

REARRANGEMENT OF
BLOCK "C"
LAKEWOOD POINT TOWNHOMES
"J-21"

PLAT BOOK K PAGE No. 25

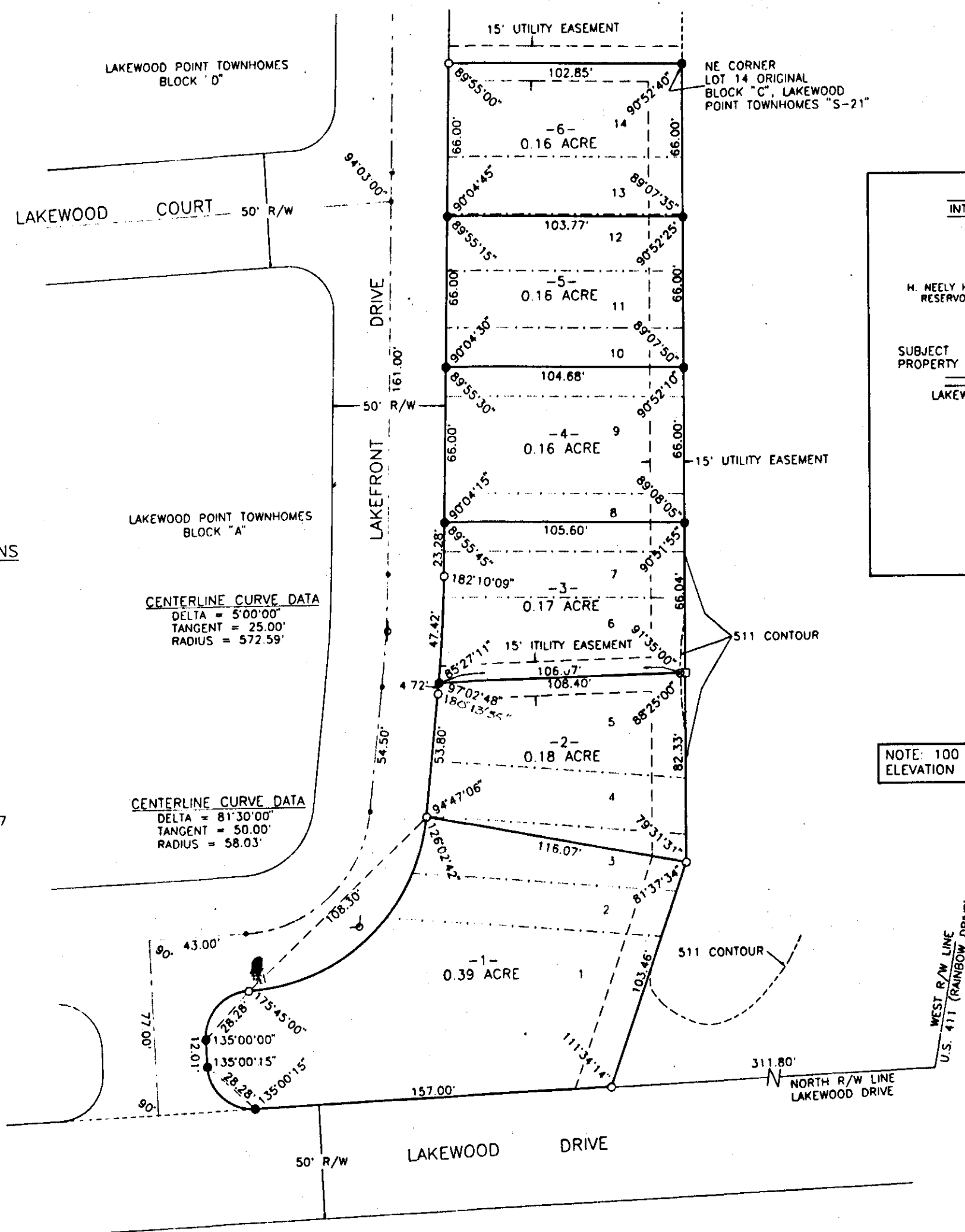
ASSUMED NORTH
S-20307
LAKEWOOD POINT 55
1" = 40'

- LEGEND
- -- IRON PIN FOUND
 - -- IRON PIN SET
 - -- UNABLE TO SET (BANK ERODED)
 - -- REFERENCE POINT
 - ORIGINAL LOT LINES, BLOCK "C"

NOTE: AREA AND DIMENSIONAL REGULATIONS

1. MINIMUM YARDS
FRONT - 25 FEET
REAR - 20 FEET
SIDE - ON SIDE YARD OF 1-INCH
OPPOSITE YARD OF 12 FEET
2. MINIMUM LOT AREA - 6000 SQ. FT.
3. MINIMUM LOT WIDTH - 50 FT. AT
BUILDING SETBACK LINE
4. MINIMUM LOT FRONTAGE - 20 FT.
5. MAXIMUM TOTAL BUILDING AREA -
50% TOTAL LOT AREA
6. BUILDING HEIGHT LIMITATION -
2-1/2 STORIES OR 35 FT

- NOTE: 1) SEE GADSDEN CITY ORDINANCE #0-113-87
FOR APPLICABLE CODES PERTAINING TO
DWELLINGS IN FLOOD PRONE AREAS.
- 2) IRON PINS SET DURING REARRANGEMENT
HAVE "JBWT" YELLOW PLASTIC CAPS.



NOTE: 100 YEAR FLOOD
ELEVATION = 519.00



STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, M.D. WALDRUP, JR., A REGISTERED ENGINEER AND LAND SURVEYOR OF GADSDEN, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP FOR GADSDEN, DATED 4, 1983, AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ACCORDING TO MY SURVEY THIS THE 18th DAY OF May 1994.

M.D. Waldrup, Jr.
M.D. WALDRUP, JR., AL. REG. #10051
JONES, BLAIR, WALDRUP & TUCKER, INC.
GADSDEN, ALABAMA

STATE OF ALABAMA:
COUNTY OF ETOWAH:

THE UNDERSIGNED, DAWSON REALTY, A CORPORATION, DOES HEREBY RATIFY, CONFIRM AND ADOPT THE FOREGOING PLAT AS BEING TRUE AND CORRECT.

THIS THE 24th DAY OF May 1994.

BY: *Mike Dawson*
MIKE DAWSON, OWNER

ATTESTED BY: _____

STATE OF ALABAMA
COUNTY OF ETOWAH:

I, *Mina R. Gattis*, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT *Mr. Mike Dawson* HAS SIGNED THE WITHIN MAP, AND WHOM IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS, HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

WITNESS MY HAND AND SEAL THIS THE 24th DAY OF May 1994.

MY COMMISSION EXPIRES 3-15-96

Mina R. Gattis
A NOTARY PUBLIC

APPROVED BY: *Kenny M. Pruitt* DATE 5/24/94
ETOWAH CO. HEALTH DEPT.

APPROVED BY: *Ronald Hanna* DATE 5-23-94
GADSDEN PLANNING COMMISSION
(CHAIRMAN)

APPROVED BY: *Ray Spadlin* DATE 5-19-94
CITY OF GADSDEN ENGINEER

S-20307
5-18-94