

2004-34

DEERFOOT ESTATES ADDITION NO. 2 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 S 1/2 of the NW 1/4 of Section 34, Township 5 South, Range 5 West, City of Decatur, Morgan County, Alabama, and described as follows:

A 10.94 acre tract of land lying in the S 1/2 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 a point; thence running South 89°09'52" East a distance of 668.89 feet to the point of true beginning of the tract herein described; thence continuing along the last described line, if extended, South 89°09'52" East a distance of 668.89 feet to a point on the cusp of a curve to the southwest; thence along said curve on the right an arc distance of 158.85 feet (said curve having a radius of 255.40 feet with a chord bearing South 46°51'19" West and a chord distance of 158.07 feet to a point; thence leaving said curve and running South 25°52'17" East a distance of 60.00 feet to a point; thence South 00°50'08" East a distance of 163.85 feet to a point on a curve; thence South 89°09'52" East a distance of 21.05 feet to a point; thence North 82°03'18" East a distance of 163.85 feet to a point on a curve; thence along said curve on the left an arc distance of 149.87 feet (said curve having a radius of 1277.51 feet with a chord bearing South 04°35'03" East and a chord distance of 149.78 feet) to a point of reverse curvature of a curve to the right; thence along said curve to the right an arc distance of 40.17 feet (said curve having a radius of 25.00 feet with a chord bearing of South 44°48'22" West and a chord distance of 35.98 feet) to a point; thence South 00°50'08" East a distance of 33.00 feet to a point on a curve; thence along said curve on the right an arc distance of 30.27 feet (said curve having a radius of 25.00 feet with a chord bearing of South 44°48'22" West and a chord distance of 35.98 feet) to the point of true beginning of the tract herein described.

that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards and Practices 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 plat and are based upon assumed north; based upon map overlays using for reference the FIA Flood Insurance Rate Map 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 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 points marked thus (o) as hereon shown.

WITNESS my hand this 3rd day of December 2004
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. 2, 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:

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 3rd day of December 2004
Sandra C. Dial
My Commission Expires: 3-25-07

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 3rd day of December 2004
City Engineer, City of Decatur, Alabama

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
FOR
DEERFOOT ESTATES ADDITION NO. 2
DECATUR, ALABAMA

SCALE: 1" = 60'
DATE: 08 OCT 04
DRAWN BY: JRG
APPR. BY:
FILE: Deerfoot Estates / Phase 2 /
PROJECT NO.: 93-1319
SHEET NO.: 1 OF 1

- NOTES:
- (1) THERE SHALL BE NO DRIVEWAY CUTS TO ACCESS DEERFOOT WAY, SW OR BUNNY LANE, SW. ALL HOUSES SHALL FRONT ON LOCKERBY DRIVE, SW AND ACCESS LOCKERBY DRIVE, SW ONLY.
 - (2) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND TELECOMMUNICATIONS AND ARE DEPICTED AS DUST EASEMENT.
 - (3) ALL TEMPORARY TURN-AROUND EASEMENTS SHALL BE VACATED AND OWNERSHIP SHALL REVERT BACK TO THE OWNER WHEN STREETS ARE EXTENDED.

