

DEERFOOT ESTATES
DECATUR, ALABAMA

TO ALL INTERESTED PARTIES

7.79 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, Indiana, and described as beginning at the NW corner of said section 34, then running S 42° 00' 00" W 100 feet to the west line of said Section 34 a distance of 1,653.78 feet to the point of beginning; then running S 42° 00' 00" W 64 feet to the East a distance of 463.16 feet to a point; then running South 00° 50' 00" East a distance of 102.50 feet to a point; then running South 24° 23' 00" West a distance of 102.50 feet to a point; then running South 00° 50' 00" West a distance of 593.80 feet to a point; then running South 68° 17' 29" West a distance of 102.50 feet to a point; then running S 87° 19' 41" West a distance of 101.50 feet to a point on a curve; then running along said curve as it curves to the right on an arc distance of 166.11 feet to a point; then running S 82° 42' 00" West a distance of 102.50 feet to a point; then running N 46° 52' 12" West and chord distance of 104.99 feet to a point; then running along said curve as it curves to the left on an arc distance of 2.28 feet (said curve having a radius of 50.00 feet with a chord bearing North 42° 53' 08" East a distance of 2.28 feet) to a point; then running N 89° 02' 52" West a distance of 204.52 feet to a point on the west boundary of said section 34; then running along the west boundary of said section 34 North 00° 42' 00" East a distance of 742.50 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 and Specifications of the Surveying and Mapping Board to the best of my knowledge, information and belief;

that no environmental survey has been performed by this surveyor; and

that the above described property is not a public right-of-way or other recorded plats and are based upon assumed north;

that the map was prepared by me or under my direct supervision; Insurance Rate Maps dated May 2, 1999, I find that the above described property lies within a Zone X flood

that the above described property is not a public right-of-way and correct map showing the subdivision into which the property is located; and that the above described property is the boundaries of each lot and its number, and showing the streets, alleys and public grounds and giving the bearings, distances and area of each lot and that the above described shows the relation of the land so plotted to the Government Survey and that permanent monuments have been placed at Survey marked corners.

WITNESS my hand this the 13th day of May, 2004

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, 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
James G. Pruett, Manager
BB&P, LLC

ACKNOWLEDGEMENT

STATE OF ALABAMA

I, Sandra C Dial, a Notary Public in and for said County, in said State, hereby certify that James G. Pruett, Manager of BBB&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 26
day of may, 2004.

Notary Public
My Commission Expires: 03-25-2007

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of Deerfoot Estates, City of Decatur, Morgan County, Alabama, is hereby approved by the Planning Commission of the City of Decatur, Alabama, this 26 day of May, 2004.

PLANNING COMMISSION FOR THE

Stephen E. Boyer
Officer of the Planning Commission

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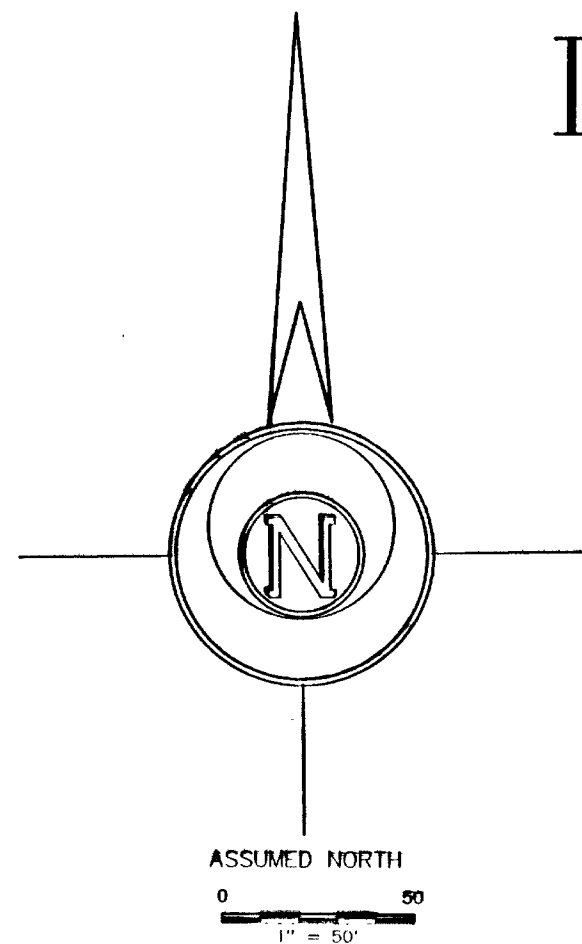
NORTH ALABAMA ENGINEERING COMPANY
P.O. BOX 1055 / 3220 HWY 31 SOUTH, BLDG A1
DECATUR, ALABAMA 35602

