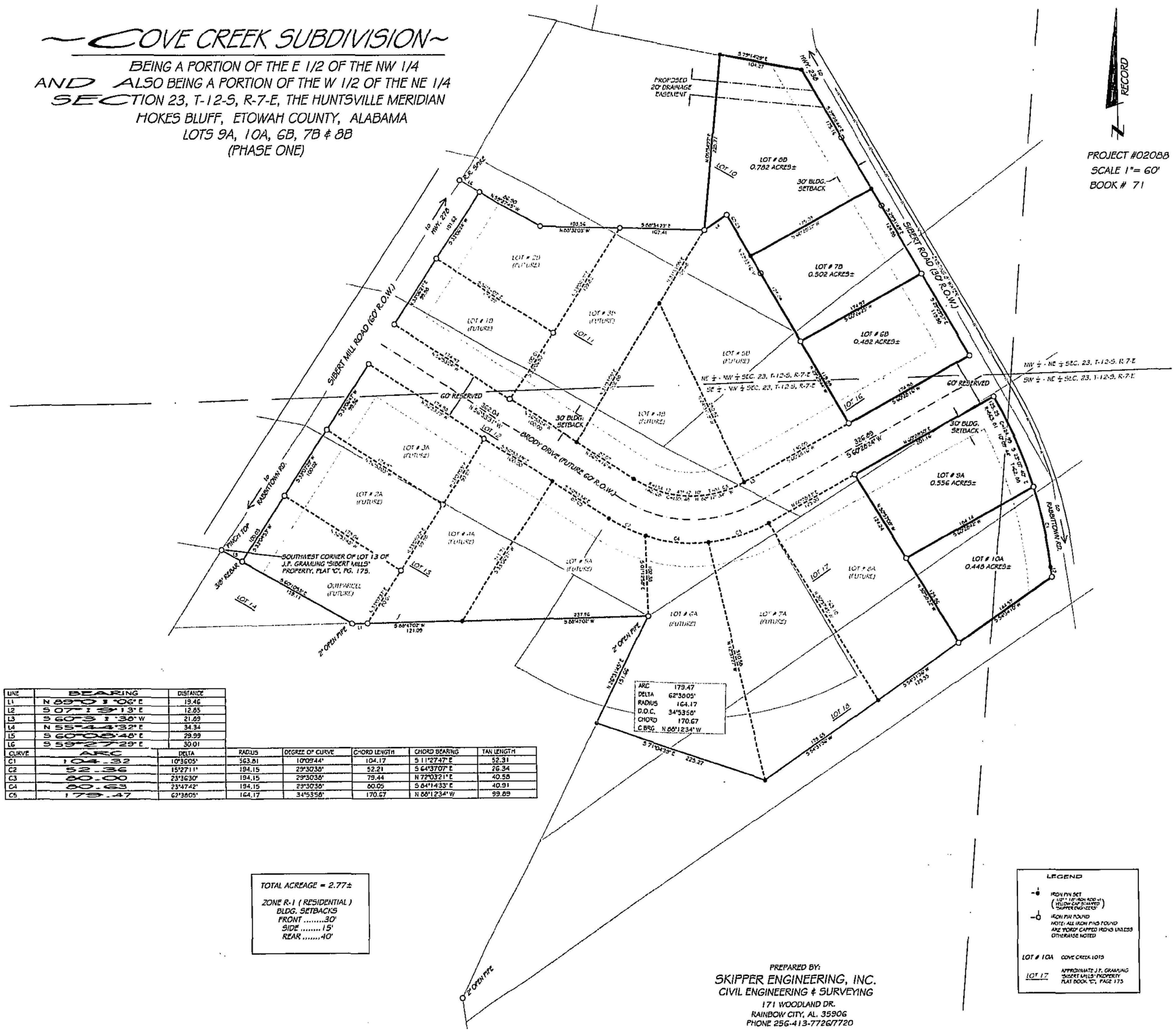
~COVE CREEK SUBDIVISION~

BEING A PORTION OF THE E 1/2 OF THE NW 1/4
AND ALSO BEING A PORTION OF THE W 1/2 OF THE NE 1/4
SECTION 23, T-12-S, R-7-E, THE HUNTSVILLE MERIDIAN
HOKES BLUFF, ETOWAH COUNTY, ALABAMA
LOTS 9A, 10A, 6B, 7B & 8B
(PHASE ONE)

PROJECT #02088
SCALE 1"= 60'
BOOK # 71



LINE	BEARING	DISTANCE
L1	N 89°01'06" E	19.46
L2	S 07°13'13" E	12.85
L3	S 60°33'36" W	21.69
L4	N 55°44'32" E	34.34
L5	S 60°08'48" E	29.99
L6	S 59°27'29" E	30.01

