Plat Book - K - Page 120

MIZELL CIRCLE ESTATES
ETOWAH COUNTY

EXISTING 5/8" REBAR
NW CORNER
SE 1/4 - NE 1/4,
SECTION 30,
T-10-S, R-5-E,
ETOWAH COUNTY, AL

S 89°14'16" E 757.77'

EXISTING 3/4" REBAR

S 89°59'32" E 805.85'

EXISTING 1" SQUARE TUBING

N 88°39'15" E 407.48'

EXISTING 1/2" CAPPED REBAR (DENHAM)

L1

POB

RANDALL J. WALDEN
747 MIZELL CIRCLE
N 88°28'13" E 240.95'

110.95'

130.00'

EXISTING IRON SHAFT

ALA-EAST ZONE GRID

LEGAL

COMMENCE AT AN EXISTING 5/8" REBAR AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 5 EAST, ETOWAH COUNTY, ALABAMA AND RUN S89°14'16"E, ALONG THE NORTH LINE THEREOF, 757.77 FEET TO AN EXISTING 3/4" REBAR; THENCE RUN S89°59'32"E, 805.85 FEET TO TO AN EXISTING 1" SQUARE TUBE; THENCE RUN N88°39'15"E, 407.48 FEET TO A CAPPED 1/2" REBAR (LS#21183), THE POINT OF BEGINNING; THENCE CONTINUE N88°28'15"E, 10.00 FEET TO AN EXISTING CAPPED 1/2" REBAR (DENHAM); THENCE RUN N88°28'13"E, 240.95 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S35°59'53"E, 302.90 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S35°53'30"E, 89.80 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S45°18'01"E, 58.80 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S29°09'34"E, 50.51 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S32°34'25"E, 59.00 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S04°11'10"E, 93.18 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S29°53'18"E, 34.04 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S38°44'21"E, 127.18 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S26°45'09"E, 152.80 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S88°52'21"W, 832.43 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN N00°39'09"W, 374.91 FEET TO A POINT; THENCE RUN N80°49'48"E, 73.00 FEET TO A POINT; THENCE RUN S89°35'32"E, 12.02 FEET TO A POINT; THENCE RUN N00°00'00"E, 434.98 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING A PORTION OF THE SW 1/4 OF THE NW 1/4 IN SECTION 29, T-10-S, R-5-E, ETOWAH COUNTY, ALABAMA AND CONTAINS 10.53 ACRES, MORE OR LESS.

ALSO A 60 FOOT WIDE RIGHT-OF-WAY FOR THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED BY THE CENTERLINE AS FOLLOWS: COMMENCE AT AN EXISTING 5/8" REBAR AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 5 EAST, ETOWAH COUNTY, ALABAMA AND RUN S89°14'16"E, ALONG THE NORTH LINE THEREOF, 757.77 FEET TO AN EXISTING 3/4" REBAR; THENCE RUN S89°59'32"E, 805.85 FEET TO TO AN EXISTING 1" SQUARE TUBE; THENCE RUN N88°39'15"E, 407.48 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE CONTINUE N88°28'15"E, 10.00 FEET TO AN EXISTING CAPPED 1/2" REBAR (DENHAM); THENCE RUN N88°28'13"E, 240.95 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S35°59'53"E, 302.90 FEET TO A CAPPED 1/2" REBAR (LS#21183); THENCE RUN S35°53'30"E, 48.78 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN ALONG THE CENTERLINE OF SAID EASEMENT WITH THE FOLLOWING CHORD BEARINGS AND DISTANCES THEREOF: S13°54'36"W, 42.78 FEET; S13°54'36"W, 49.94 FEET; S31°55'55"W, 44.05 FEET; S54°09'47"W, 44.02 FEET; S73°08'31"W, 88.83 FEET; S84°19'43"W, 70.53 FEET; N89°35'32"W, 241.04 FEET; S80°49'48"W, 73.00 FEET; S74°51'03"W, 100.98 FEET; S67°08'20"W, 92.27 FEET TO A POINT ON THE SOUTHEAST R/W LINE OF MIZELL CIRCLE AND POINT OF ENDING. SAID EASEMENT BEING 30.00 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE.

