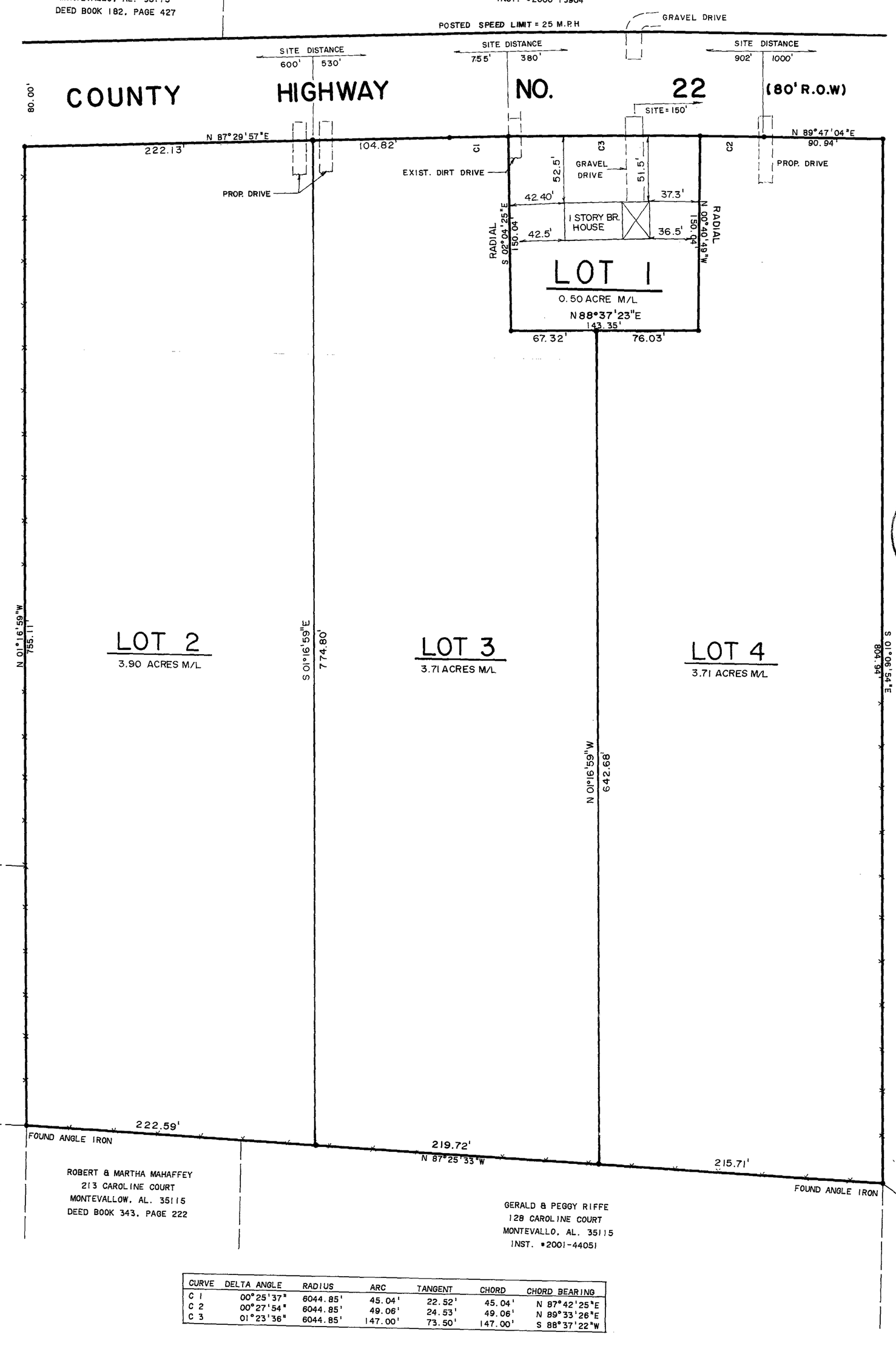
Map Book 33 pg. 29

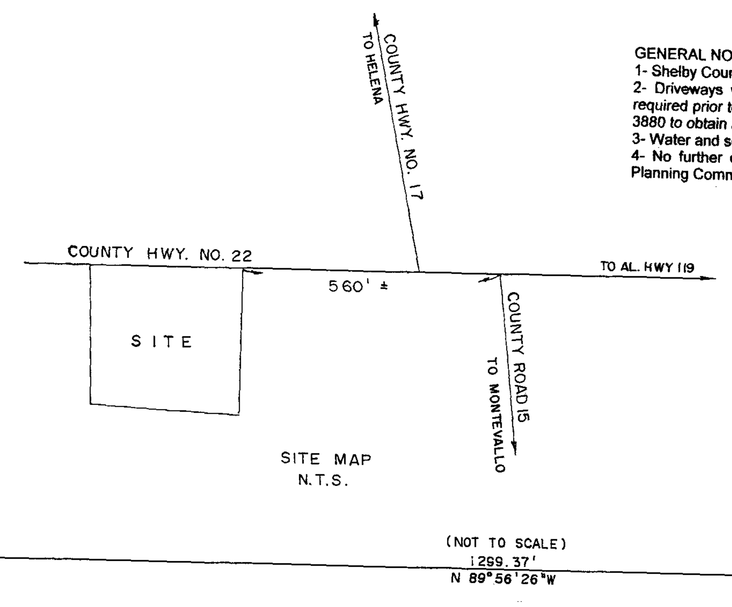
BKG ESTATES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION AS SITUATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 3 WEST MONTEVALLO, ALABAMA

SCALE-1" = 50'



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°25'37"	6044.85'	45.04'	22.52'	45.04'	N 87°42'25"E
C 2	00°27'54"	6044.85'	49.06'	24.53'	49.06'	N 89°33'28"E
C 3	01°23'36"	6044.85'	147.00'	73.50'	147.00'	S 88°37'22"W



SITE MAP
N.T.S.

SOUTHEAST CORNER
N.E. 1/4-S.E. 1/4
SEC. 4, TP-22-S, R-3-W
FOUND 5/8" REBAR

ALABAMA LICENSED No. 23005 PROFESSIONAL LAND SURVEYOR BRAD S. LUCAS

STATE OF ALABAMA:
COUNTY OF SHELBY:
CITY OF MONTEVALLO:

We the undersigned, Brad S. Lucas, Licensed Professional Land Surveyor and Brad W. Davis and Kelly F. Davis, Owners hereby certify that this plat or map was made pursuant to a survey by said surveyor and that said survey and plat or map was made at the insistence of said owners; that this plat of map is a true and correct map of lands shown therein and to be further known as BKG ESTATES showing the subdivisions into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and designated by small solid circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are under mortgage as held by Peoples Bank.

BRAD S. LUCAS P.L.S. LICENSE NO. 23005 — DATE: 3-5-04
BRAD W. DAVIS (OWNER) — DATE: 4/6/04
KELLEY F. DAVIS (OWNER) PEOPLES BANK — DATE: 4/6/04
MICHAEL TRUELOVE MARY LAWSON (OFFICER) — DATE: 4-6-04

SURVEYORS CERTIFICATE:

I, BRAD S. LUCAS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY STATE THAT THIS IS A TRUE AND CORRECT BOUNDARY/ SUBDIVISION SURVEY AS MADE BY ME AND THAT ALL PARTS OF THIS SURVEY AND DRAWING COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
SHELBY COUNTY:

I, _____ as notary public, in and for said County and State, do hereby certify that that Brad S. Lucas, whose name is signed to the foregoing certificate as surveyor, is known by me, acknowledged before me on this date and that after being duly informed of the contents of this certificate, they executed the same voluntarily with full authority thereof.

NOTARY PUBLIC _____ MY COMISSION EXPIRES: _____ DATE: _____

_____ DATE:
CITY OF MONTEVALLO PLANNING COMMISSION (CLERK)

Larry W Rush DATE: 4-7-04
SHELBY COUNTY HEALTH DEPARTMENT
For recording purposes

_____
MONTEVALLO FIRE CHIEF (DEPT.) IF APPLICABLE

STATE OF ALABAMA:
SHELBY COUNTY:

I, Sandra C Pierce, as notary public, in and for said County and State do Hereby certify that Brad W. Davis and Kelly F. Davis, whose names are signed to the foregoing certificate as Owners and Michael Loveday as whose name is signed as Officer for Peoples Bank, is known by me, acknowledged before me on this date and that after being duly informed of the contents of this certificate, they executed the same voluntarily with fill authority thereof.

Sandra C Pierce DATE: 4-6-04
NOTARY PUBLIC MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES NOV. 15, 2005

DEVELOPER: BRAD W. DAVIS & KELLY F. DAVIS
206 CEDAR WAY
MONTEVALLO, AL. 35115
CONTACT # (205) 368-0984

PREPARED BY: BRAD LUCAS AND ASSOCIATES SURVEYING AND MAPPING
1911 7TH ST. NO., CLANTON, ALABAMA 35045
PHONE (205) 755-1501, FAX (205) 755-9848
CA-0606-LS

NOTE: AO ZONING APPLIES.

FRONT SET-BACK = 40'
REAR SET-BACK = 40'
SIDE SET-BACKS = 20' & 30'
MINIMUM LOT WIDTH = 100.00'
MINIMUM LOT AREA = 3.00 ACRES.

LOT 1 = 0.50 ACRES/21780.00 SQ. FT.
[redacted]
LOT 2-4 = 3.71 ACRES/161,607.60 SQ. FT.

GENERAL NOTES:
1- Shelby County is not responsible for any accidents that may happen at existing driveways.
2- Driveways will be restricted to the locations shown on this plat. Driveway access permits required prior to installation of driveways. Contact the Shelby County Highway Department at 669-3880 to obtain access permits.
3- Water and sewer services are not available from Shelby County.
4- No further division of any lot permitted without the prior written consent of the Montevallo Planning Commission.

20040503000203010 Pg 1/1 0.00
Shelby County Judge of Probate,AL
04/29/2004 11:48:03 FILED/CERTIFIED