RESTRICTIONS
MISC 335 Pg. 169

RESTRICTIONS
MISC 341 Pg 23

47

See Misc Doc # 1997-3770

K-47

PINE RIVER ESTATES

PRELIMINARY LOCATED IN THE NE - 1/4,
SECTION 27, TOWNSHIP 11 SOUTH, RANGE 7 EAST,
ETOWAH COUNTY, ALABAMA

N

SCALE 1" = 100'

SCALE

LEGEND

- ● Iron/Monument Found and Type
- ○ Iron Set With Cap Stamped "J. DOWDY 18979"
- POC Point of Commencement
- POB Point of Beginning
- (R) Record Observing, Distances, or Angle)
- (M) Measured Observing, Distances, or Angle)
- ROW Right-of-Way
- // Line Not to Scale

NOTE: PROPERTY IS SUBJECT TO 100 YEAR FLOOD ELEVATION OF 532'.
NOTE: PROPERTY IS SUBJECT TO 519' CONTOUR LINE OF THE ALABAMA POWER COMPANY.

CURVE TABLE

CURVE #	RADIUS	DELTA ∆	ARC LENGTH	CHORD BEARING & DISTANCE
C1	266.00'	27°37'36"	125.39'	S48°48'08"W 124.18'
C2	151.96'	36°36'05"	96.81'	S53°37'00"W 95.18'
C3	108.13'	43°44'09"	82.54'	N49°37'59"E 80.55'
C4	108.13'	40°07'16"	75.72'	N07°42'59"W 74.19'
C5	108.13'	89°08'37"	38.02'	N35°28'44"W 37.26'
C6	30.00'	46°49'02"	29.60'	N09°05'29"W 28.63'
C7	60.00'	81°07'15"	84.95'	N06°16'52"W 77.81'
C8	60.00'	30°04'51"	31.50'	N80°39'48"W 31.14'
C9	60.00'	85°35'04"	26.79'	S76°21'36"W 24.37'

COOSA RIVER
NORMAL POOL ELEVATION = 508'

HARDIE LANE 60' ROW

TINSLEY SPRINGS ROAD

DRAINAGE EASEMENT

BURK PROPERTY

11 ±0.085 ACRE
10 ±0.83 ACRE
9 ±0.94 ACRE
8 ±0.93 ACRE
7 ±0.98 ACRE
6 ±1.11 ACRES
5 ±1.11 ACRES
4 ±1.166 ACRES
3 ±1.15 ACRES
2 ±2.64 ACRES
1 ±1.54 ACRES

S.W. CORNER OF THE EAST 1/2 OF S.E. 1/4 - N.W. 1/4 SEC. 27, T-11-S, R-7-E ETOWAH COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby certify that the foregoing is a true and correct map or plat of the lands herein shown according to my survey of the NE 1/4 Section 27, Township 11 South, Range 7 East of the Huntsville Meridian, Etowah County, Alabama. This the 6TH Day of MARCH, 1996.

JERRY L. DOWDY AL. REG. #18979
PROFESSIONAL LAND SURVEYOR

ALABAMA REGISTERED LAND SURVEYOR No. 18979 JERRY L. DOWDY

STATE OF ALABAMA
COUNTY OF ETOWAH

We, the undersigned, Lloyd N. Hardie and Charles C. Hardie, being the owners of the land embraced within the foregoing plat, do hereby ratify, confirm and adopt the same as being true and correct, this the 7th Day of March, 1996.

Lloyd N. Hardie

Charles C. Hardie
By his attorney-in-fact

STATE OF ALABAMA
COUNTY OF ETOWAH

I, The undersigned, a Notary Public in and For said County and State, hereby certify that the owners, whose names are signed to the foregoing Conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 7th Day of March, 1996.

Notary Public

STATE OF ALABAMA
COUNTY OF ETOWAH

This subdivision meets the approval of the Etowah 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. Lots 1 thru 6 and 7 thru 11 are not approved for conventional systems. It is mandatory that plot plan be submitted to the Health Department for approval and issuance of a permit prior to initiating any construction. Lot 6 has been approved for conventional system.

For Etowah County Health Department

Karen M. Pruitt — Environmentalist — 3/6/96
Name — Title — Date

I, the undersigned, hereby approve the Subdivision represented by the foregoing Plat, with the exceptions as noted, if any.

For Etowah County Engineering Department

Roger C. Ellison — County Engineer — May 7, 1997
Name — Title — Date

SUMMERSET LANE
COOSA RIVER
THIS SITE!
TINSLEY SPRINGS ROAD
HARDIE LANE
BACHELORS CHAPEL CHURCH
HOKES BLUFF
GADSDEN
HIGHWAY No. 278

VICINITY MAP
(NOT TO SCALE)

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Etowah Technical Standards for the Practice of Land Surveying in the State of Alabama.

According to my survey this the 6TH Day of MARCH, 1996.

JERRY L. DOWDY AL. REG. #18979

STATE OF ALABAMA
COUNTY

I hereby certify that this instrument was filed in this office on the 7th day of March, 1996 at 11:46 o'clock A.M. and is duly recorded in Book No. 160 Page No. 250

Judge of Probate, Etowah County, Ala.

Fee $ 13.50

FINAL PLAT FOR
PINE RIVER ESTATES
DOWDY SURVEYING SERVICES

3253 CENTRAL AVENUE	SCALE: 1" = 100'	DRAWN BY: M.S.H.
HOKES BLUFF, ALABAMA 35903	DATE: 10/ 18 /1995	FIELD BY: J.L.D.

HARRISON-HOOKS CORPORATION