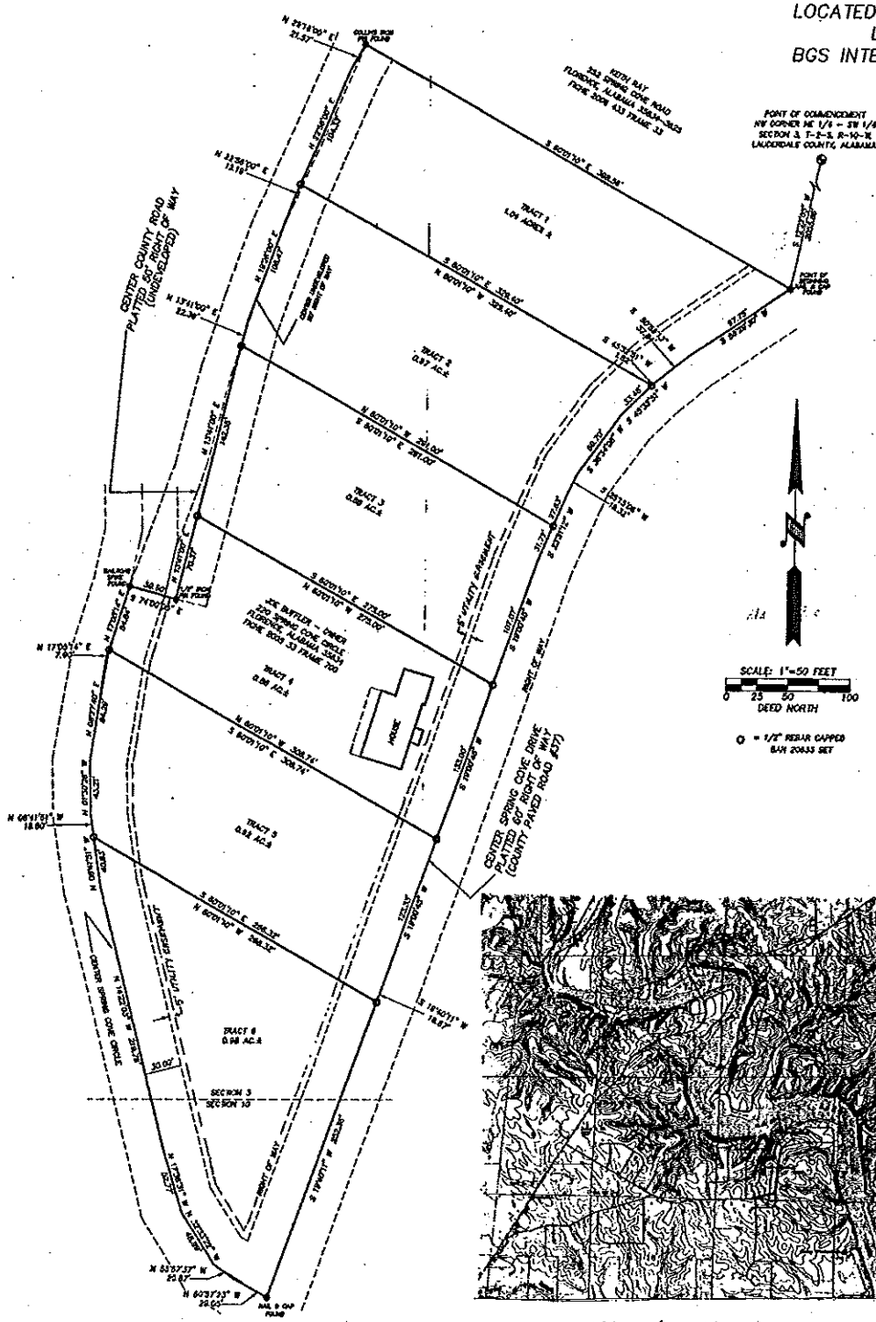
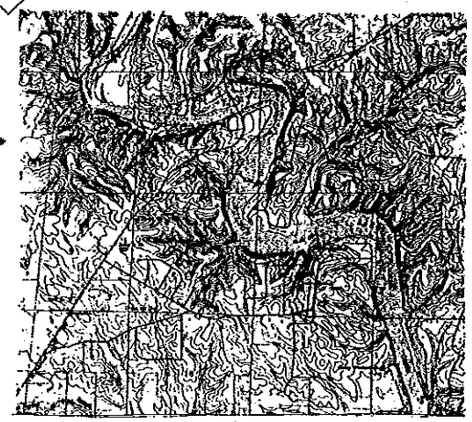
FINAL PLAT OF SPRING COVE ESTATES
LOCATED IN SECTION 3 & 10, T-2-S, R-10-W, LAUDERDALE COUNTY, ALABAMA
BGS INTERPRISES, LLC. – OWNER – DEVELOPER
5.66 ACRES ±





Vicinity MAP

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY HEALTH DEPARTMENT

The lots on this plat are subject to approval or deletion by the Lauderdale LHD. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as if set out herein.

