

I, Wm. Barry Duniivant, a Registered Engineer - Land Surveyor of Athens, Alabama, hereby certify that all parts of this map of survey 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, of the following described real estate, lying and being in County of Limestone, State of Alabama, and described as follows, to-wit:

Commence at an existing mag nail with disk stamped: "RONNIE G. COFFMAN RLS 15455" at the northeast corner of said Section 35, said mag nail being the Point of True Beginning of the tract herein described,

Thence North 89 degrees 52 minutes 44 seconds West a distance of 209.86 feet to an existing 5/8" rebar with cap stamped: "RONNIE G. COFFMAN RLS 15455," passing a set DUNIVANT ENGR. CO. CA-0044-LS," on the west right of way of Oakdale Road at a distanced of 13.99 feet,

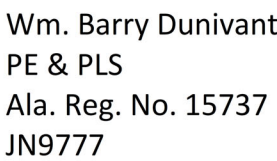
Thence South 89 degrees 53 minutes 24 seconds East a distance of 209.94 feet to an existing 5/8" rebar with cap stamped: "RONNIE G. COFFMAN RLS 15455" on the east boundary of said section 35, passing an existing 1/2" rebar on the west right-of-way of Oakdale Road at a distance of 195.18 feet,

Thence North 89 degrees 31 minutes 09 seconds West a distance of 688.68 feet to an existing 15' Sweet Gum Tree, passing a set DUNIVANT ENGR. CO. CA-0044-LS," on the west right of way of Compton Road at a distanced of 15.66 feet,

Thence South 89 degrees 29 minutes 52 seconds East along the north boundary of said Section 35 a distance of 689.48 feet to the Point of True Beginning and containing 19.78 acres, more or less.

That portion of the above described tract being dedicated to the City of Athens, Alabama, for the right-of-ways of Compton Road and Oakdale Road and containing 0.69 acres, more or less

Dunivant Engineering Company, Inc
112 Cloverleaf Drive
Athens AL 35611
256-232-9711



State of Alabama)
County of Limestone

Given under my hand and official seal this _____ day of _____, 20_____.

My commission expires: _____

I, Grady Congo, Jr. and Wanda Jo Kraus Congo, the owners of said lands surveyed, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Coffman Acres, a part of Section 35, T-2-S, R-4-W, City of Athens, Limestone County, Alabama, and that the streets, drives, easements, and public areas as shown on said plat are hereby dedicated to the use of the public.

GRADY CONGO, JR, OWNER

WANDA JO KRAUS CONGO, OWNER

STATE OF ALABAMA)
COUNTY OF LIMESTONE

Given under my hand and official seal this day of , 20

MY COMMISSION EXPIRES:

MINOR SUBDIVISION
COFFMAN ACRES
DUNIVANT ENGINEERING COMPANY, INC.
112 CLOVERLEAF DRIVE
ATHENS ALABAMA 35611
TELEPHONE (256) 232 - 9711

DECI VOL.2, PG. 1272

- North based on State Plane Coordinates System, West Zone NAD83.
- Field survey completed July 21, 2026.
- This property is Zoned: EST Estate Residential and Agricultural District.
- This subdivision contains 19.75 acres +/- in 4 tracts.
- No underground utilities or fixed improvements, if any, within the boundaries of this survey have been located.
- Each lot line has a 5 foot drainage and utility easement along each side lot line for a 10' total width easement.
- This plat dedicates that portion of the property that lies within 30 feet from the centerlines of Oakdale Road and Compton Road to the City of Athens.

The undersigned, as authorized by the Limestone County Health Department, Alabama, hereby certifies this subdivision meets the approval of the Limestone County Health Department subject to certain conditions of approval and/or lot deletions on file with the said Health Department, which conditions are made a part of this approval as if set out hereon. I hereby approve the within plat for the recording of same in the Probate Office of Limestone County Alabama, this the _____ day of _____, 20__.

Health Officer, Limestone County Health Department

The Electric Department has reviewed the required submission material for the proposed subdivision in sufficient detail to determine that service can be made.

Note:

Note:

1. The City of Athens Utilities Electric Department will provide service according to its standard services and regulations.
2. 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 the Electric Department of the City of Athens, Alabama, hereby approves the within plat for the recording of the same in the Probate Office of Limestone County, Alabama. This ____ day of _____, 20 ____.

Electric Department, City of Athens, Alabama

The undersigned, as authorized by the Athens Utilities Gas Department hereby approved the within plat for the recording of same in the Probate Office of Limestone County Alabama, this the _____ day of _____, 20____.

Gas Department, City of Athens, Alabama

The undersigned, as authorized by the Limestone County Water and Sewer Authority, hereby approved the within plat for the recording of same in the Probate Office of Limestone County Alabama, this the ____ day of _____, 20__.

Limestone County Water & Sewer Authority

The undersigned, as City Engineer for the City of Athens, hereby approves the within plat for recording of same in the Probate Office of Limestone County Alabama, this the ____ day of _____, 20__.

City Engineer, City of Athens, Alabama

The within plat of Coffman Acres, is hereby approved by the Planning Commission of the City of Athens, Alabama subject to the recordation of same in the Probate Office of Limestone County, Alabama, within 90 days from date of the herein approval. If such plat is not recorded within 90 days, such approval shall be void of no effect.

This _____ day of _____, 20_____.

Planning Commission for the City of Athens, Alabama

State of Alabama)
County of Limestone)

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

Judge of Probate Limestone County, Alabama

