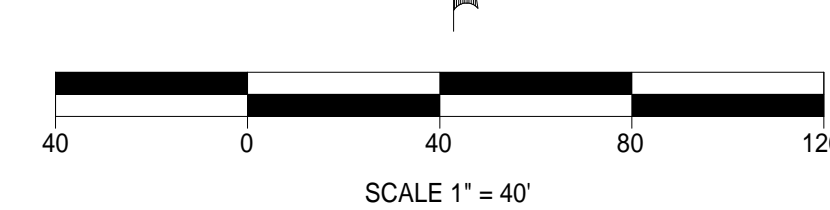
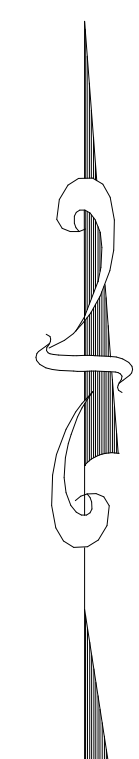


# LACKEY ESTATE SUBDIVISION

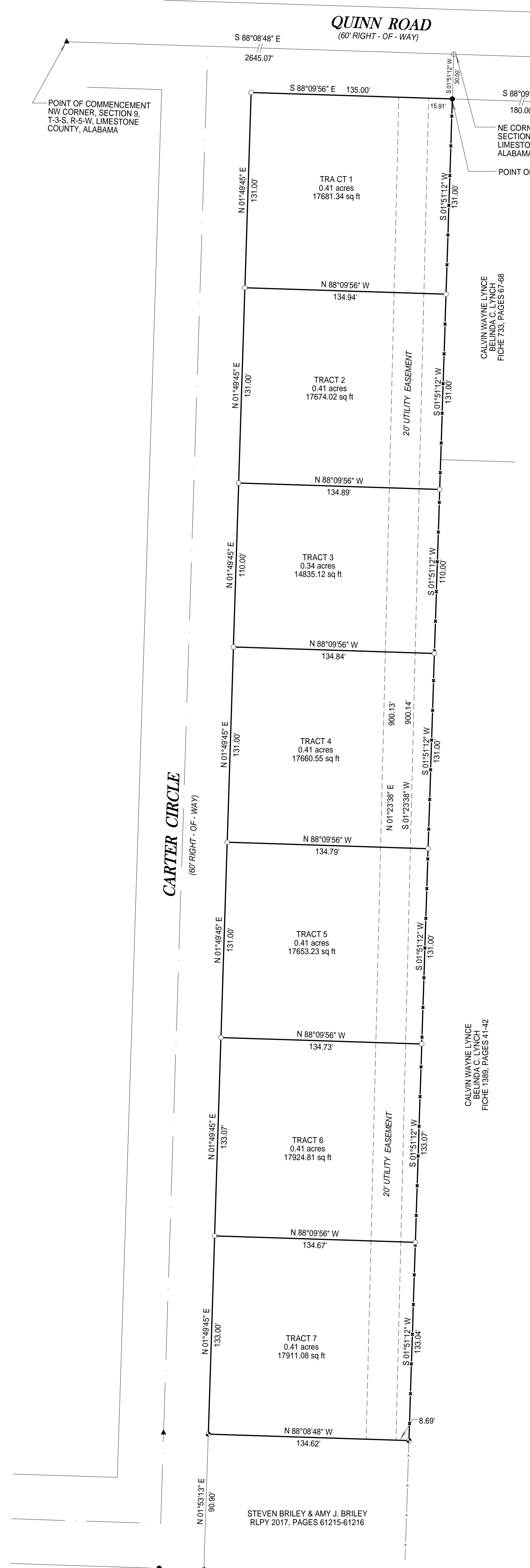
A MINOR SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF  
 THE NORTHWEST QUARTER OF SECTION 9,  
 TOWNSHIP-3-SOUTH, RANGE-5-WEST,  
 LIMESTONE COUNTY, ALABAMA



**LEGEND**

▲	Existing Railroad Spike
⊕	Existing Mag Nail
●	Existing 5/8 inch rebar
◆	Existing 1/2 inch rebar "RLS 15455 Ronnie G. Coffman"
○	Set 5/8 inch rebar "Coffman & Beddow CA-0888-LS"

DATE OF FIELD SURVEY: DECEMBER 12, 2017  
 REFERENCE DEED: FICHE 880, PAGES 03-04  
 BETTY B. LACKEY



- Unless stated otherwise, jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any jurisdiction affecting the use of the premises.
- Unless stated otherwise hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for any loss relating to any matter that might be discovered by an abstract or title search of the property.
- Unless stated otherwise hereon, only evidence of easements or structures thereto which are apparent from a casual above ground inspection of the premises are shown.
- Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the undersigned for any loss that may be associated with the existence of any type of easement.
- No investigation was made during the performance of the survey to discover evidence of the existence of any structure which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify.
- The premises shown and described hereon are subject to any existing easements, right - of - ways, restrictions and setback lines whether or not recorded in the public records.

