

# Town of Berlin

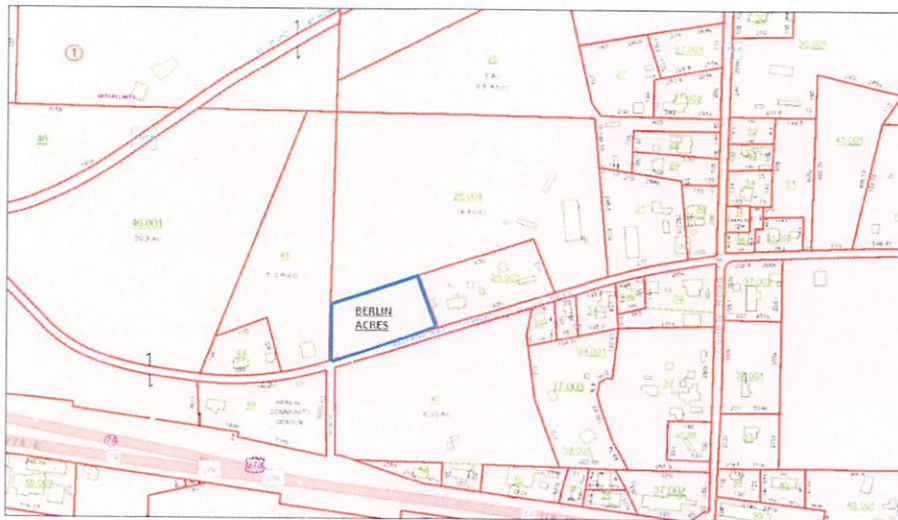
Mayor Patrick E. Bates • Clerk Keirstyn Montgomery • 461 County Road 1615 • Cullman, AL 35058

## PUBLIC HEARING

The Town of Berlin will hold a public hearing on Monday, May 16, 2022, at 7PM at the Berlin Community Center. The purpose of this hearing is to discuss a request for a 4-home minor subdivision "Berlin Acres" located on County Road 1615. All interested parties are encouraged to attend. Anyone who would like to attend the public hearing but has a disability which might require special materials, services, or assistance, should notify the Town Clerk at 256-736-3138 in advance of public hearing.

Patrick Bates

Mayor, Town of Berlin



04/22/2022, Posted, [www.berlinal.org](http://www.berlinal.org), 278 Rock Grocery, Berlin Community Center, Berlin Hardware, and Town Hall

