



NOTE:
 PROPERTY IS CURRENTLY ZONED R-2
 SETBACKS ARE AS FOLLOWS:
 FRONT: 35FT
 REAR: 40FT
 SIDE: 10FT
 STREET SIDE: 25FT
 CUL-DE-SAC LOT REAR: 15FT
 LOT 19 thru 25 & 30 REAR: 15 FT
 CORNER LOT REAR: 15 FT

THERE IS A 10 FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHT OF WAYS

TOTAL NUMBER OF LOTS: 35
 TOTAL ACREAGE: 23.12 AC +/-
 TOTAL LENGTH OF STREETS: 2460.23 FT

LOT	ACREAGE	AREA	PERCENT	BEARING	LENGTH	AREA	PERCENT
LOT 1	0.46 AC +/-	158.00	0.68	N 89°01'24" W	136.18'	158.00	0.68
LOT 2	0.47 AC +/-	162.00	0.70	S 73°13'38" W	110.52'	162.00	0.70
LOT 3	0.48 AC +/-	166.00	0.72	N 89°01'24" W	136.18'	166.00	0.72
LOT 4	0.61 AC +/-	210.00	0.91	S 73°13'38" W	110.52'	210.00	0.91
LOT 5	0.75 AC +/-	260.00	1.13	N 89°01'24" W	136.18'	260.00	1.13
LOT 6	0.55 AC +/-	192.00	0.83	S 73°13'38" W	110.52'	192.00	0.83
LOT 7	0.46 AC +/-	158.00	0.68	N 89°01'24" W	136.18'	158.00	0.68
LOT 8	0.44 AC +/-	154.00	0.64	S 73°13'38" W	110.52'	154.00	0.64
LOT 9	0.44 AC +/-	154.00	0.64	N 89°01'24" W	136.18'	154.00	0.64
LOT 10	0.45 AC +/-	157.00	0.66	S 73°13'38" W	110.52'	157.00	0.66
LOT 11	0.46 AC +/-	158.00	0.68	N 89°01'24" W	136.18'	158.00	0.68
LOT 12	0.60 AC +/-	208.00	0.90	S 73°13'38" W	110.52'	208.00	0.90
LOT 13	0.44 AC +/-	154.00	0.64	N 89°01'24" W	136.18'	154.00	0.64
LOT 14	0.41 AC +/-	146.00	0.61	S 73°13'38" W	110.52'	146.00	0.61
LOT 15	0.43 AC +/-	150.00	0.65	N 89°01'24" W	136.18'	150.00	0.65
LOT 16	0.49 AC +/-	168.00	0.72	S 73°13'38" W	110.52'	168.00	0.72
LOT 17	0.47 AC +/-	162.00	0.70	N 89°01'24" W	136.18'	162.00	0.70
LOT 18	0.59 AC +/-	204.00	0.88	S 73°13'38" W	110.52'	204.00	0.88
LOT 19	0.53 AC +/-	184.00	0.80	N 89°01'24" W	136.18'	184.00	0.80
LOT 20	0.41 AC +/-	146.00	0.61	S 73°13'38" W	110.52'	146.00	0.61
LOT 21	0.41 AC +/-	146.00	0.61	N 89°01'24" W	136.18'	146.00	0.61
LOT 22	0.48 AC +/-	164.00	0.71	S 73°13'38" W	110.52'	164.00	0.71
LOT 23	0.43 AC +/-	152.00	0.64	N 89°01'24" W	136.18'	152.00	0.64
LOT 24	0.42 AC +/-	148.00	0.63	S 73°13'38" W	110.52'	148.00	0.63
LOT 25	0.49 AC +/-	168.00	0.72	N 89°01'24" W	136.18'	168.00	0.72
LOT 26	0.47 AC +/-	162.00	0.70	S 73°13'38" W	110.52'	162.00	0.70
LOT 27	0.46 AC +/-	158.00	0.68	N 89°01'24" W	136.18'	158.00	0.68
LOT 28	0.54 AC +/-	188.00	0.82	S 73°13'38" W	110.52'	188.00	0.82
LOT 29	0.43 AC +/-	152.00	0.64	N 89°01'24" W	136.18'	152.00	0.64
LOT 30	0.41 AC +/-	146.00	0.61	S 73°13'38" W	110.52'	146.00	0.61
LOT 31	1.13 AC +/-	392.00	1.69	N 89°01'24" W	136.18'	392.00	1.69
LOT 32	0.79 AC +/-	270.00	1.17	S 73°13'38" W	110.52'	270.00	1.17
LOT 33	1.41 AC +/-	480.00	2.07	N 89°01'24" W	136.18'	480.00	2.07
LOT 34	1.88 AC +/-	612.00	2.65	S 73°13'38" W	110.52'	612.00	2.65
LOT 35	0.84 AC +/-	276.00	1.19	N 89°01'24" W	136.18'	276.00	1.19

LEGEND

- Iron pin set 1/2" in bear cap's SHOEMAKER 12/20/07
- Iron pin found SECTION CORNER
- Color spray paint
- Sanitary sewer manhole
- Building setback line
- Utility and drainage easement
- Utility easements by dev.
- Right of way
- Point of beginning
- REAR POINT OF BEGINNING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- 13 NEEL BOOK
- 18 PAGE

THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS AFFECTING SAID PROPERTY.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
 COUNTY OF COLBERT

I, BILLY S. SHOEMAKER, A LICENSED LAND SURVEYOR IN SAID STATE AND COUNTY, HEREBY STATE THAT I HAVE SURVEYED THAT CERTAIN PARCEL OF LAND DESIGNATED AS "GROVE PARK SUBDIVISION PHASE 1," ON THE ANNEXED PLAT SITUATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 11 WEST, COLBERT COUNTY, ALABAMA. I HAVE SUBDIVIDED SAID PARCEL INTO LOTS SHOWING THE STREETS AND EASEMENTS THEREON, GIVING THE BEARINGS, LENGTHS, WIDTHS, NAMES OF EACH STREET, AS WELL AS THE SIZE AND NUMBER OF EACH LOT. I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

GIVEN UNDER MY HAND AND SEAL, THIS THE 25 DAY of March, 2008.

Billy S. Shoemaker
 BILLY S. SHOEMAKER
 ALABAMA LICENSE NUMBER 12702

OWNER'S CERTIFICATES

STATE OF ALABAMA
 COUNTY OF COLBERT

OWNER'S CERTIFICATE AND DEDICATION. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY PLATTED ON THE ANNEXED PLAT AND DESIGNATED AS "GROVE PARK PHASE 1," DO HEREBY ACCEPT AND EXPRESSLY ADOPT SAID PLAT AS THE OFFICIAL RECORD OF SAID SAME, AND IN CONSIDERATION OF THE RESPECTIVE BENEFITS TO ACCRUE TO ME, MY SUCCESSORS AND ASSIGNS, DO HEREBY GRANT AND CONVEY TO THE CITY OF TUSCUMBEA, ALABAMA, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OR RIGHT OF WAY OVER, UNDER, ACROSS AND ABOVE THE STREETS AND PUBLIC ROADS AND ALLEYS SHOWN HEREON FOR ELECTRIC, TELEPHONE, WATER, GAS AND SEWER LINES, AND ALSO FOR SUCH PURPOSES OTHER EASEMENTS AS SHOWN, WITH THE RIGHT OF INGRESS AND EGRESS, CONVEYING THE PRIVILEGES NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES OVER THE RESPECTIVE RIGHT OF WAY, INCLUDING THE RIGHT TO CUT AND CLEAR TREES OR PARTS THEREOF OR OTHER OBJECTS THAT MAY INURE OR ENDANGER UTILITY LINES.

GIVEN UNDER MY HAND THIS THE 4 DAY of April, 2008

Mark R. Williams
 MARK R. WILLIAMS
 AVALON DEVELOPMENT, LLC
 PRESIDENT MARK R. WILLIAMS

4 DAY of April, 2008

James C. Bingham
 JAMES C. BINGHAM (OWNER OF LOT 11)

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF COLBERT

I, *Shirley J. Hill*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MARK R. WILLIAMS, WHOSE NAME AS PRESIDENT OF AVALON DEVELOPMENT, LLC, IS KNOWN TO ME, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENTS, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY of April, 2008

Shirley J. Hill
 MY COMMISSION EXPIRES: 4/25/11
 NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF COLBERT

I, *Shirley J. Hill*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JAMES C. BINGHAM, 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 SAID INSTRUMENTS, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY of April, 2008

Shirley J. Hill
 MY COMMISSION EXPIRES: 4/25/11
 NOTARY PUBLIC

CERTIFICATION OF THE APPROVAL OF UTILITIES, STREETS & DRAINAGE

WE HEREBY CERTIFY THAT THE UTILITIES, STREET & DRAINAGE HAVE BEEN INSTALLED OR HEREBY FOR INSTALLATION IN THE SUBDIVISION PLAT, ENTITLED GROVE PARK PHASE 1, FULLY MEET THE REQUIREMENTS OF THE CITY OF TUSCUMBEA AND/OR THE UTILITY BOARD AND ARE HEREBY APPROVED AS SHOWN.

2 DAY of April, 2008

David L. Hunt
 DAVID L. HUNT
 UTILITY DEPARTMENT MANAGER

2 DAY of April, 2008

Mark R. Williams
 MARK R. WILLIAMS
 STREET & SEWER DEPARTMENT MANAGER

CERTIFICATE OF APPROVAL FOR THE RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR GROVE PARK PHASE 1 HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR TUSCUMBEA, ALABAMA WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, THAT ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF COLBERT COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION THIS THE 25 DAY of March, 2008

William H. Cross
 WILLIAM H. CROSS
 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF PROBATE JUDGE

I, W. THOMAS CROSSIN, PROBATE JUDGE OF COLBERT COUNTY, ALABAMA, HEREBY CERTIFY THAT THE PLAT GROVE PARK PHASE 1, WAS FILED IN THIS OFFICE FOR RECORDING AND WAS FULLY RECORDED IN PLAT BOOK 144, ON PAGE 15, THIS THE 4 DAY of April, 2008.

W. Thomas Crossin
 W. THOMAS CROSSIN, PROBATE JUDGE

Final Plat For
Grove Park Phase 1
 Avalon Development, LLC

1"=80ft