

DOGWOOD FARMS II

BEING A REDIVISION OF PART OF TRACTS 5 AND 6 OF J.A. KILPATRICK LANDS AS RECORDED IN PLAT BOOK 2, PAGE 180, PROBATE OFFICE OF MARSHALL COUNTY ALABAMA. SECTION 31, TOWNSHIP 9 SOUTH, RANGE 5 EAST

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF BOAZ, ALABAMA, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS 21 DAY OF July, 2023.

CITY ENGINEER
 DEDICATION
 I, THE UNDERSIGNED, RANDALL PANKEY, ALSO KNOWN TO BE THE SOLE MEMBER OF BRADCO HOME BUILDERS, LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS DOGWOOD FARMS II, REDIVISION BEING A PART OF TRACTS 5 & 6 OF J.A. KILPATRICK LANDS, SECTION 31, TOWNSHIP 09 SOUTH, RANGE 5 EAST AS RECORDED IN PLAT BOOK 2, PAGE 180, PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA THIS 21 DAY OF July, 2023.

ACKNOWLEDGEMENT
 STATE OF ALABAMA
 COUNTY OF MARSHALL:
 I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RANDALL PANKEY WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, ALSO KNOWN BY ME TO BE THE SOLE MEMBER OF BRADCO HOME BUILDERS, LLC, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 21 DAY OF July, 2023.

CERTIFICATE OF APPROVAL MARSHALL-DEKALB ELECTRIC COOPERATIVE
 THE UNDERSIGNED, AS AUTHORIZED BY THE MARSHALL-DEKALB ELECTRIC COOPERATIVE, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS 21 DAY OF July, 2023.

CERTIFICATE OF APPROVAL BY THE BOAZ GAS BOARD
 THE UNDERSIGNED, AS AUTHORIZED BY THE BOAZ GAS BOARD HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS 21 DAY OF July, 2023.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 THE WITHIN PLAT OF DOGWOOD FARMS II, MARSHALL COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BOAZ, ALABAMA, THIS THE 21 DAY OF July, 2023.

CERTIFICATE OF APPROVAL BY THE WATER AND SEWER BOARD
 THE UNDERSIGNED, AS AUTHORIZED BY THE WATER BOARD OF THE CITY OF BOAZ, ALABAMA, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS THE 21 DAY OF July, 2023.

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION OF LAND
 STATE OF ALABAMA:
 COUNTY OF MARSHALL:
 I, BRANDON ALLEN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR ALLEN LAND SURVEYING, L.L.C., 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 MY KNOWLEDGE, INFORMATION, AND BELIEF.

I HAVE SURVEYED THE PROPERTY OF BRADCO HOME BUILDERS, LLC, SITUATED IN THE CITY OF BOAZ, MARSHALL COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:
 A PART OF TRACTS 5 & 6 OF J.A. KILPATRICK LANDS, AS RECORDED IN PLAT BOOK 2, PAGE 180, PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, ALSO BEING A PART OF SECTION 31, TOWNSHIP 09 SOUTH, RANGE 5 EAST, HUNTSVILLE MERIDIAN, MARSHALL COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A 3/4 INCH DIAMETER REBAR WITH YELLOW CAP STAMPED TUCKER LS 21862, LOCATED AT THE NORTHEAST CORNER OF LOT 8 OF DOGWOOD FARMS I SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 413, PROBATE OFFICE, MARSHALL COUNTY, ALABAMA, THEN N41°50'36"W A DISTANCE OF 170.48 FEET TO A 1/2 INCH DIAMETER REBAR WITH YELLOW CAP STAMPED TUCKER LS 21862 ON THE SOUTH RIGHT-OF-WAY OF BRUCE ROAD, THEN ALONG SAID SOUTH RIGHT-OF-WAY N59°55'13"E A DISTANCE OF 22.59 FEET TO AN IRON SET (THIS IRON SET AND ALL OTHER IRONS REFERRED TO AS "SET" ARE 3/8 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED ALLEN PLS 31826), THEN CONTINUE ALONG SAID RIGHT-OF-WAY S89°23'40"E A DISTANCE OF 603.78 FEET TO AN IRON SET, THEN LEAVING SAID RIGHT-OF-WAY S03°34'17"E A DISTANCE OF 137.69 FEET TO AN IRON SET, THEN N89°23'40"W A DISTANCE OF 518.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.81 ACRES MORE OR LESS.

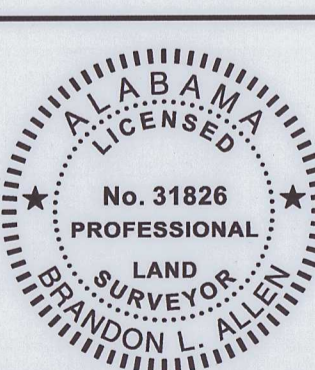
I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP FOR THE BOAZ, ALABAMA, DATED MARCH 21, 2019 AND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS AND THAT THE PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS AS "O" HEREON SHOWN.

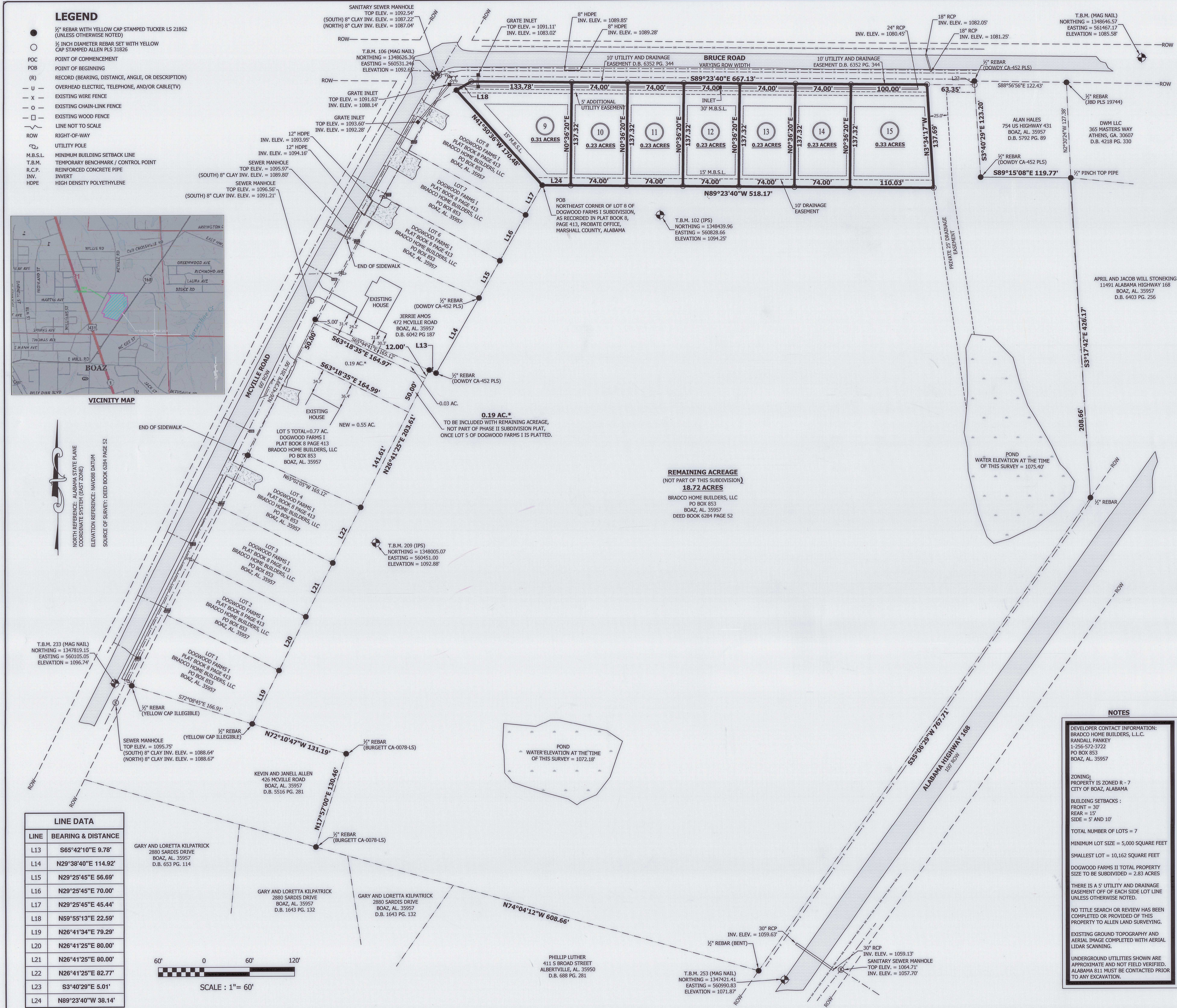
WITNESS MY HAND THIS 20TH DAY OF JULY, 2023.

Brandon Allen
 BRANDON ALLEN, P.L.S.
 ALABAMA REGISTRATION NO. 31826
 ALLEN LAND SURVEYING, L.L.C.

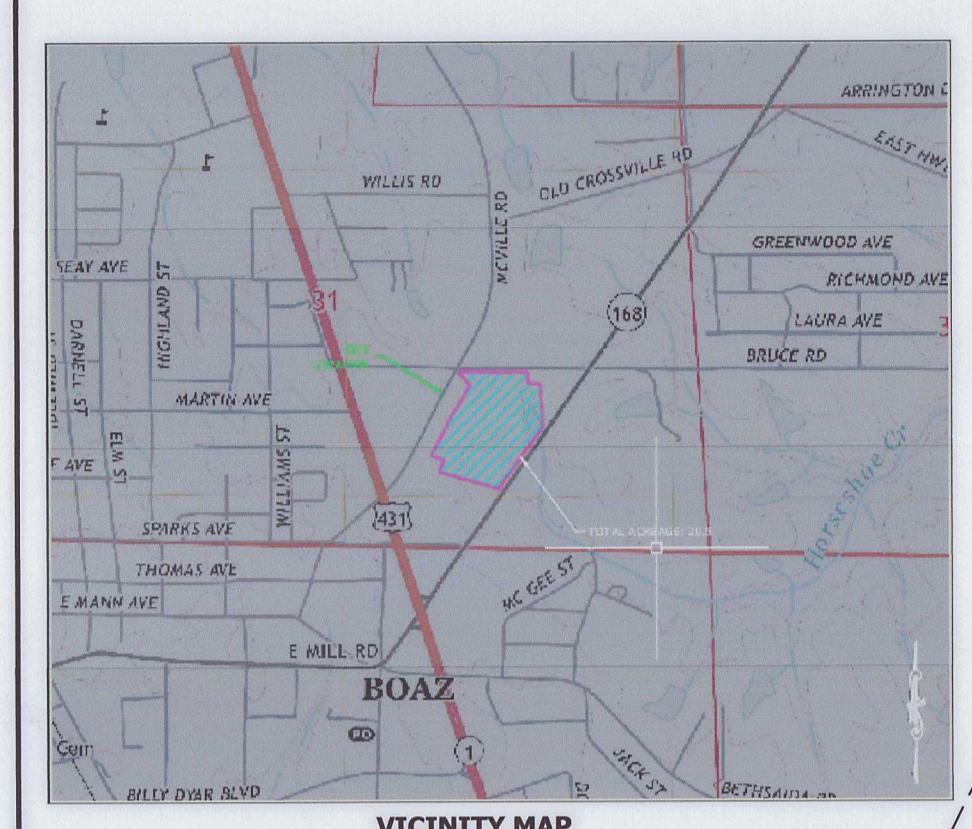
ALLEN LAND SURVEYING, LLC
 201 COUNTY ROAD 1859 ARAB, AL. 35016
 1-256-640-3516



SCALE:	1" = 60'
DATE:	07-20-2023
FIELD INFO:	ATA MDM 07-19-2023
DRAWN BY:	BLA
CHECKED BY:	
QUALITY CHECK:	
APPROVED BY:	
REVISED:	
04.21.2023	06-01-2023
DWG:	
PROJECT NO.:	21-63
SHEET NO.:	C01.0



- LEGEND**
- 1/2" REBAR WITH YELLOW CAP STAMPED TUCKER LS 21862 (UNLESS OTHERWISE NOTED)
 - 1/2" INCH DIAMETER REBAR SET WITH YELLOW CAP STAMPED ALLEN PLS 31826
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - (R) RECORD (BEARING, DISTANCE, ANGLE, OR DESCRIPTION)
 - - - OVERHEAD ELECTRIC, TELEPHONE, AND/OR CABLE(TV)
 - - - EXISTING WIRE FENCE
 - - - EXISTING CHAIN-LINK FENCE
 - - - EXISTING WOOD FENCE
 - - - LINE NOT TO SCALE
 - RIGHT-OF-WAY
 - U UTILITY POLE
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - T.B.M. TEMPORARY BENCHMARK / CONTROL POINT
 - R.C.P. REINFORCED CONCRETE PIPE
 - INV. INVERT
 - HDPE HIGH DENSITY POLYETHYLENE



NORTH REFERENCE: ALABAMA STATE PLANE COORDINATE SYSTEM (GCS 83 ZONE)
 ELEVATION REFERENCE: NAVD83 DATUM
 SOURCE OF SURVEY: DEED BOOK 6084 PAGE 52

LINE DATA

LINE	BEARING & DISTANCE
L13	S65°42'10"E 9.78'
L14	N29°38'40"E 114.92'
L15	N29°25'45"E 56.69'
L16	N29°25'45"E 70.00'
L17	N29°25'45"E 45.44'
L18	N59°55'13"E 22.59'
L19	N26°41'34"E 79.29'
L20	N26°41'25"E 80.00'
L21	N26°41'25"E 80.00'
L22	N26°41'25"E 82.77'
L23	S3°40'29"E 5.01'
L24	N89°23'40"W 38.14'

REMAINING ACREAGE
 (NOT PART OF THIS SUBDIVISION)
18.72 ACRES
 BRADCO HOME BUILDERS, LLC
 PO BOX 853
 BOAZ, AL. 35957
 DEED BOOK 6284 PAGE 52

NOTES

DEVELOPER CONTACT INFORMATION:
 BRADCO HOME BUILDERS, L.L.C.
 RANDALL PANKEY
 1-256-572-3722
 PO BOX 853
 BOAZ, AL. 35957

ZONING:
 PROPERTY IS ZONED R - 7
 CITY OF BOAZ, ALABAMA

BUILDING SETBACKS:
 FRONT = 30'
 REAR = 15'
 SIDE = 5' AND 10'

TOTAL NUMBER OF LOTS = 7
 MINIMUM LOT SIZE = 5,000 SQUARE FEET
 SMALLEST LOT = 10,162 SQUARE FEET
 DOGWOOD FARMS II TOTAL PROPERTY SIZE TO BE SUBDIVIDED = 2.83 ACRES

THERE IS A 5' UTILITY AND DRAINAGE EASEMENT OFF OF EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.

NO TITLE SEARCH OR REVIEW HAS BEEN COMPLETED OR PROVIDED OF THIS PROPERTY TO ALLEN LAND SURVEYING.

EXISTING GROUND TOPOGRAPHY AND AERIAL IMAGE COMPLETED WITH AERIAL LIDAR SCANNING.

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND NOT FIELD VERIFIED. ALABAMA 811 MUST BE CONTACTED PRIOR TO ANY EXCAVATION.