Map of
Brownstone Plat No. 1

A Residential Plat

Lying in the Northeast 1/4 of Section 22, T-18-N, R-17-E, Elmore County, Alabama

Date: June 9, 2003

ENVIRONMENTAL CONSULTING & ENGINEERING, INC.
101 MARKET PLACE
MONTGOMERY, ALABAMA 36117
PH (334) 271-2827 FAX (334) 271-5722

Curve	CHORD BEARING	RADIUS	DELTA	CHORD
C1	N63°00'32"W	20.00'	90°01'03"	28.29'
C2	S26°59'28"W	20.00'	89°58'58"	28.28'
C3	N07°58'14"W	175.00'	20°03'32"	60.95'
C4	S07°44'43"E	225.00'	20°31'11"	80.15'
C5	S42°56'29"E	20.00'	90°00'00"	28.28'
C6	S47°03'32"W	20.00'	90°00'00"	28.28'
C7	N06°39'30"E	190.00'	09°11'57"	30.47'
C8	S06°24'06"W	240.00'	08°41'09"	36.35'
C9	S18°14'27"W	240.00'	14°59'31"	62.62'
C10	S84°07'45"W	165.00'	15°51'35"	45.53'
C11	N82°01'14"E	115.00'	20°04'35"	40.09'
C12	S74°05'29"W	165.00'	04°13'00"	12.14'
C13	N82°54'15"E	175.00'	21°50'34"	66.31'
C14	S82°20'15"W	125.00'	20°42'33"	44.94'
C15	N79°23'33"E	20.00'	28°51'45"	9.97'
C16	N42°51'34"E	20.00'	44°12'27"	15.05'
C17	N47°47'47"W	20.00'	79°01'29"	25.45'
C18	N01°33'37"E	175.00'	19°41'16"	59.84'
C19	N21°04'40"E	175.00'	19°20'49"	58.81'
C20	N42°43'50"E	175.00'	23°57'33"	72.65'
C21	N56°48'29"E	175.00'	04°11'45"	12.81'
C22	N35°52'16"E	75.00'	46°04'11"	58.69'
C23	N47°40'22"E	125.00'	22°27'59"	48.70'
C24	N16°21'09"E	75.00'	49°16'23"	62.53'
C25	N30°52'21"E	125.00'	20°13'59"	43.91'
C26	N36°42'50"E	150.00'	08°33'01"	22.36'
C27	N21°16'27"E	150.00'	22°19'45"	58.09'
C28	N18°43'28"E	100.00'	44°31'45"	75.78'
C29	N00°34'33"W	150.00'	21°22'14"	55.62'
C30	N55°46'43"W	20.00'	104°28'39"	31.62'
C31	N30°21'38"E	20.00'	83°14'37"	26.57'
C32	N24°38'17"E	125.00'	23°36'12"	51.13'
C33	S05°55'59"W	225.00'	13°48'24"	54.09'
C34	N07°08'26"E	275.00'	11°23'30"	54.59'
C35	N45°14'14"E	20.00'	87°35'06"	27.68'
C36	S65°58'23"E	20.00'	49°59'41"	16.90'
C37	S69°59'21"E	50.00'	58°01'38"	48.50'
C38	N58°22'39"E	50.00'	45°14'23"	38.46'
C39	N11°57'01"E	50.00'	47°36'52"	40.37'
C40	N34°28'36"W	50.00'	45°14'23"	38.46'
C41	N87°46'17"W	50.00'	61°20'58"	51.02'
C42	N50°17'40"E	50.00'	22°31'09"	19.53'
C43	N64°01'56"E	20.00'	49°59'41"	16.90'
C44	S48°20'18"E	20.00'	85°15'50"	27.09'
C45	S04°48'00"E	475.00'	07°39'33"	63.45'
C46	S13°56'32"E	475.00'	10°37'32"	87.96'
C47	S11°33'51"E	525.00'	11°42'54"	107.16'
C48	S14°05'04"W	85.00'	30°06'34"	44.16'
C49	N03°40'33"E	135.00'	09°17'27"	21.87'
C50	N20°24'55"E	135.00'	24°11'24"	56.57'
C51	S49°18'07"W	85.00'	40°19'33"	58.60'
C52	N44°36'19"E	135.00'	24°11'24"	56.57'
C53	N63°04'57"E	135.00'	12°45'53"	30.01'
C54	S63°41'37"W	240.00'	11°32'35"	48.27'
C55	S49°19'31"W	240.00'	17°11'36"	71.75'
C56	N63°20'16"E	190.00'	12°15'15"	40.56'
C57	S33°13'58"W	240.00'	14°59'31"	62.62'

LINE	BEARING	DISTANCE
L1	N18°00'00"W	12.78'
L2	S18°00'00"E	12.81'
L3	N87°56'27"W	16.59'
L4	S87°56'29"E	16.59'
L5	N87°18'30"W	2.74'
L6	S08°17'01"E	7.06'
L7	S58°54'22"W	29.42'
L8	S58°54'22"W	8.53'
L9	N58°54'22"E	37.95'
L10	N08°17'01"W	2.11'
L11	N08°17'03"W	8.31'
L12	S12°50'11"W	2.86'
L13	N12°50'11"E	25.70'
L14	S12°50'11"W	22.84'
L15	N00°58'13"W	11.63'
L16	N00°58'13"W	20.94'

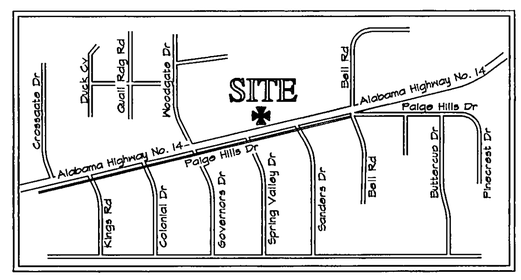
Legend

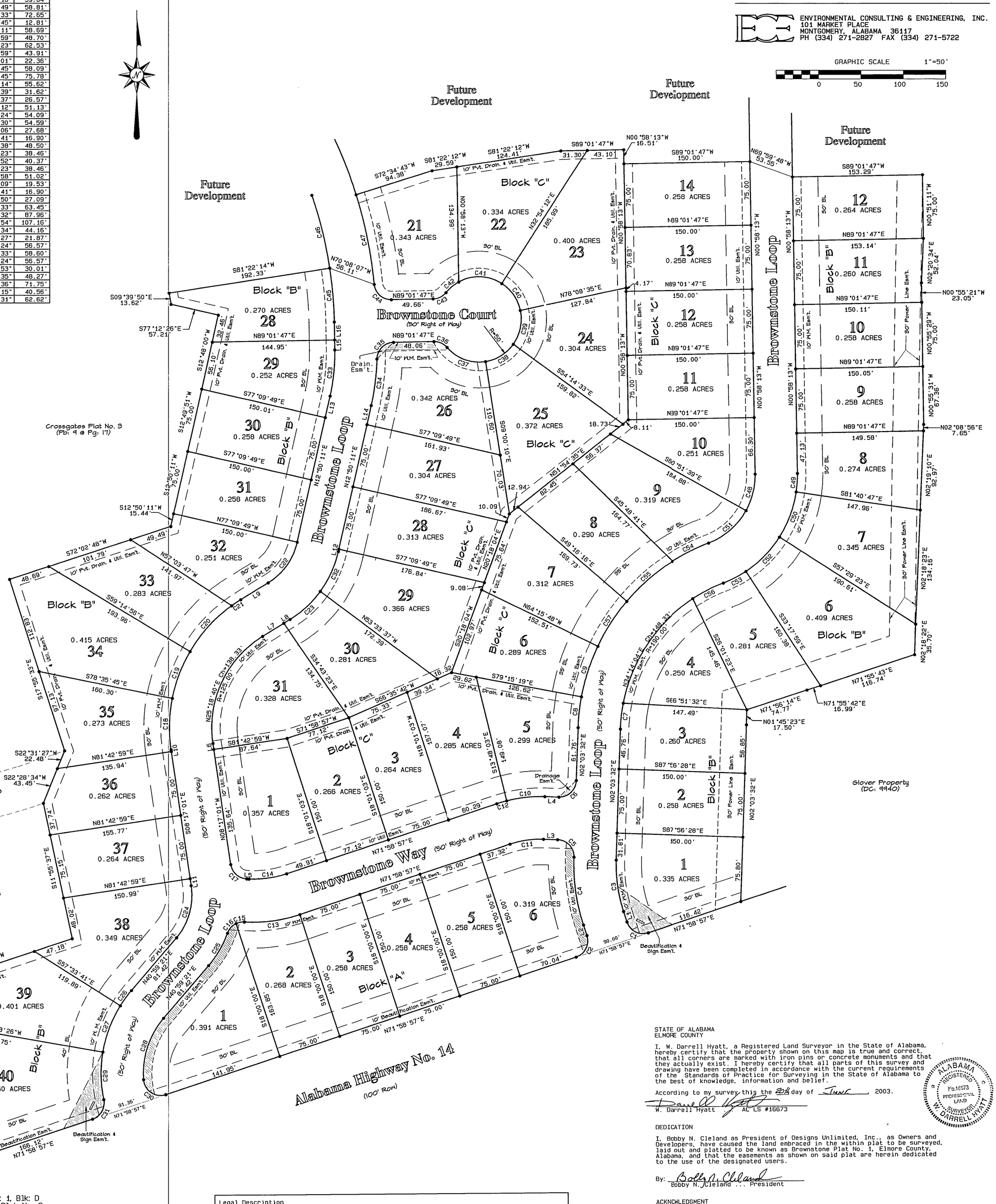
Util. - Utility	Esm't. - Easement
W.M. - Water Main	Pvt. - Private
Drain. - Drainage	R - Radius
Ch - Chord	BL - Building Line

Zoning Information

Property is Zoned: R-75-S

Min. Front Setback Line = 30 feet
Min. Rear Setback Line = 30 feet
Min. Corner Side Setback Line = 30 feet
Side Setback Line = 10 feet & 8 feet
(Min. 18 feet between houses)





NOTE:

Alabama Power Company is granted the right to construct, install, operate and maintain its facilities, including all conduits, cables, transclosures and other appliances useful or necessary in connection therewith, within a ten (10) foot easement along that portion of each lot abutting a dedicated street, and any other utility easement shown, for the underground ransmission and distribution of electric power. Together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said facilities and the right to excavate for installation, replacement, repair, and removal thereof; and also the right to cut and keep clear all trees, underbrush, hrubbery, roots and other growth, and to keep clear any and all obstructions or obstacles of whatever character on, under and above said facilities. Also included in the rights granted herein is the right to install service laterals running from said 10 foot wide easement to the dwellings or buildings constructed on the lots within this plat.

NOTES

All utility, private drainage and private access easements shown hereon are for the use of the utility which may require them and for surface drainage as needed. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. Installation and maintenance of property in these easements is not the responsibility of Elmore County, Alabama.

All easements or rights of way, except utility, private drainage and private access easements shown on the plat are hereby dedicated to Elmore County, Alabama, for public use. Easements include the rights of ingress and egress by city and county employees for maintenance of the property included in the easements no permanent structure other than driveways and parking facilities may be placed on any easement shown.

Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

No permanent structure may be placed or erected over any part of any easement.

Unless a variance is granted, all driveway culverts on street rights-of-ways shall be constructed of class 3 or better concrete. The size of driveway pipe for each lot is to be a minimum of 15" RCP, unless otherwise specified on this plat.

All drainage easements, spillage easements and detention ponds as shown on this plat are to be maintained by the owner of the lot or land upon which is located such drainage easement, spillage easement, and/or detention pond. Failure to maintain area as constructed and intended, may result in upstream and downstream flooding and could result in civil liability.

Without relieving any other legally reponsibility parties, each lot owner is responsible for instituting erosion control measures during the construction of any improvements on said lot.

Protective convenants for Brownstone Plat No. 1 are recorded in Roll: _____ at Frame: _____ in the Office of the Judge of Probate of Elmore County, Alabama.

Legal Description

State of Alabama
Elmore County

BEGIN at the Southeastern Most Corner of Lot 1, Block D of the Crossgates Subdivision Plat No. 2, as recorded in Plat Book 7 at Page 139 in the Office of the Judge of Probate, Elmore County, Alabama, for the following described parcel of lanc, said point lying on the Northerly Right of Way of Alabama Highway No. 14 (100' Row); Thence leaving said Point of Beginning and along said Right of Way N71°58'57"E 975.89 feet to an iron pin; Thence leaving said Right of Way N02°03'32"E 207.65 feet to an iron pin; Thence N01°45'23"E 17.50 feet to an iron pin; Thence N71°56'14"E 74.77 feet to an iron pin; Thence N71°55'42"E 16.99 feet to an iron pin; Thence N71°55'43"E 116.74 feet to an iron pin; Thence N02°18'22"E 35.70 feet to an iron pin; Thence N02°18'23"E 134.16 feet to an iron pin; Thence N02°19'10"E 92.97 feet to an iron pin; Thence N02°08'56"E 7.65 feet to an iron pin; Thence N00°55'31"W 67.36 feet to an iron pin; Thence N00°55'29"W 75.00 feet to an iron pin; Thence N00°55'21"W 23.05 feet to an iron pin; Thence N02°20'34"E 52.04 feet to an iron pin; Thence N00°51'11"W 75.00 feet to an iron pin; Thence S89°01'47"W 153.29 feet to an iron pin; Thence N69°59'48"W 53.55 feet to an iron pin; Thence S89°01'47"W 150.00 feet to an iron pin; Thence N00°58'13"W 16.51 feet to an iron pin; Thence S89°01'47"W 74.40 feet to an iron pin; Thence S81°22'12"W 154.00 feet to an iron pin; Thence S72°34'43"W 94.38 feet to an iron pin; Thence a chord bearing and distance of S11°33'51"E 107.16 feet, radius is 525.00 feet, to an iron pin; Thence N70°08'07"W 56.11 feet to an iron pin; Thence S81°22'14"W 192.33 feet to an iron pin; Thence S72°02'48"W 199.97 feet to an iron pin; Thence S12°50'11"W 90.44 feet to an iron pin; Thence S17°55'33"E 209.96 feet to an iron pin; Thence S22°31'27"W 22.48 feet to an iron pin; Thence S22°28'34"W 43.45 feet to an iron pin; Thence S11°55'37"E 160.91 feet to an iron pin; Thence S72°01'12"W 210.22 feet to an iron pin; Thence S17°56'37"E 88.37 feet to an iron pin; Thence S18°02'20"E 119.86 feet to the Point of Beginning.

Said described parcel of land lying in the Northeast 1/4 of Section 22, T-18-N, R-17-E, Elmore County, Alabama and containing 20.097 Acres more or less.

CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY ENGINEER

The undersigned, as authorized by the Elmore County Engineering Department, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Elmore, Alabama, this the 1st day of July, 2003.

Elmore County Engineer

OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA

I, hereby certify that this plat or map was filed in this office, this the 1st day of July, 2003 at 3:53 o'clock P.M. And recorded in book 14 of plats and maps. Page 62.
Recording fee 40.00 paid.

Judge of Probate
Elmore County, Alabama

STATE OF ALABAMA
ELMORE COUNTY

I, W. Darrell Hyatt, a Registered Land Surveyor in the State of Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or concrete monuments and that they actually exist. I 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 knowledge, information and belief.

According to my survey this the 20th day of June, 2003.

W. Darrell Hyatt AL LS #16673

ALABAMA REGISTERED No.16673 PROFESSIONAL LAND SURVEYOR W. DARRELL HYATT

DEDICATION

I, Bobby N. Cleland as President of Designs Unlimited, Inc., as Owners and Developers, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Brownstone Plat No. 1, Elmore County, Alabama, and that the easements as shown on said plat are herein dedicated to the use of the designated users.

By: Bobby N. Cleland
Bobby N. Cleland ... President

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF ELMORE

I, Keri A. Ward, a Notary Public in and for said County, in said State, hereby certify that Bobby N. Cleland as President of Designs Unlimited, Inc., as Owners and Developers of Brownstone Plat No. 1, whose name is signed to the foregoing instrument, and whose is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 25th day of June, 2003.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE ELMORE WATER AUTHORITY

The undersigned, as authorized by the Elmore Water Authority, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama, on this the 1st day of July, 2003.

Elmore Water Authority
Billy Eddings

ELECTRIC DISTRIBUTION

The Electric Distribution System will be installed by ... Alabama Power Company ... Utility to serve the subdivision.

BY: Stephen K. Duffin
Its: Engineer

CERTIFICATE OF APPROVAL BY THE ELMORE EMERGENCY COMMUNICATION DISTRICT

The undersigned, as authorized by the Elmore County Emergency Communication District, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama this the 23rd day of July, 2003.

Director, E 9-1-1

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF MILLBROOK, ALABAMA

The within plat of Brownstone Plat No. 1, Elmore County, Alabama, is hereby approved by the Planning Commission of the City of Millbrook, Alabama, this the 26th day of June, 2003.

PLANNING COMMISSION OF THE CITY OF MILLBROOK, ALABAMA

Chairman

File: DeDe\Plats-Dps-Topos\Plats\Brownstone Plat No. 1.pro

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