GIVEN under my hand and official seal this 3rd day of August, 2007.

Health Officer

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lauderdale, Alabama, hereby certifies approval of this plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 6th day of August, 2007.

County Engineer
County of Lauderdale, Alabama

CERTIFICATE OF APPROVAL BY THE E911 BOARD

The undersigned, as authorized by the Lauderdale County 911 Board, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 1 day of August, 2007.

E911 Director

ENGINEER'S CERTIFICATE OF ENGINEERING AND DESIGN AND CONSTRUCTION

I, Allen McDonnell, a professional engineer licensed in the State of Alabama, License Number 18225, do hereby certify that the streets and drainage system for Spring Cove Estates Subdivision have been designed and constructed under my supervision in accordance with the construction plans submitted to the County Engineer.

I further certify that all Federal and State permits required for construction of the subdivision were obtained and complied by during construction.

NAME Allen McDonnell
REG 18225
TITLE
FIRM
DATE 7-30-07

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 1st day of August 2007.

Margaret Smith
Lauderdale County Flood Management Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

OFFICE OF THE JUDGE OF PROBATE

I, hereby certify this plat or map was filed in this office for record this the ____ day of ____, 2007 at ____ o clock ____ m., and recorded in Book 7 of plats and maps, Page 110 Recording fee $ paid.

Judge of Probate

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Bert A. Hays, a Licensed Professional Land Surveyor in the State of Alabama, for Hays Surveying, state that this is a plat of an actual field survey of Tracts 1 through 6, inclusive of SPRING COVE ESTATES, more particularly described as follows:

STATE OF ALABAMA
COUNTY OF LAUDERDALE

DESCRIPTION

I, BERT A. HAYS, A REGISTERED LAND SURVEYOR IN SAID 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 OR PARCEL OF LAND LOCATED IN PART OF THE WEST 1/2 OF SECTION 3, AND PART OF THE WEST 1/2 OF SECTION 10, ALL IN TOWNSHIP 2 SOUTH, RANGE 10 WEST, LAUDERDALE COUNTY, ALABAMA AND BEING FURTHER DESCRIBED AS FOLLOWS: TO-WIT: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH 11 DEGREES 22 MINUTES 03 SECONDS WEST FOR 3033.84 FEET TO A NAIL AND CAP FOUND IN THE CENTER OF SPRING COVE DRIVE; THENCE RUN ALONG SAID ROAD THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 85 DEGREES 29 MINUTES 30 SECONDS WEST FOR 87.78 FEET; SOUTH 80 DEGREES 08 MINUTES 53 SECONDS WEST FOR 77.61 FEET; SOUTH 72 DEGREES 22 MINUTES 41 SECONDS WEST FOR 36.10 FEET; SOUTH 36 DEGREES 34 MINUTES 08 SECONDS WEST FOR 52.70 FEET; SOUTH 29 DEGREES 13 MINUTES 08 SECONDS WEST FOR 10.32 FEET; SOUTH 31 DEGREES 31 MINUTES 12 SECONDS WEST FOR 98.50 FEET; SOUTH 18 DEGREES 00 DEGREES 43 MINUTES WEST FOR 361.90 FEET; SOUTH 19 DEGREES 40 MINUTES 11 SECONDS WEST FOR 299.50 FEET TO A NAIL AND CAP FOUND; THENCE LEAVING SAID ROAD AND RUNNING ALONG THE CENTER OF A COUNTY ROAD THE FOLLOWING BEARINGS AND DISTANCES: NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST FOR 32.06 FEET; NORTH 83 DEGREES 07 MINUTES 37 SECONDS WEST FOR 253.07 FEET; NORTH 33 DEGREES 33 MINUTES 23 SECONDS WEST FOR 69.99 FEET; NORTH 11 DEGREES 34 MINUTES 31 SECONDS WEST FOR 53.77 FEET; NORTH 16 DEGREES 32 MINUTES 03 SECONDS WEST FOR 219.94 FEET; NORTH 08 DEGREES 21 MINUTES 51 SECONDS WEST FOR 43.82 FEET; NORTH 01 DEGREES 30 MINUTES 26 SECONDS WEST FOR 43.21 FEET; NORTH 04 DEGREES 37 MINUTES 40 SECONDS EAST FOR 84.09 FEET; NORTH 17 DEGREES 08 MINUTES 14 SECONDS EAST FOR 187.41 FEET TO A RAILROAD SPIKE FOUND; THENCE LEAVING SAID ROAD RUN SOUTH 74 DEGREES 00 MINUTES EAST FOR 38.80 FEET TO AN IRON PIN FOUND IN THE RIGHT OF WAY OF SAID UNDEVELOPED ROAD; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 13 DEGREES 11 MINUTES EAST FOR 338.11 FEET; NORTH 19 DEGREES 26 MINUTES EAST FOR 104.17 FEET; NORTH 22 DEGREES 24 MINUTES EAST FOR 146.52 FEET; NORTH 29 DEGREES 18 MINUTES EAST FOR 91.57 FEET TO A COLLINS IRON PIN FOUND; THENCE LEAVING SAID ROAD RUN SOUTH 89 DEGREES 08 MINUTES 10 SECONDS EAST FOR 364.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.66 ACRES MORE OR LESS AND SUBJECT TO HALF THE RIGHT OF WAY OF SPRING COVE DRIVE ALONG THE EAST SIDE THEREOF AND THE RIGHT OF WAY OF AN UNDEVELOPED ROAD ALONG THE WEST SIDE THEREOF AND ANY EASEMENTS, RESTRICTIONS, SETBACKS OR ROW OF WAY OF RECORD.

