

# FINAL PLAT OF EAGLE POINT TWO - A PRIVATE DEVELOPMENT LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, COLBERT COUNTY, ALABAMA DEVELOPER: JCG & ASSOCIATES, LLC 41.75 ACRES ±

STATE OF ALABAMA  
COUNTY OF COLBERT

I, BERT A. HAYS, A REGISTERED LAND SURVEYOR IN SAO STATE AND COUNTY, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF PLAT OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: A TRACT OF PARCELS OF LAND LINGS AND BEING IN SECTION 13, IN TOWNSHIP 2 SOUTH, RANGE 15 WEST, COLBERT COUNTY, ALABAMA AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT NORTHWEST CORNER OF SAID SECTION THENCE RUN SOUTH 02 DEGREES 38 MINUTES 50 SECONDS EAST FOR 1313.10 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 50 MINUTES 34 SECONDS WEST FOR 334.50 FEET TO THE POINT OF BEGINNING OF BENCH THENCE RUN SOUTH 37 DEGREES 14 MINUTES 50 SECONDS WEST FOR 672.56 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 11 MINUTES 04 SECONDS WEST FOR 123.10 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 34 MINUTES 04 SECONDS WEST FOR 365.20 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 45 MINUTES 35 SECONDS EAST FOR 207.05 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 36 SECONDS EAST FOR 153.47 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET AND A LENGTH OF 324.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32 DEGREES 00 MINUTES 00 SECONDS WEST FOR 186.82 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A LENGTH OF 04.56 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 54 MINUTES 37 SECONDS WEST FOR 134.75 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 19 MINUTES 41 SECONDS WEST FOR 115.88 FEET TO A POINT; THENCE RUN SOUTH 93 DEGREES 25 MINUTES 03 SECONDS WEST FOR 77.84 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A LENGTH OF 877.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 11 MINUTES 15 SECONDS WEST FOR 87.46 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 27 MINUTES 35 SECONDS WEST FOR 223.53 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 59 MINUTES 51 SECONDS EAST FOR 309.88 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 22 MINUTES 18 SECONDS EAST FOR 371.74 FEET TO A POINT; THENCE RUN NORTH 23 DEGREES 48 MINUTES 48 SECONDS WEST FOR 402.32 FEET TO A POINT; THENCE RUN NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST FOR 424.20 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES 15 SECONDS EAST FOR 346.74 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 18 SECONDS WEST FOR 235.47 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 49 MINUTES 11 SECONDS EAST FOR 180.49 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 34 SECONDS EAST FOR 400.28 FEET TO THE POINT OF BEGINNING, CONTAINING 41.75 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, SUBTENSORS OR RIGHTS OF WAY OF RECORD.

STATE OF ALABAMA  
COUNTY OF COLBERT

APPROVED FOR RECORDING BY THE COLBERT COUNTY COMMISSION THIS 17th DAY OF February, 2008.

COLBERT COUNTY COMMISSION REPRESENTATIVE

STATE OF ALABAMA  
COUNTY OF COLBERT

APPROVED FOR RECORDING BY THE SHEPHERD UTILITY DEPARTMENT THIS 14th DAY OF February, 2008.

SHEPHERD UTILITY REPRESENTATIVE

STATE OF ALABAMA  
COUNTY OF COLBERT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY BY THE COLBERT COUNTY HEALTH DEPARTMENT THIS 15th DAY OF February, 2008.

SANTARIAN

STATE OF ALABAMA  
COUNTY OF COLBERT

APPROVED FOR RECORDING PURPOSES ONLY BY THE COUNTY ENGINEER OF COLBERT COUNTY, ALABAMA THIS 15th DAY OF February, 2008.

### CERTIFICATE OF APPROVAL BY THE HEALTH DEPARTMENT

The undersigned, as authorized by the Colbert County Health Department, hereby approved the above plat for the recording of same in the Public Office of Colbert County, Alabama, this 14th day of Feb, 2008.

HEALTH DEPARTMENT REPRESENTATIVE

THIS IS A PRIVATE SUBDIVISION AND WAS NOT DEVELOPED IN ACCORDANCE WITH THE DESIGN AND ACCEPTANCE STANDARDS FOR LOCAL ROADS, STREETS AND SUBDIVISIONS OF COLBERT COUNTY, ALABAMA. COLBERT COUNTY AND ITS AGENTS ACCEPT NO RESPONSIBILITY FOR LIABILITY OF THE DESIGN OR MAINTENANCE OF ANY FEATURES ASSOCIATED WITH THIS SUBDIVISION. FURTHER, WE AS COLBERT COUNTY AGENTS AND IN PARTICULAR THE 40 FOOT CONCRETE-SIDEWALKS AND THE ROAD CONSTRUCTED THEREON, AS IS AND ACKNOWLEDGE THAT IT IS NOT A COUNTY OR PUBLIC ROAD, THAT IT IS A PRIVATE ROAD AND UNDERSTAND THAT SAID ROAD MUST BE SUBJECT UP TO STANDARDS APPROVED AND ACCEPTED BY THE COLBERT COUNTY COMMISSION BEFORE ANY WORK MAY BE MADE FOR IT TO BECOME A "COUNTY ROAD".

THE WATER SYSTEM FOR THIS SUBDIVISION IS PRIVATELY OWNED AND IS NOT A PART OF THE COLBERT COUNTY WATER SYSTEM.

STATE OF ALABAMA  
COUNTY OF COLBERT

I, THE UNDERSIGNED, HEREBY PUBLIC IN SAID COUNTY AND STATE, HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN BY THE AFORESAIDED ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT (DESCRIBED THE SAME VOLUNTARILY) ON THE DAY OF SAID BEARS DATE.

SIGN UNDER MY HAND THIS 12th DAY OF FEBRUARY, 2008.

J. B. JAILLIE  
PROPERTY OWNER

STATE OF ALABAMA  
COUNTY OF COLBERT

I, THE UNDERSIGNED, AS LAND PUBLIC IN SAID COUNTY AND STATE, HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN BY THE AFORESAIDED ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT (DESCRIBED THE SAME VOLUNTARILY) ON THE DAY OF SAID BEARS DATE.

SIGN UNDER MY HAND THIS 10th DAY OF FEBRUARY, 2008.

STATE OF ALABAMA  
COUNTY OF COLBERT

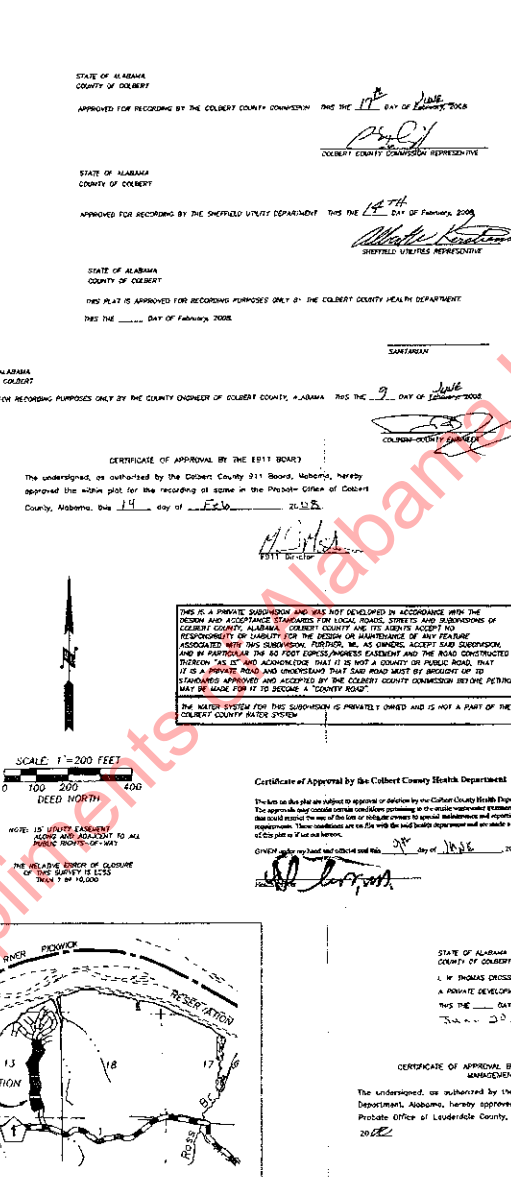
I, H. PHILIP CRONIN, PROBATE JUDGE OF COLBERT COUNTY, ALABAMA, HEREBY CERTIFY THAT THE ATTACHED PLAT OF "EAGLE POINT TWO - A PRIVATE DEVELOPMENT," WAS DULY FILED IN THE OFFICE OF THE JUDGE OF PROBATE OF COLBERT COUNTY, ALABAMA ON PLAT BOOK THREE PAGE 5.

THIS IS THE 15th DAY OF FEBRUARY, 2008.

### CERTIFICATE OF APPROVAL BY THE UNIVERSAL COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Colbert County Flood Management Department, Alabama, hereby approved the above plat for the recording of same in the Public Office of Lauderdale County, Alabama, this 12th day of February, 2008.

UNIVERSAL COUNTY FLOOD MANAGEMENT REPRESENTATIVE



NO.	BEARINGS	DIST.	ARC	CURVE	CHORD BEARING
1	47A 10'	1814.27'	148.26'	23.82'	8.30727541°W
2	158.10'	1894.44'	153.89'	23.14'	48.92327376°N
3	159A 10'	1707.03'	158.73'	28.87'	53.2741932°E
4	172.92'	1227.40'	128.79'	28.79'	42.3154267°W
5	171.28'	1031.83'	121.62'	27.68'	41.2111473°N
6	171.68'	1109.12'	126.74'	28.04'	42.4071402°W
7	154.99'	1072.20'	119.78'	19.87'	48.3242373°N
8	162.24'	1376.18'	152.24'	32.28'	51.8751937°E
9	175.27'	1070.77'	121.44'	23.28'	52.4445437°E
10	47A 10'	1814.27'	148.26'	23.82'	8.30727541°W
11	158.10'	1894.44'	153.89'	23.14'	48.92327376°N
12	159A 10'	1707.03'	158.73'	28.87'	53.2741932°E
13	171.28'	1227.40'	128.79'	28.79'	42.3154267°W
14	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
15	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
16	171.28'	1227.40'	128.79'	28.79'	42.3154267°W
17	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
18	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
19	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
20	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
21	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
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23	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
24	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
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26	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
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59	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
60	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
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70	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
71	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
72	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
73	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
74	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
75	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
76	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
77	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
78	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
79	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
80	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
81	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
82	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
83	171.68'	1031.83'	121.62'	27.68'	41.2111473°N
84	171.68'	1031.83'	121.62'	27.68'	41.2111473°N



VICINITY MAP (NO SCALE)

Recorded in Public Office of Colbert County, Alabama, on this 17th day of February, 2008.  
Colbert C 511-145

Recorded in Public Office of Colbert County, Alabama, on this 17th day of February, 2008.

**HAYS SURVEYING**  
BERT A. HAYS, PLS  
1008 EAST 17TH STREET  
SHEPHERD, ALABAMA 35860  
PHONE: (256) 383-2228

SCALE: 1" = 200'  
DATE: 02/17/2008  
DRAWN BY: [Signature]  
CHECKED BY: [Signature] EAGLEPOINT2FINAL.DWG