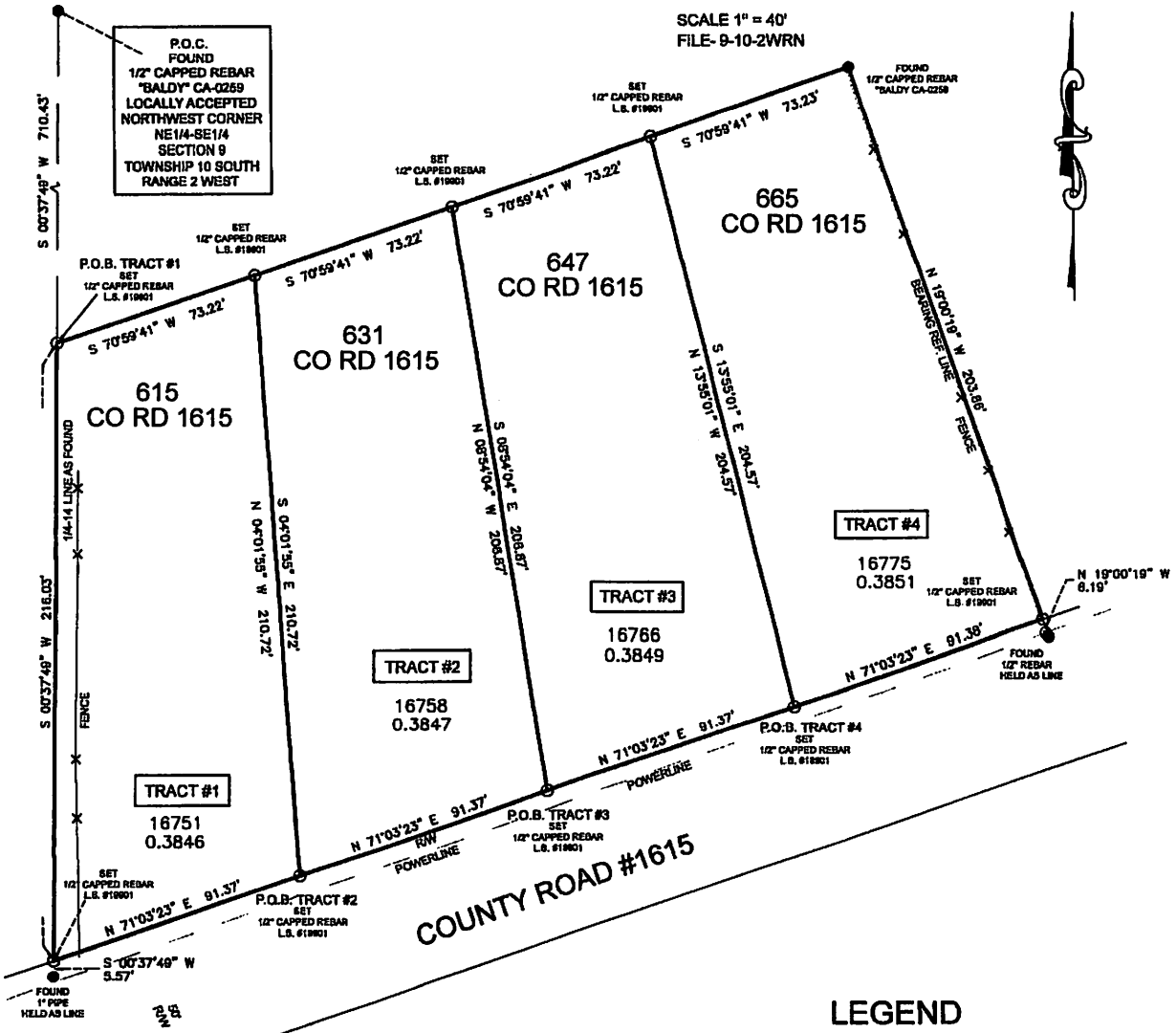
PATRICK BATES, MAYOR

KEIRSTYN MONTGOMERY, TOWN CLERK

461 COUNTY ROAD 1615 CULLMAN, ALABAMA 35058

PHONE (256) 736-3138 / EMAIL [CLERK@BERLINAL.ORG](mailto:CLERK@BERLINAL.ORG)

SCALE 1" = 40'  
FILE-9-10-2WRN



- NOTES: 1) NO TITLE SEARCH MADE BY SURVEYOR  
 2) NO ATTEMPT WAS MADE TO LOCATE ANY FENCES, POWERLINES, BUILDINGS, DRIVEWAYS, UTILITIES OR ANY OTHER IMPROVEMENTS EXCEPT AS SHOWN  
 3) SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD  
 4) DEED REFERENCE: BOOK 607 PAGE 245

LEGEND

IRON PIN FOUND	●
CON. MONUMENT FOUND	■
1/2" REBAR SET WITH CAP	○
FENCE	-X-X-
POINT OF BEGINNING	P.O.B.
DEED BOOK	D.B.
UTILITY AND DRAINAGE	U&D
MINIMUM BUILDING LINE	MBL
UTILITY POLE	⊙
RIGHT OF WAY	RAW
POINT OF COMMENCEMENT	P.O.C.

SEE SHEETS 2 & 3 FOR LEGAL DESCRIPTIONS

I, Kelly L. Whitfield, hereby certify that all parts of this survey and drawings 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.

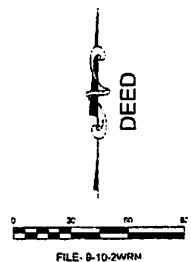
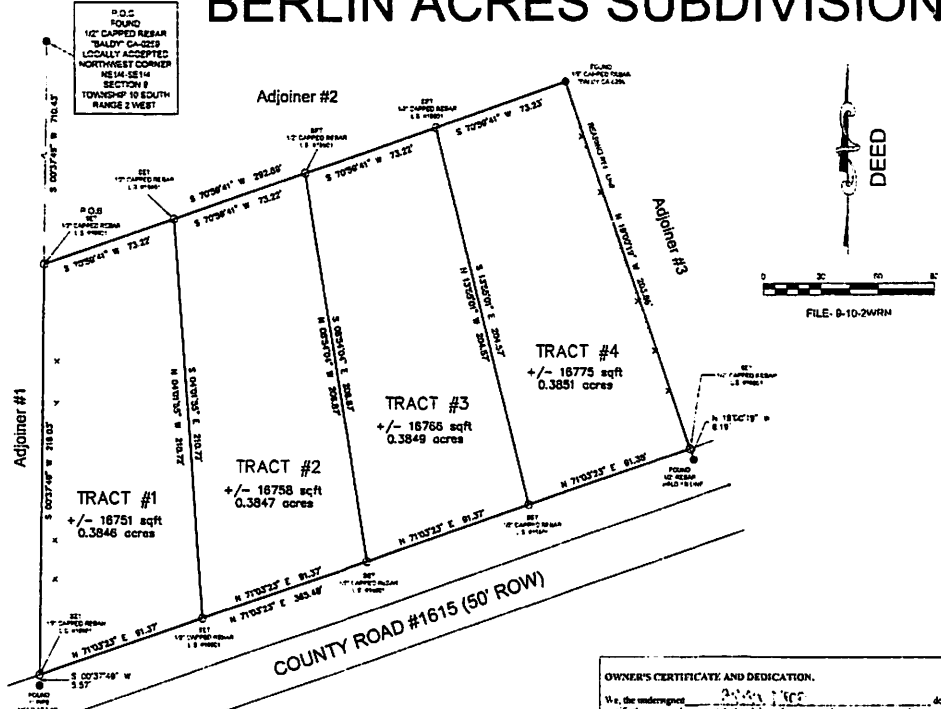
Surveyors Signature: *Kelly L. Whitfield*