Station	Bearing	Length	Chord	Chord Bearing
1+00.00	S 89°09'52" E	167.74	167.74	S 89°09'52" E
1+167.74	S 89°09'52" E	167.74	167.74	S 89°09'52" E
2+335.48	S 89°09'52" E	167.74	167.74	S 89°09'52" E
3+503.22	S 89°09'52" E	167.74	167.74	S 89°09'52" E
4+670.96	S 89°09'52" E	167.74	167.74	S 89°09'52" E
5+838.70	S 89°09'52" E	167.74	167.74	S 89°09'52" E
6+1006.44	S 89°09'52" E	167.74	167.74	S 89°09'52" E
7+1174.18	S 89°09'52" E	167.74	167.74	S 89°09'52" E
8+1341.92	S 89°09'52" E	167.74	167.74	S 89°09'52" E
9+1509.66	S 89°09'52" E	167.74	167.74	S 89°09'52" E
10+1677.40	S 89°09'52" E	167.74	167.74	S 89°09'52" E
11+1845.14	S 89°09'52" E	167.74	167.74	S 89°09'52" E
12+2012.88	S 89°09'52" E	167.74	167.74	S 89°09'52" E
13+2180.62	S 89°09'52" E	167.74	167.74	S 89°09'52" E
14+2348.36	S 89°09'52" E	167.74	167.74	S 89°09'52" E
15+2516.10	S 89°09'52" E	167.74	167.74	S 89°09'52" E
16+2683.84	S 89°09'52" E	167.74	167.74	S 89°09'52" E
17+2851.58	S 89°09'52" E	167.74	167.74	S 89°09'52" E
18+3019.32	S 89°09'52" E	167.74	167.74	S 89°09'52" E
19+3187.06	S 89°09'52" E	167.74	167.74	S 89°09'52" E
20+3354.80	S 89°09'52" E	167.74	167.74	S 89°09'52" E
21+3522.54	S 89°09'52" E	167.74	167.74	S 89°09'52" E
22+3690.28	S 89°09'52" E	167.74	167.74	S 89°09'52" E
23+3858.02	S 89°09'52" E	167.74	167.74	S 89°09'52" E
24+4025.76	S 89°09'52" E	167.74	167.74	S 89°09'52" E
25+4193.50	S 89°09'52" E	167.74	167.74	S 89°09'52" E
26+4361.24	S 89°09'52" E	167.74	167.74	S 89°09'52" E
27+4528.98	S 89°09'52" E	167.74	167.74	S 89°09'52" E
28+4696.72	S 89°09'52" E	167.74	167.74	S 89°09'52" E
29+4864.46	S 89°09'52" E	167.74	167.74	S 89°09'52" E
30+5032.20	S 89°09'52" E	167.74	167.74	S 89°09'52" E
31+5200.94	S 89°09'52" E	167.74	167.74	S 89°09'52" E
32+5368.68	S 89°09'52" E	167.74	167.74	S 89°09'52" E
33+5536.42	S 89°09'52" E	167.74	167.74	S 89°09'52" E
34+5704.16	S 89°09'52" E	167.74	167.74	S 89°09'52" E
35+5871.90	S 89°09'52" E	167.74	167.74	S 89°09'52" E
36+6039.64	S 89°09'52" E	167.74	167.74	S 89°09'52" E
37+6207.38	S 89°09'52" E	167.74	167.74	S 89°09'52" E
38+6375.12	S 89°09'52" E	167.74	167.74	S 89°09'52" E
39+6542.86	S 89°09'52" E	167.74	167.74	S 89°09'52" E
40+6710.60	S 89°09'52" E	167.74	167.74	S 89°09'52" E
41+6878.34	S 89°09'52" E	167.74	167.74	S 89°09'52" E
42+7046.08	S 89°09'52" E	167.74	167.74	S 89°09'52" E
43+7213.82	S 89°09'52" E	167.74	167.74	S 89°09'52" E
44+7381.56	S 89°09'52" E	167.74	167.74	S 89°09'52" E
45+7549.30	S 89°09'52" E	167.74	167.74	S 89°09'52" E
46+7717.04	S 89°09'52" E	167.74	167.74	S 89°09'52" E
47+7884.78	S 89°09'52" E	167.74	167.74	S 89°09'52" E
48+8052.52	S 89°09'52" E	167.74	167.74	S 89°09'52" E
49+8220.26	S 89°09'52" E	167.74	167.74	S 89°09'52" E
50+8388.00	S 89°09'52" E	167.74	167.74	S 89°09'52" E

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of Deerfoot Estates Addition No. 2, City of Decatur, Morgan County, Alabama, is hereby approved by the Planning Commission of the City of Decatur, Alabama, this 3rd day of December 2004.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA
City Engineer, City of Decatur, Alabama

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 3rd day of December 2004, at 2:15 P.M., and recorded in Book 100 of Plats and Maps, Page 34, Recording Fee of \$11.00 paid.

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 3rd day of December 2004.

Approval applies to:
Gas
Water
Electric
Wastewater

