH DAY OF APRIL, 2017.  
 RICHARD D. CAMPBELL  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 19740  
 STATE OF ALABAMA

**LAYOUT PLAT**

**ANDERSON PLACE**  
MADISON, ALABAMA

PREPARED FOR: **SMART LIVING, LLC**

Job No: 17-132  
Date: 3/20/2017  
Drawn by: S.E.C.  
Checked by: R.D.C.

SHEET NUMBER  
**1**

**MULLINS, LLC**  
 CIVIL ENGINEERING, DEVELOPMENT DESIGN  
 SURVEYING, LANDSCAPE ARCHITECTURE  
 2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805  
 (256) 690-5312

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in the client and firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.