FINAL PLAT

DEERFOOT ESTATES

**A PART OF THE NW 1/4 OF SECTION 35, T5S, R5W,
CITY OF DECATUR, MORGAN COUNTY, ALABAMA**

SCALE: 1" = 50'	DRAWN BY: JRG	FILE: /Deerfoot Estates/ /Sections Chris/ /sections/FINAL PLAT DFE/ Final plat.dwg	PROJECT NO. 93-1319	SHEET NO.: 1 OF 1
DATE: 24 APR 04	APPR. BY:			



NOTES

- (1) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND TELECOMMUNICATIONS UNLESS SHOWN OTHERWISE, AND ARE DEPICTED AS DUKT EASEMENT.
- (2) COMMON AREA A 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 LOTS ON SHADY GROVE LANE, SW OR DEERPOOT WAY, SW AND THERE SHALL BE NO DRIVEWAY FRONT ON SHADY GROVE LANE, SW OR DEERPOOT WAY, SW.
- (5) LOTS 8 - 15, INCLUSIVE, SHALL HAVE NO FENCES OR OTHER STRUCTURES CONSTRUCTED WITHIN THE DEDICATED DUKT EASEMENT ALONG REAR OF SAID LOTS. THE DUKT EASEMENT ALONG THE REAR 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 25th day of May, 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 25 day of May, 2004.

Carl P. King for Richard Grace
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 the 26 day of May, 2004, at 3:00 o'clock P.M. and recorded in Book 2004 of Plats and Maps, Page 15 Recording fee of \$21.00 paid.

Judge of Probate

CURVE TABLE						
#	Radius	Offset	Length	Chord	Tangent	Chord Bearing
1	25' 00"	90° 00' 00"	72.42'	72.42'	52.50'	N 44° 59' 08" E
2	52.50'	90° 00' 00"	82.47'	74.25'	52.50'	S 45° 50' 08" E
3	50.00'	62° 23' 32"	54.45'	51.80'	30.28'	S 32° 01' 54" W
4	52.50'	62° 23' 32"	54.45'	51.80'	30.28'	N 32° 01' 54" W
5	25.00'	90° 00' 00"	39.27'	35.36'	25.00'	N 44° 59' 08" E
6	25.00'	90° 00' 00"	39.27'	35.36'	25.00'	S 45° 50' 08" E
7	25.00'	90° 00' 00"	39.27'	35.36'	25.00'	N 44° 59' 08" E
8	25.00'	90° 00' 00"	39.27'	35.36'	25.00'	S 45° 50' 08" E
9	25.00'	89° 52' 00"	39.21'	35.31'	24.94'	S 44° 13' 52" E
10	25.00'	89° 52' 00"	39.27'	35.36'	24.98'	S 45° 08' 08" E
11	25.00'	242° 23' 32"	222.10'	89.82'	19.68'	N 57° 58' 06" E
12	50.00'	42° 58' 13"	37.50'	36.63'	19.68'	N 22° 19' 15" E
13	50.00'	42° 58' 13"	37.50'	36.63'	19.68'	S 22° 19' 15" W
14	52.50'	265° 56' 26"	243.68'	76.83'	18.68'	S 69° 03' 36" E
15	50.00'	02° 35' 25"	2.26'	2.26'	1.13'	N 42° 30' 30" E
16	50.00'	181° 15' 59"	186.77'	104.96'	12.65'	S 45° 50' 12" E
17	50.00'	28° 37' 11"	24.98'	24.72'	12.50'	S 77° 48' 00" E
18	50.00'	14° 21' 02"	12.52'	12.45'	6.25'	S 08° 20' 31" E
19	50.00'	40° 22' 08"	12.52'	12.45'	6.25'	N 21° 01' 31" E
20	52.50'	84° 39' 21"	72.57'	72.40'	4.39'	S 00° 00' 00" E

HOLLAND HOLDINGS, LP
DB 1800 PG 968
P.O. BOX 1947
DECATUR, AL 35602

