

2004-23

DEERFOOT ESTATES ADDITION NO. 1 DECATUR, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
STATE OF ALABAMA
COUNTY OF MORGAN
TO ALL INTERESTED PARTIES
I, John R. Garrison, a registered Land Surveyor of Decatur, Alabama, hereby certify that I have surveyed the property of BBP, LLC, situated in the NW 1/4 of Section 34, Township 5 South, Range 5 West, City of Decatur, Morgan County, Alabama, and described as follows:

A 10.74 acre tract of land lying in the NW 1/4 of the NW 1/4 of Section 34, Township 5 South, Range 5 West, City of Decatur, Morgan County, Alabama, and described as beginning at the NW corner of said Section 34 and running thence South 00°42'07" West along the west line of said Section 34 a distance of 1,653.78 feet to the northwest corner of Deerfoot Estates, a subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama; thence running along the north boundary of said Deerfoot Estates South 89°09'52" East a distance of 463.16 feet to the northeast corner of said Deerfoot Estates, the true point of beginning; thence continuing along the last described line, if extended, South 89°09'52" East a distance of 387.21 feet to a point; thence South 00°50'08" West a distance of 102.50 feet to a point; thence South 23°52'17" West a distance of 217.33 feet to a point; thence South 89°09'52" East a distance of 16.74 feet to a point; thence South 00°50'08" West a distance of 335.00 feet to a point; thence South 89°09'52" East a distance of 166.63 feet to a point; thence South 00°50'08" West a distance of 161.35 feet to a point; thence South 00°50'08" West a distance of 117.99 feet to a point; thence North 89°09'52" West a distance of 851.21 feet to a point on the west line of said Section 34; thence along the west line of said Section 34 North 00°42'07" East a distance of 249.79 feet to a point on the easterly boundary of said Deerfoot Estates; thence along the boundary of said Deerfoot Estates the following calls: South 89°09'52" East a distance of 204.52 feet to a point of curve on a curve as it curves to the right with a radius of 2.26 feet (said curve having a radius of 50.00 feet with a chord bearing South 42°30'38" West with a chord distance of 2.26 feet) to a point of reverse curvature; thence along said reverse curve as it curves to the left an arc distance of 166.11 feet (said curve having a radius of 52.50 feet with a chord bearing South 45°50'12" West with a chord distance of 104.98 feet) to a point; thence leaving said curve and running North 87°19'31" East a distance of 101.50 feet; thence North 66°17'29" East a distance of 41.84 feet; thence North 00°50'08" East a distance of 593.80 feet; thence North 24°23'30" East a distance of 103.84 feet; thence North 00°50'08" East a distance of 102.50 feet to the true point of beginning.

- NOTES:
- (1) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND TELECOMMUNICATIONS UNLESS SHOWN OTHERWISE, AND ARE DEPICTED AS DUAL EASEMENT.
 - (2) COMMON AREA B IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - (3) LANDSCAPE AND FENCE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - (4) THERE SHALL BE NO DRIVEWAY CUTS TO ACCESS BUNNY LANE, SW OR DEERFOOT WAY, SW. NO HOUSE SHALL FRONT ON BUNNY LANE, SW OR DEERFOOT WAY, SW.
 - (5) LOTS 1 - 7, INCLUSIVE, SHALL HAVE NO FENCES OR OTHER STRUCTURES CONSTRUCTED WITHIN THE DEDICATED DUAL EASEMENT ALONG REAR OF SAID LOTS.
- THE DITCH ALONG THESE LOTS IS TO REMAIN OPEN AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES
The undersigned, as authorized by the City of Decatur, hereby approves the within plat for the recording of same in the Office of the Probate Judge this the 11th day of August, 2004.

Approval applies to:
☒ Gas
☒ Water
☒ Electric
☒ Wastewater

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
The undersigned, as City Engineer of the City of Decatur, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge this the 11th day of August, 2004.

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF MORGAN
I hereby certify that this Plat or Map was filed in this office for record this the 11th day of August, 2004, at 2:17 o'clock P.M., and recorded in Book 2004 of Plats and Maps, Page 25. Recording fee of \$300 paid.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
The within plat of Deerfoot Estates Addition No. 1, City of Decatur, Morgan County, Alabama, is hereby approved by the Planning Commission of the City of Decatur, Alabama, this 11th day of August, 2004.