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	104.32	10°36'05"	563.81	10°09'44"	104.17	S 11°27'47" E	52.31
C2	52.36	15°27'11"	194.15	29°30'38"	52.21	S 64°37'07" E	26.34
C3	80.00	23°36'30"	194.15	29°30'38"	79.44	N 72°03'21" E	40.58
C4	80.63	23°47'42"	194.15	29°30'38"	80.05	S 64°14'33" E	40.91
C5	179.47	62°36'05"	164.17	34°53'58"	170.67	N 88°12'34" W	99.89

TOTAL ACREAGE = 2.77±

ZONE R-1 (RESIDENTIAL)
BLDG. SETBACKS
FRONT .....30'
SIDE .....15'
REAR .....40'

LEGEND

IRON PIN SET (1/2" x 18" IRON ROD W/ YELLOW CAP STAMPED "SKIPPER ENGINEERING")

IRON PIN FOUND
NOTE: ALL IRON PINS FOUND ARE YORK CAPPED IRONS UNLESS OTHERWISE NOTED

LOT # 10A COVE CREEK LOTS

LOT 17 APPROXIMATE J.P. GRAMLING "SIBERT MILLS" PROPERTY PLAT BOOK "C", PAGE 175

PREPARED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
171 WOODLAND DR.
RAINBOW CITY, AL. 35906
PHONE 256-413-7726/7720

PLAT BOOK L, PAGE 21

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION. I, the undersigned Grace Jennings, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the Plat of Cove Creek Meadows Subdivision, and that the Plat presents a correct survey of the above described property made without consent, and that we hereby dedicate to the public use all the streets shown on said plat. I hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assignees forever, and have caused the same to be released from all encumbrances so that the title is clear.

RESTRICTIONS:

Grace Jennings
Grace Jennings

Witness Cindy Minton by my hand Cindy Minton this 14 day of Nov. 2003.
WITNESS [signature] My Commission Expires 10-22-2007.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, the undersigned, a Registered Professional Engineer and Land Surveyor of Alabama, do here by certify that the plat and map of the lands herein shown have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief;

I hereby also certify that the annexed map of Cove Creek Meadows Subdivision consisting of one sheet, correctly represents a survey made under my supervision on the ____ day of _____, 2003; and that all of the monuments shown hereon actually exist and their positions are correctly shown;

I further certify that I have consulted the Federal Emergency Management Agency Flood Insurance Rate Map for the Etowah County, Alabama, Community-Panel No. 010077 0150 C & 010077 0225 C, dated April 15, 1982, and found that the property is not located in a special flood hazard area.

Signature: [signature]
Scott Skipper
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

ALABAMA REGISTERED No. 20141 PROFESSIONAL ENGINEER & LAND SURVEYOR SCOTT SKIPPER

Witness: [signature]

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Cove Creek Meadows Subdivision has been found to comply with the Subdivision Regulations for Hokes Bluff, Alabama with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the Probate Judge of Etowah County.

[signature]
Secretary, Planning Commission

ATTEST: _____ BY: [signature] Secretary

Approved as to form and legality this 5th day of November, 2003.

ATTEST:
[signature] [signature]
Clerk Mayor

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

BE IT RESOLVED by the City Council of the City of Hokes Bluff, Alabama, that the dedication shown on the attached plat of Cove Creek Meadows Subdivision are hereby accepted. Adopted by the City Council of the City of Hokes Bluff, Alabama, the 10th day of November, 2003.

[signature]
Mayor

ATTEST:
[signature]
Clerk

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION

Pursuant to the Hokes Bluff Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Hokes Bluff Planning Commission on 11/10/03.

[signature]
Chairman

Date: 11/10/2003

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE HOKES BLUFF WATER & SEWER BOARD

Pursuant to the Hokes Bluff Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Hokes Bluff Sewer Board on 11/17/03.

[signature]
Chairman

Date: 11-17-03

This subdivision meets the approval of the Etowah County Health Department subject 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 below.

Approved By: [signature] 11/14/03
ETOWAH COUNTY HEALTH DEPARTMENT - DATE

LOT 8B IS EXCLUDED DUE TO PREVIOUS APPROVAL

LOTS 6B, 7B AND 9A ARE APPROVED FOR CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS WITH A 22 INCH FIELD LINE DEPTH RESTRICTION

LOT 10A IS APPROVED FOR CONVENTIONAL SHALLOW PLACEMENT ON-SITE WITH 12 INCHES OF FILL IN THE FIELD LINE AREA.

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 15 day of June 20 04 at 1:00 o'clock P.M., and was duly recorded on the 15 day of June 20 04.
DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL