

PAUL G. PRINCE
1119 MAIN STREET WEST
HARTSELLE, AL 35640

DEERFOOT ESTATES ADDITION NO. 4 DECATUR, ALABAMA

NOTES:

- ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND TELECOMMUNICATIONS AND ARE DEPICTED AS DU&T EASEMENT.
- THERE SHALL BE NO DRIVEWAY CUTS TO ACCESS DEERFOOT WAY, SW AND NO HOUSE SHALL FRONT ON DEERFOOT WAY, SW.

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	321.52	17°39'44"	99.21'	98.81'	50.00'	N 03°34'35" W
2	3239.73	04°25'09"	249.88'	249.81'	125.00'	S 03°02'42" W
3	25.00'	90°00'00"	39.27'	35.36'	25.00'	N 45°50'08" E
4	25.00'	90°00'00"	39.27'	35.36'	25.00'	S 44°09'52" E
5	3264.73	04°25'09"	251.80'	251.77'	125.98'	S 03°02'42" W
6	3214.73	04°25'09"	247.95'	247.89'	124.04'	S 03°02'42" W
7	348.82	17°39'44"	106.91'	106.49'	53.88'	N 03°34'35" W
8	296.92	17°39'44"	91.14'	91.14'	46.12'	N 03°34'35" W
9	52.50'	285°58'28"	243.68'	76.83'	19.88'	S 77°35'32" W
10	50.00'	42°58'13"	37.50'	36.63'	19.88'	N 33°53'34" W
11	50.00'	42°58'13"	37.50'	36.63'	19.88'	S 09°04'39" W
12	52.50'	29°43'38"	27.24'	26.93'	13.93'	N 15°41'58" E
13	52.50'	55°50'38"	51.17'	49.17'	27.82'	N 27°05'10" W
14	52.50'	51°11'23"	46.90'	45.36'	25.15'	N 80°38'09" W
15	52.50'	58°43'38"	51.98'	49.88'	28.34'	S 45°26'20" W
16	52.50'	72°27'12"	66.39'	62.05'	38.46'	S 19°09'05" E
17	348.82	17°39'44"	106.91'	106.49'	53.88'	N 03°34'35" W
18	348.82	17°39'44"	106.91'	106.49'	53.88'	N 03°34'35" W
19	3264.73	01°31'20"	86.73'	86.73'	43.37'	N 04°29'37" W
20	3264.73	02°08'28"	120.07'	120.08'	60.04'	S 02°40'44" W
21	3264.73	00°47'23"	45.00'	45.00'	22.50'	S 01°13'49" W
22	3214.73	02°08'24"	120.07'	120.08'	60.04'	S 02°42'27" W
23	3214.73	00°48'07"	45.00'	45.00'	22.50'	S 01°14'11" W
24	3214.73	01°29'38"	82.88'	82.87'	41.44'	S 04°30'58" W
25	154.10'	04°38'52"	12.41'	12.41'	6.21'	S 88°31'42" W
26	347.88'	22°20'50"	135.81'	134.75'	68.68'	S 75°02'51" W
27	377.68'	22°20'50"	147.31'	146.38'	74.80'	S 75°02'51" W
28	184.10'	04°38'52"	14.83'	14.82'	7.42'	S 88°31'42" W
29	124.10'	04°38'52"	9.99'	9.99'	5.00'	S 88°31'42" W

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 10 day of March, 2006.

Henry Keenum
DeCATUR UTILITIES

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

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 10 day of March, 2006, at 10:00 o'clock A.M., and recorded in Book 2006 of Plats and Maps, Page 2006. Recording fee of 21.00 paid.

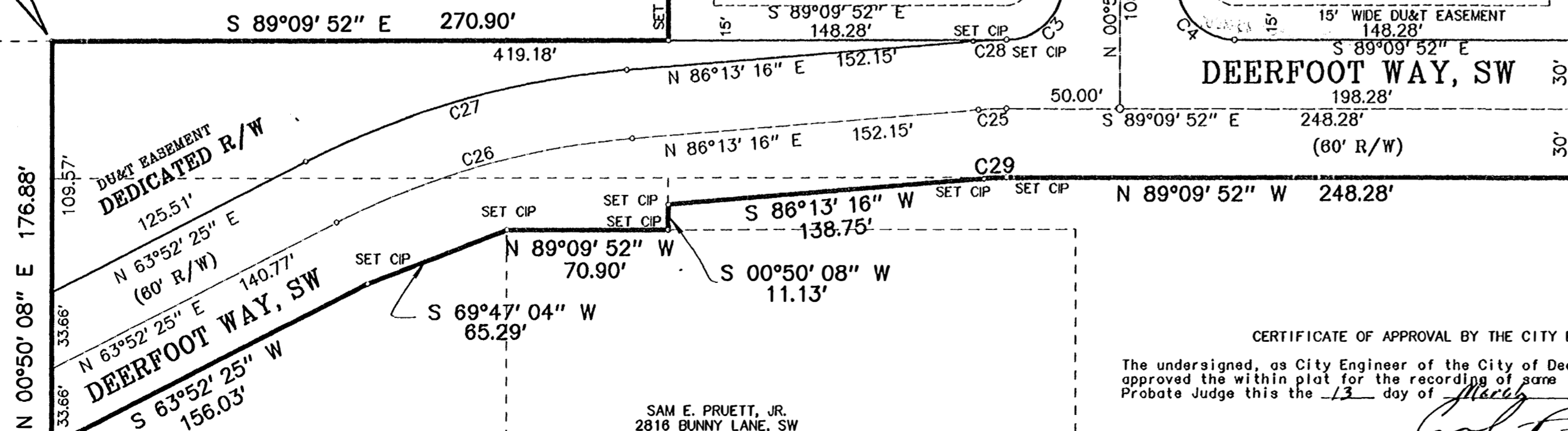
Bobby Day
Judge of Probate

PAUL G. PRINCE
1119 MAIN STREET WEST
HARTSELLE, AL 35640

TRUE POINT OF BEGINNING
THIS POINT IS LOCATED S 00°42'07" W 1653.78 FEET AND
S 89°09'52" E 1599.26 FEET FROM THE NORTHWEST
CORNER OF SECTION 34, T5S, R5W

WEST BOUNDARY
SECTION 34, T5S, R5W
FND 5/8" REBAR
NW CORNER SECTION 34,
T5S, R5W
N 00°42'07" E
1653.78'

BB&P, LLC
c/o JAMES G. PRUETT
2820 BUNNY LANE, SW
DECATUR, AL 35603



SAM E. PRUETT, JR.
2816 BUNNY LANE, SW
DECATUR, AL 35603

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 13 day of March, 2006.

Paul Prince
City Engineer, City of Decatur, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of Deerfoot Estates Addition No. 4, City of Decatur, Morgan County, Alabama, is hereby approved by the Planning Commission of the City of Decatur, Alabama, this 13 day of March, 2006.

Mark R. ...
Officer of the Planning Commission

FND 5/8" ROD
102" N & 0.28" E
SET CIP

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 BB&P, LLC, situated in the NW 1/4 of Section 34, Township 5 South, Range 5 West, the City of Decatur, Morgan County, Alabama, and described as follows:

An 8.44 acre tract of land lying in 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 and an extension thereof South 89°09'52" East a distance of 1,599.26 feet to the true point of beginning; thence continuing along an extension of the last called line South 89°09'52" East a distance of 270.90 feet to a point; thence North 00°50'08" East a distance of 785.80 feet to a point; thence South 89°09'52" East a distance of 396.57 feet to a point; thence South 00°50'08" West a distance of 845.80 feet to a point; thence North 89°09'52" West a distance of 248.28 feet to the point of curvature of a curve to the left; thence along said curve to the left an arc distance of 9.99 feet (said curve having a radius of 124.10 feet with a chord bearing South 88°31'42" West a chord distance of 9.99 feet) to the point of tangency of said curve; thence South 88°13'18" West a distance of 138.75 feet to a point; thence South 0°50'08" West a distance of 11.13 feet to a point; thence North 89°09'52" West a distance of 70.90 feet to a point; thence South 89°47'04" West a distance of 65.29 feet to a point; thence South 83°52'25" West a distance of 156.03 feet to a point; thence North 00°50'08" East a distance of 176.88 feet to the true point of beginning;

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 maps and surveys 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 points marked thus (c) as hereon shown.

WITNESS my hand this the 10 day of March, 2006.

John R. Garrison
John R. Garrison AL. REG. NO. 14407-S

DEDICATION

I, James G. Pruett, Manager of BB&P, 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. 4, 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
Witness
James G. Pruett, Manager
BB&P, 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 BB&P, 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 15 day of March, 2006.

Sandra C. Dial
Notary Public
My Commission Expires: 03-25-2007

BOBBY G. TUCKER
2730 BUNNY LANE, SW
DECATUR, AL 35603

REVISED 04 MAR 06 - EXTENDED R/W AT WEST END TO MATCH EAST BOUNDARY OF ADDN 3.

REVISED 25 FEB 06 - ADDED R/W TO WEST END.

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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. 4 DECATUR, ALABAMA				
SCALE: 1" = 50'	DRAWN BY: JRG	FILE: /Deerfoot Estates/	PROJECT NO. 93-1319	SHEET NO. 1 OF 1
DATE: 23 JAN 06	APPR. BY:	REV: 03/06/06		