N 00°00'00" W 434.98'

TRACT1
1.60 AC +/-

TRACT2
1.83 AC +/-

S 35°53'30" E 302.90'

S 35°53'30" E 48.78'

EMMA LOUISE WALKER HARPER
3523 LAWSON GAP ROAD

CHRISTINE WALLACE ESTATE
P.O. BOX 581
BOAZ, ALABAMA 35957

N 89°35'32" W 220.11'

L4

MIZELL DRIVE
NOT PUBLICLY MAINTAINED

L10

N 80°49'48" E 73.00'
S 80°49'48" W 73.00'

N 89°35'32" W 241.04'

S 84°19'43" W 70.53'

S 73°08'31" W 88.83'

S 74°51'03" W 100.98'

S 67°08'20" W 92.27'

30'

30'

MIZELL CIRCLE 40' R/W

N 80°20'17" E 75.08'

S 89°35'32" E 75.85'

S 89°35'32" E 150.02'

S 84°19'43" W 75.09'

S 73°08'31" W 83.50'

L5

L6

L7

L8

L9

L10

TRACT6
1.21 AC +/-

TRACT5
1.21 AC +/-

TRACT4
3.88 AC +/-

N 00° 39'09" W 374.91'

S 00°39'09" E 374.91'

S 00°39'09" E 374.91'

150.00'

150.00'

150.00'

382.43'

S 88°52'21" W 832.43'

S 35°53'30" E 89.80'

S 03°59'45" W 48.29'

S 13°54'36" W 42.78'

S 13°54'36" W 49.94'

S 31°55'55" W 44.05'

S 54°09'47" W 44.02'

S 73°08'31" W 88.83'

S 84°19'43" W 70.53'

S 54°09'43" W 54.93'

S 31°55'55" W 54.70'

S 45°18'01" E 58.80'

S 29°53'18" E 34.04'

S 29°09'34" E 50.51'

S 32°34'25" E 59.00'

S 04°11'10" E 93.18'

S 32°34'25" E 59.00'

S 29°53'18" E 34.04'

S 38°44'21" E 127.18'

S 26°45'09" E 152.80'

EMMA LOUISE WALKER HARPER
3523 LAWSON GAP ROAD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°39'15" E	10.00'
L2	S 31°55'55" W	33.40'
L3	S 54°09'47" W	33.11'
L4	N 89°35'32" W	7.53'
L5	S 73°08'31" W	33.29'
L6	S 13°54'36" W	42.78'
L7	S 29°53'18" E	34.04'
L8	S 89°35'32" E	14.22'
L9	S 03°59'45" W	18.00'
L10	S 89°35'32" E	12.02'

SURVEYOR'S NOTES:

(1): SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

(2): SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

(3): DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

(4): SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.

(5): ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

(6): ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

(7): THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.

(8): DATE FIELD SURVEY COMPLETED (12/29/01)

(9): DATE DRAWING COMPLETED (01/09/02)

(10): ( ) RECORDED BEARINGS, ANGLES OR DISTANCES.

(11): POB POINT OF BEGINNING

(12): POC POINT OF COMMENCEMENT

(13): TYPE OF SURVEY: BOUNDARY SURVEY

I STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

LARRY W. WALKER
LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21183
WITHIN THE STATE OF ALABAMA

ALABAMA LICENSED No. 21183 PROFESSIONAL LAND SURVEYOR LARRY W. WALKER

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN; SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AS FILED WITH ABOVE NAMED HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE HEREBY MADE A PART OF SAID APPROVAL.

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT.