PLANNING COMMISSION FOR THE
CITY OF DECATUR, ALABAMA
Stephen E. Bager
Officer of the Planning Commission

CURVE TABLE				
#	Radius	Delta	Length	Chord
1	547.69'	16°19'52"	156.11'	155.38'
2	50.00'	67°12'08"	58.64'	55.34'
3	25.00'	90°00'00"	39.27'	35.36'
4	497.69'	08°34'36"	82.46'	82.37'
5	25.00'	90°00'00"	39.27'	35.36'
6	25.00'	90°00'00"	39.27'	35.36'
7	25.00'	90°00'00"	39.27'	35.36'
8	25.00'	89°52'00"	39.21'	35.31'
9	52.50'	240°21'52"	220.25'	90.77'
10	52.50'	76°41'43"	70.28'	65.15'
11	52.50'	90°00'00"	82.47'	74.25'
12	547.69'	08°04'53"	77.25'	77.19'
13	497.69'	00°24'29"	3.54'	3.54'
14	497.69'	08°05'07"	78.92'	78.83'
15	432.78'	04°18'16"	32.51'	32.51'
16	547.69'	08°23'51"	80.27'	80.20'
17	482.78'	02°28'00"	20.78'	20.78'
18	432.78'	10°28'10"	87.94'	87.81'
19	457.78'	26°01'17"	207.90'	206.12'
20	432.78'	26°01'17"	196.55'	194.87'
21	482.78'	24°32'20"	206.77'	205.19'
22	50.00'	60°54'35"	53.15'	50.69'
23	52.50'	126°29'06"	115.90'	93.76'
24	52.50'	111°38'10"	98.05'	97.88'
25	50.00'	02°35'25"	2.26'	2.26'
26	52.50'	181°17'05"	166.11'	104.99'
27	482.78'	10°28'10"	87.94'	87.81'
28	432.78'	17°53'17"	135.12'	134.57'
29	432.78'	03°49'44"	28.92'	28.92'
30	52.50'	242°50'23"	222.21'	89.76'
31	52.50'	116°01'17"	106.31'	84.05'

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; that no environmental survey has been performed by this surveyor; that the bearings shown hereon are from deed descriptions or other recorded plats and are based upon assumed north; based upon map overlays using for reference the FIA Flood Insurance Rate Maps dated May 2, 1999; I find that the above described property lies within a Zone X flood hazard area; that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and its number; and showing the streets, alleys and public grounds and giving the bearings, length, width and name of streets; said map further shows the relation of the land so platted to the Government Survey and that permanent monuments have been placed at the points marked thus (a) as hereon shown.

WITNESS my hand this the 9th day of August, 2004
John R. Garrison
John R. Garrison AL. REG. NO. 14407-S

DEDICATION
I, James G. Pruett, Manager of BBP, LLC, as proprietor, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Deerfoot Estates Addition No. 1, a part of Section 34, Township 5 South, Range 5 West, City of Decatur, Morgan County, Alabama, and that the streets and other public ways are hereby dedicated to the use of the public as signed and sealed in the presence of:

James G. Pruett James G. Pruett
Witness James G. Pruett, Manager BBP, LLC

ACKNOWLEDGEMENT
STATE OF ALABAMA
MORGAN COUNTY
I, Sandra C. Dial, a Notary Public in and for said County, in said State, hereby certify that James G. Pruett, Manager of BBP, LLC, as proprietor, 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, executed the same voluntarily.

GIVEN under my hand and official seal this 10th day of August, 2004
Sandra C. Dial
Notary Public
My Commission Expires: 5-25-2007
My Commission Expires: 03-25-2007

NORTH ALABAMA ENGINEERING COMPANY
P.O. BOX 1055 / 3220 HWY 31 SOUTH, BLDG A1
DECATUR, ALABAMA 35602
TELEPHONE (256) 353-6523 FAX (256) 351-9433

FINAL PLAT
DEERFOOT ESTATES ADDITION NO. 1
A PART OF THE NW 1/4 OF SECTION 35, T5S, R5W,
CITY OF DECATUR, MORGAN COUNTY, ALABAMA

SCALE: 1" = 50'
DATE: 02 JUN 04
DRAWN BY: JRG
FILE: Deerfoot Estates/Section 35
PROJECT NO: 93-1319
SHEET NO: 1 OF 1