I HAVE CONSULTED THE FEDERAL FLOOD PLAIN MAP PANEL NO. 010323 0060 D DATED 3/18/91 AND FOUND THE PROPERTY TO BE IN ZONE C.

I HEREBY CERTIFY 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.

ACCORDING TO MY SURVEY THIS THE 11TH DAY OF JUNE, 2007.

This the 1st day of August, 2007.

STATE OF ALABAMA
REGISTERED
Bert A. Hays #16435
LAUDERDALE COUNTY, ALA.
SURVEYOR
BERT A. HAYS

STATE OF ALABAMA
COUNTY OF Lauderdale

ACKNOWLEDGEMENT

I, Mae Hisey, Notary Public in and for said County, in said State, hereby certify that Bert A. Hays, whose name as Land Surveyor of the Hays Surveying, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he/she on such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 1st day of August, 2007.

Mae Hisey
NOTARY PUBLIC

BGS Enterprises, LLC

DEDICATION

I, Joseph F. Butler, the owner(s) of said lands surveyed by Bert A. Hays, do hereby certify that title was and is vested in said owner(s) and join in the foregoing statement made by said ____, and as stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my (our) intention to divide said lands into Tracts as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat. TO THE CITY OF FLORENCE.

Signed and sealed in the presence of
Property Owner

STATE OF ALABAMA
COUNTY OF LAUDERDALE

ACKNOWLEDGEMENT

I, Shelly A. Carter, Notary Public in and for said County, in said State, hereby certify that Joseph F. Butler, whose name is signed to the foregoing instrument, and who is known acknowledged before me on this day that, being informed of the content of the instrument, executed the same vol

GIVEN under my hand and official seal this 1st day of August 2007.

Shelly A. Carter
NOTARY PUBLIC

FLORENCE UTILITIES
CHIP RUSCH
P.O. BOX 477
FLORENCE, ALABAMA 35630

GREENHILL WATER & FIRE PROTECTION
GREG THOMPSON
35496 COUNTY ROAD 8
FLORENCE, ALABAMA 35634

BELLSOUTH
MIKE MESSER
1832 AMOS DRIVE
MUSCLE SHOALS, AL

CHARTER COMMUN
SHAWN HENDRIX
2008 SOUTH MAIN
COLUMBIA, TN 38

HAYS SURVEYIN
BERT A. HAYS, PL
1961 EAST FIFTH STREET
SHEFFIELD, ALABAMA 35
PHONE (256) 383-202

DRAWING NA

SCALE 1" = 50' | DATE
DRAWN BH | REVISED
CHECKED BAH

MY COMMISSION EXPIRES 5-30-2010

7/140