Alabama License Number: 19901 Date: 2-03-2022

Kelly L. Whitfield  
 189 County Road 547  
 Hanceville, AL 35077  
 Phone: (256)636-1929



# BERLIN ACRES SUBDIVISION



ADJOINER #	ADJOINER NAME	ADDRESS	PER
1	COLLIER, RALPH & RUBY JEAN	182 MEADOW DR, HOLLY FOND, AL 35083	4471
2	YONG, SELVA	779 COUNTY RD. 1615, CULLMAN, AL 35058	44001
3	DELL, NANCY D	191 COUNTY RD 1615, CULLMAN, AL 35055	48418
4	SANFORD, JAMES A & MARIE	8475 US HWY 278 E, CULLMAN, AL 35055	18721

### LEGEND

- IRON PIN FOUND
- CON MONUMENT FOUND
- ▨ 1/2" REBAR SET WITH CAP
- FENCE
- POINT OF BEGINNING
- DEED BOOK
- UTILITY AND DRAINAGE
- UNUSUAL BUILDING LINE
- UTILITY POLE
- RIGHT OF WAY
- POINT OF COMMENCEMENT

- NOTES**
- No encroachments, easements, rights-of-way or past driveways visible on the surface except as noted. No utility search made by surveyor.
  - No easements were made to locate any buildings, porches, driveways, walkways or any other access except as shown.
  - Subject to all road rights-of-way, past or present rights-of-way and any other rights-of-way and easements recorded or unrecorded.
  - North Reference is based on deed bearings. Source of information: DB 677, PG 245.
  - Adjoining property owner's subdivision was provided to the Cullman County Parcel Viewer Website on 04/04/2022.
  - There was no field location attempted to determine the cause of subsurface structures.

### OWNER'S CERTIFICATE AND DEDICATION.

We, the undersigned, do hereby certify that we are the owners (or one of the owners) of and the only persons having any right, title, or interest in the land shown on the plan of BERLIN ACRES SUBDIVISION, and that the plan represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plan. The easement as shown on the plan is created for the maintenance and improvement of public services. We hereby guarantee a clear title to all lands so dedicated for such use and we agree forever and have caused the same to be released from all encumbrances so that the title is clear except as shown in the abstracts thereto.

*Mary Public*  
*My Commission Expires*

### ACKNOWLEDGEMENT

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I, the undersigned, a Notary Public in and for said County, in said State, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he (they) executed the same voluntarily.

GIVEN under my hand and official seal this 18<sup>th</sup> day of April, 2022.

*Mary Public*  
 My Commission Expires

### STATE OF ALABAMA

COUNTY OF CULLMAN  
 I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I, the undersigned, a Notary Public in and for said County, in said State, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he (they) executed the same voluntarily.

GIVEN under my hand and official seal this 18<sup>th</sup> day of April, 2022.

*Mary Public*  
 My Commission Expires

### CERTIFICATION OF THE WATER SUPPLIER

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 The Cullman County Water Department has inspected and accept the water as installed and/or approved the amount of land proposed to complete the same and hereby accepts the subdivision into its water service system.

*R. M. J. J.*  
 Cullman County Water Department Representative Date 4/18/22

### CERTIFICATION OF THE ELECTRIC SUPPLIER

UTILITY AND EASEMENT STATEMENT: Cullman Electric Cooperative is hereby granted a 30 feet wide utility easement along all lot lines and across County Road. Said easement being 15 feet on each side of the lot lines. Also, the Cooperative may, without these limits as necessary when the subdivision for the installation of gas wires and services. Cullman Electric Cooperative may substitute the pole line for aerial cable to other utilities, which serve the public.

UNDERGROUND EASEMENT STATEMENT: Cullman Electric Cooperative is hereby granted 15 feet in width for the provisions of underground utility services serving the property. Cullman Electric Cooperative is hereby granted a 10 feet wide utility easement along all lot lines and across County Road. Said easement being 5 feet on each side of the lot lines. Also, the Cooperative may exceed these limits as necessary within the subdivision to avoid trees and other grades.

*R. M. J. J.*  
 Cullman Electric Cooperative Representative Date

### CERTIFICATION OF APPROVAL BY COUNTY HEALTH DEPARTMENT

The lots on this plan are subject to approval or detention by the Cullman County LHD. No representation is made that any lot on this plan will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special easements and other requirements, and these are on file with the local health department and are made a part of this plan as if set out hereon.

*R. M. J. J.*  
 Cullman County Health Department Representative Date

### SURVEYOR'S CERTIFICATION

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 I, Kelly L. Whitfield, do hereby certify that I am a professional land surveyor or civil engineer registered with the State of Alabama, and that the plan or map of BERLIN ACRES SUBDIVISION described as follows:

Commencing at a found 1/2" capped rebar "BALDLY CA-0259" locally accepted as the Northwest corner of the Northeast Quarter of the Southeast Quarter; thence along the accepted west line of the Northeast Quarter of the Southeast Quarter S 09°37'49" W a distance of 710.43 feet to a set 1/2" capped rebar "LS 19901"; being The Point of Beginning; thence continue S 09°37'49" W a distance of 216.00 feet to a set 1/2" capped rebar "LS 19901" on the northerly right-of-way of County Road #1615; thence along said right-of-way a closed bearing and distance of N 71°09'23" E a distance of 165.40 feet to a set 1/2" capped rebar "LS 19901"; thence leaving said right-of-way N 19°00'19" W 203.86 feet in a found 1/2" capped rebar "BALDLY CA-0259"; thence S 70°59'41" W a distance of 292.89 feet, back to The Point of Beginning; being 1,539 acres more or less. Subject to any rights-of-way or easements recorded or unrecorded.

correctly represents a survey made under my supervision on the 18<sup>th</sup> day of April, 2022 and that all of the monuments shown thereon actually exist and their positions are correctly shown. I hereby 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.

*Kelly L. Whitfield*  
 Kelly L. Whitfield  
 Surveyor  
 My Commission Expires

### ACKNOWLEDGEMENT

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I, the undersigned, a Notary Public in and for said County, in said State, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he (they) executed the same voluntarily.

GIVEN under my hand and official seal this 18<sup>th</sup> day of April, 2022.

*Mary Public*  
 My Commission Expires

### OFFICE OF JUDGE OF PROBATE

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 I hereby certify that this Plan or Map was filed in this office for record this 18<sup>th</sup> day of April, 2022, at 10:00 o'clock A.M., and recorded in Book 1615 of Plans and Maps, Page 18721, This the 18<sup>th</sup> day of April, 2022.

*Judge of Probate*

### CERTIFICATION OF APPROVAL OF THE TOWN OF BERLIN

I hereby certify that the subdivision plan shown hereon has been examined for compliance with the Subdivision Regulations by the Town of Berlin and that the said Town of Berlin has approved this plan.

Town of Berlin Council Member: Place 1 \_\_\_\_\_ Date \_\_\_\_\_  
 Town of Berlin Council Member: Place 2 \_\_\_\_\_ Date \_\_\_\_\_  
 Town of Berlin Council Member: Place 3 \_\_\_\_\_ Date \_\_\_\_\_  
 Town of Berlin Council Member: Place 4 \_\_\_\_\_ Date \_\_\_\_\_  
 Town of Berlin Council Member: Place 5 \_\_\_\_\_ Date \_\_\_\_\_

Mayor, Town of Berlin \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATION OF THE COUNTY ENGINEER

I, the undersigned as County Engineer for Cullman County, Alabama, and after written notification of approval by the Mayor, City of the Town of Berlin, hereby sign this plan for recording of the same in the Probate Office of Cullman, Alabama. The Signature hereon does not guarantee the accuracy of the survey nor indicate physical inspection, approval or acceptance of the design, construction, or maintenance responsibility by Cullman County of the Subdivision Streets, Right of Ways, Utilities, or Drainage Structures.

*Kelly L. Whitfield*  
 Cullman County Engineer Date

### CERTIFICATION OF THE CULLMAN COUNTY E-1-1 BOARD OF COMMISSIONERS

STATE OF ALABAMA  
 COUNTY OF CULLMAN  
 All indicated roads in this subdivision have been assigned order number(s) or names(s) approved by municipalities. The Cullman County E-1-1 Board of Commissioners hereby certify that this action has been completed.

*Kelly L. Whitfield*  
 Kelly L. Whitfield  
 Cullman County E-1-1 Board of Commissioners Date

## BERLIN ACRES SUBDIVISION Final Plat

Kelly L. Whitfield, PE, PLS  
 Prepared By: PO Box 932  
 Hanceville, Alabama 35077  
 Phone: (256)338-8549

Scale: 1"=30'	Date: 04/04/22
Drawn:	Revisions: 04/08/2022