**SURVEYOR'S CERTIFICATION AND DESCRIPTION OF LAND PLATTED**  
 STATE OF ALABAMA  
 COUNTY OF LIMESTONE)

I, Ronnie G. Coffman, a licensed Professional Land Surveyor in the State of Alabama, for Coffman & Beddow Land Surveyors, LLC state that this is a plat of an actual field survey of lots 1-7, inclusive of Lackey Estate Subdivision, a Minor Subdivision, more particularly described as follows:

I, Ronnie G. Coffman, a Registered Land Surveyor in the State of Alabama, hereby certify that the following land description has been completed in accordance with the requirements of the current Standards of Practice of Land Surveying in the State of Alabama as adopted by the Alabama Society of Professional Land Surveyors and the Alabama Board of Registration for Professional Engineers and Land Surveyors and was prepared by me or under my direction from a field survey made by me or under my direction of a tract of land described as follows:

A tract or parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 9, Township - 3 - South, Range - 5 - West, of the Huntsville Meridian, Limestone County, Alabama, and being more particularly described as follows:

Commencing at an existing railroad spike at the Northwest corner of Section 9, Township - 3 - South, Range - 5 - West, thence South 88 degrees 08 minutes 48 seconds East, along the North boundary of said Section 9, a distance of 2645.07 feet to an existing mag nail in the approximate centerline of Quinn Road (60' right-of-way) at the Northeast corner of the Northwest Quarter of said Section 9, thence South 01 degrees 51 minutes 12 seconds West, a distance of 30.00 feet to an existing 5/8 inch rebar on the South right-of-way of said Quinn Road, being the Point of True Beginning of the herein described tract.

THENCE from the Point of True Beginning, continue South 01 degrees 51 minutes 12 seconds West, along or near an existing fence line, a distance of 900.11 feet to an existing 5/8 inch rebar with plastic cap stamped "RLS 15455 Ronnie G. Coffman".

THENCE North 88 degrees 08 minutes 48 seconds West, a distance of 134.62 feet to an existing 5/8 inch rebar with plastic cap stamped "RLS 15455 Ronnie G. Coffman" on the East right-of-way of Carter Circle (60' right-of-way).

THENCE North 01 degrees 49 minutes 45 seconds East, along the East right-of-way of said Carter Circle, a distance of 900.07 feet to a 5/8 inch rebar set with plastic cap stamped "Coffman & Beddow CA-0888-LS" at the intersection of the East right-of-way of said Carter Circle and the South right-of-way of said Quinn Road.

THENCE South 88 degrees 09 minutes 56 seconds East, along the South right-of-way of said Quinn Road, a distance of 135.00 feet to the Point of True Beginning and containing 2.79 acres, more or less, with a relative error of closure no greater than one foot in ten thousand feet.

SUBJECT TO: All covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature recorded, and/or unrecorded.

NOTE: No title opinion was provided to the undersigned prior to the preparation of this description or the performance of the field survey, upon which it is based. The undersigned assumes no liability for omissions relative to the property that would have been disclosed by an accurate title search.

According to my survey completed on this the 13th day of December, 2017.

Ronnie G. Coffman  
 Alabama PLS # 15455  
 Coffman & Beddow Land Surveyors, LLC

**ACKNOWLEDGMENT**  
 STATE OF ALABAMA  
 COUNTY OF LIMESTONE)

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Ronnie G. Coffman, 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 content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

**CERTIFICATE OF APPROVAL BY ATHENS UTILITIES**

The Electric Department has reviewed the required submitted material for the proposed subdivision in sufficient detail to determine that services can be made. When improvements are completed, "As Built" construction plans will be submitted to the City of Athens Utilities.

- NOTE:**
- The City of Athens Electric Department will provide service according to its standard services and regulations.
  - The cost for the relocation or modifications of any Athens Utilities Facilities required due to this project must be paid by the Developer/Property Owner.

The undersigned, as authorized by Athens Utilities hereby approve the within plat for the recording of same in the Probate Office of Limestone County, Alabama, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Athens Utilities Authorized Signature

**CERTIFICATE OF APPROVAL BY THE LIMESTONE COUNTY WATER AND SEWER DEPARTMENT**

The undersigned, as authorized by the Limestone County Water and Sewer Department hereby approve the within plat for the recording of the same in the Probate Office of Limestone County, Alabama,

this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Water and Sewer Utility Authorized Signature

**CERTIFICATE OF APPROVAL BY THE LIMESTONE COUNTY HEALTH DEPARTMENT**

The lot(s) on this plat are subject to approval or deletion by the Limestone County LDH. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said health department and are made a part of this plat as if set out hereon.

The Limestone County Health Department signature is for recording purposes only and signifies that the department is aware of this potential small flow system.

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Health Officer

**CERTIFICATION OF APPROVAL BY THE COUNTY ENGINEER**

The undersigned, as County Engineer of the County of Limestone County, Alabama, hereby certifies approval of this plat for the recording of same in the Probate Office of Limestone County, Alabama,

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

County Engineer  
 County of Limestone, Alabama

**DEDICATION**

I, Betty B. Lackey, the owner of said lands surveyed by Coffman & Beddow Land Surveyors, LLC, do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said Betty B. Lackey, and as stated in Code of Alabama 1975, Section 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and the streets, alleys, and private grounds shall remain private grounds as shown on said plat.

Signed and sealed in the presents of

Betty B. Lackey - Property Owner

**ACKNOWLEDGMENT**  
 STATE OF ALABAMA  
 COUNTY OF LIMESTONE)

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Betty B. Lackey, 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 content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

OFFICE OF THE PROBATE JUDGE OF LIMESTONE COUNTY, ALABAMA  
 STATE OF ALABAMA  
 COUNTY OF LIMESTONE

I, hereby certify that this plat or map was filed in this office for record this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_ o'clock and recorded in Book \_\_\_\_ of Plats and Maps, Page \_\_\_\_.

Judge of Probate, Limestone County, Alabama

<b>LACKEY ESTATE SUBDIVISION A MINOR SUBDIVISION</b>		
<b>COFFMAN &amp; BEDDOW LAND SURVEYORS LLC 18960 UPPER FORT HAMPTON ROAD ELKMONT, ALABAMA, 35620 PHONE (256) 732-4787 FAX (256) 732-4229</b>		
SCALE: 1" = 40'	DRAWN BY: RGC	REVISED:
DATE: 12/13/2017	APPROVED BY: RGC	DRAWING NO 17-199