NAME Subdivision Program Manager TITLE 2/28/02 DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

FOR THE WEST ETOWAH COUNTY WATER AUTHORITY - CAN AND WILL FURNISH WATER, WITH ADEQUATE PRESSURE, SUBJECT TO THE RULES AND REGULATIONS OF THE WATER AUTHORITY.

NAME 3-12-02 DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

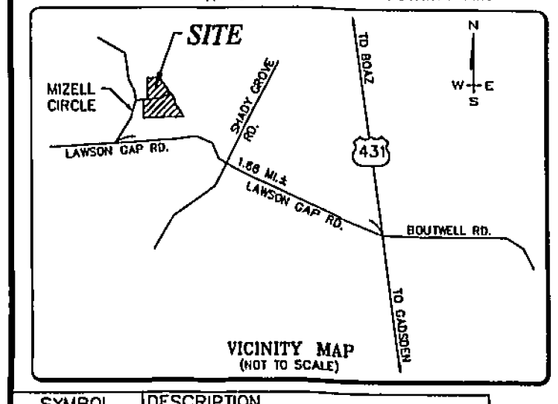
I, MITCHELL E. KESSLER AND T. MANDELL TILLMAN AS MANAGER OF TK LANDS, AND ALSO MITCHELL A. KESSLER, CHARLES R. TROTTER AND ANDREW H. ROBERTS BEING THE OWNER OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RATIFY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT.
THIS THE 12th DAY OF March, 2002.

MITCHELL E. KESSLER
T. MANDELL TILLMAN
MITCHELL A. KESSLER
CHARLES R. TROTTER
ANDREW H. ROBERTS

STATE OF ALABAMA
COUNTY OF ETOWAH

I, BRENDA CARROLL, A NOTORY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT T. MANDELL TILLMAN AND MITCHELL E. KESSLER, MANAGERS OF TK LANDS, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, CHARLES R. TROTTER, ANDREW H. ROBERTS, AND MITCHELL A. KESSLER WHOSE NAMES ARE SIGNED TO THE FOREGOING PLAT AND WHO ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME THIS THE DAY THAT THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE

THIS THE 13th DAY OF March 2002 Brenda D Carroll NOTARY PUBLIC
Commission Expires 9-06-2002



VICINITY MAP
(NOT TO SCALE)

MIZELL DRIVE IS NOT MAINTAINED BY THE ETOWAH COUNTY COMMISSION.

MIZELL DRIVE WILL HAVE TO BE IMPROVED TO MEET ETOWAH COUNTY'S MINIMUM STANDARDS FOR A ROADWAY BEFORE THE ETOWAH COUNTY COMMISSION WILL ASSUME MAINTENANCE OF THE ROAD.

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF ETOWAH, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF ETOWAH COUNTY, ALABAMA,
THIS 13th DAY OF March, 2002.

COUNTY ENGINEER
COUNTY OF ETOWAH, ALABAMA

NOTE:
ALL LOT ACREAGE FIGURED TO RIGHT-OF-WAY

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 13th day of March 2002 at 1:40 o'clock P.M., and was duly recorded on the 13 day of March 2002.
MTG. TAX
DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL
CASE NO.

SYMBOL	DESCRIPTION
—v—	LINE NOT TO SCALE
△	CALCULATED POINT
O	EXISTING IRON PIN
●	CAPPED 1/2" REBAR (LS#21183)
—x—	FENCE (X) LINE
- - - - - -	LINE NOT SURVEYED

FIELD NOTES: FB 2001/5, PG: 42
SURVEY PARTY: DH, TB
DISC: 2001-1
SURVEY: S01-015C RE: S01-015

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

CHRISTINE WALLACE ESTATE
P.O. BOX 581
BOAZ, ALABAMA 35957

LARRY WALKER LAND SURVEYING, INC.
P.O. BOX 2726
3031 CADDELL CIRCLE
HOKES BLUFF, ALA. 35903
(256) 492-7940 FAX (256) 492-8417
e-mail: lwls@cybrtyme.com

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BUSINESS RECORDS CORPORATION