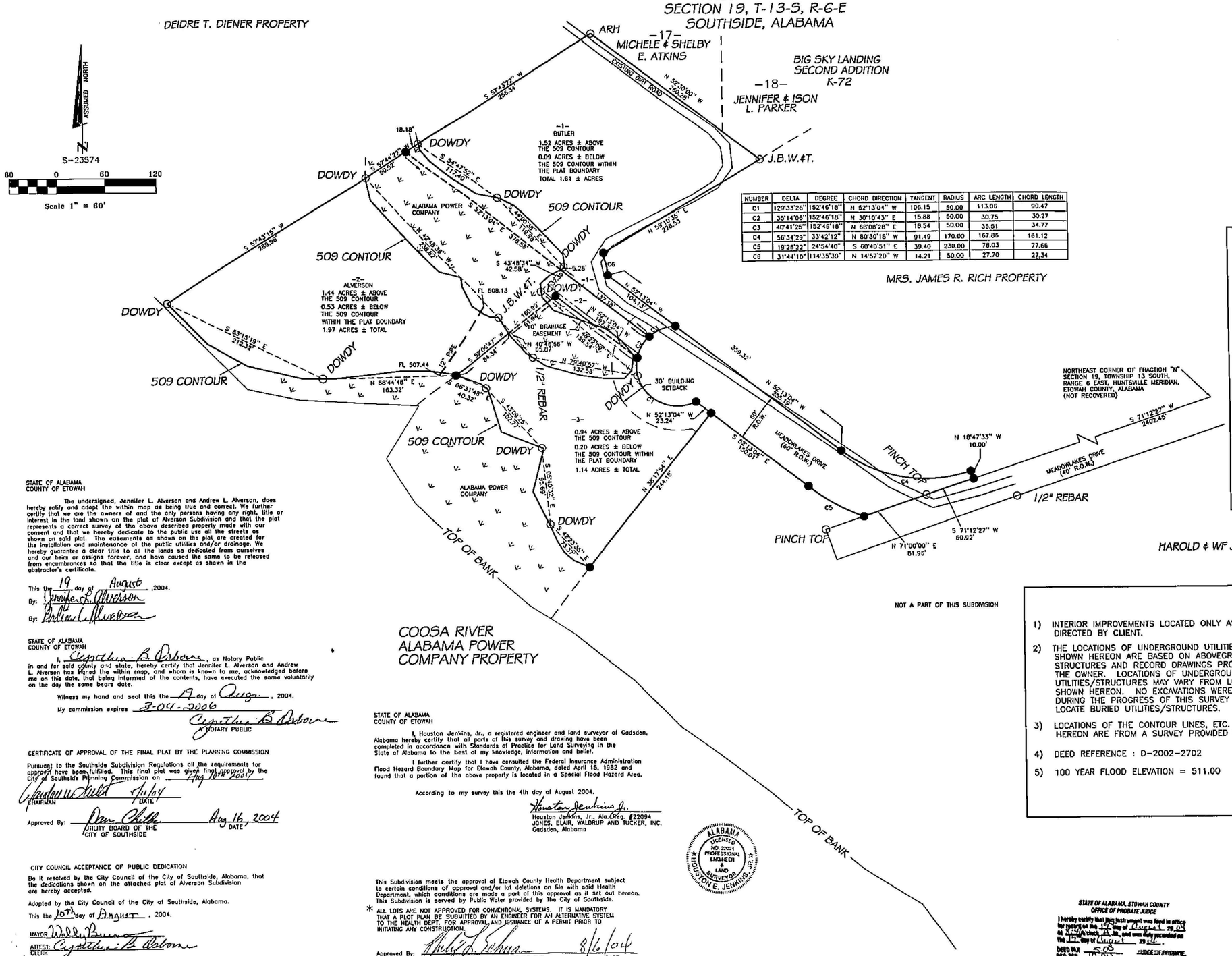
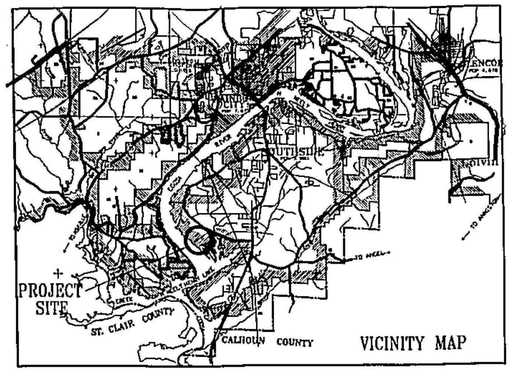
PLAT BOOK L PAGE 23

ALVERSON SUBDIVISION

A PORTION OF
FRACTIONS O AND P
SECTION 19, T-13-S, R-6-E
SOUTHSIDE, ALABAMA



NUMBER	DELTA	DEGREE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	129°33'26"	152°46'18"	N 52°13'04" W	106.15	50.00	113.06	90.47
C2	35°14'06"	152°46'18"	N 30°10'43" E	15.88	50.00	30.75	30.27
C3	40°41'25"	152°46'18"	N 68°08'28" E	18.54	50.00	35.51	34.77
C4	56°34'29"	33°42'12"	N 80°30'18" W	91.49	170.00	167.86	161.12
C5	19°26'22"	24°54'40"	S 60°40'51" E	39.40	230.00	78.03	77.66
C6	31°44'10"	114°35'30"	N 14°57'20" W	14.21	50.00	27.70	27.34



LEGEND

P.O.B.	-- POINT OF BEGINNING		-- SPRINKLER HEAD
P.O.C.	-- POINT OF COMMENCEMENT		-- MANHOLE
(M)	-- MEASURED		-- BUSH
(R)	-- RECORD		-- TREE
	-- IRON FOUND		-- SHRUB
	-- 1/2" REBAR SET W/CAP STAMPED JBW&T INC CA0046LS		-- HANDICAPPED PARKING
	-- CONCRETE MONUMENT	-W —W—	-- WATER LINE
	-- NAIL & SHINER	-G —G—	-- GAS LINE
	-- CONCRETE NAIL	-P —P—	-- POWER LINE
	-- FIRE HYDRANT	-T —T—	-- TELEPHONE LINE
	-- WATER METER	-TV—TV—	-- CABLE TELEVISION
	-- WATER VALVE	-SS—SS—	-- SANITARY SEWER
	-- GAS METER	-ST—ST—	-- STORM SEWER
	-- GAS VALVE	-UP—UP—	-- UNDERGROUND POWER
	-- GAS VENT PIPE	-X —X —	-- FENCE
	-- GAS REGULATOR	R.O.W.	-- RIGHT-OF-WAY
	-- POWER POLE		-- PROPERTY BELOW THE 509 ELEVATION, OWNED BY ALABAMA POWER COMPANY. AN EASEMENT MUST BE OBTAINED FROM AL. POWER CO. PRIOR TO FILLING OR DISTURBING ANY AREA BELOW THE 509 ELEVATION.
	-- TELEPHONE POLE		
	-- LIGHT POLE		
	-- GUY WIRE		
	-- TELEPHONE RISER		

NOTES:

1) INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY CLIENT.
2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE OWNER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
3) LOCATIONS OF THE CONTOUR LINES, ETC. SHOWN HEREON ARE FROM A SURVEY PROVIDED BY THE OWNER.
4) DEED REFERENCE : D-2002-2702
5) 100 YEAR FLOOD ELEVATION = 511.00
6) TOTAL AREA OF THE SUBDIVISION ABOVE THE 509 CONTOUR, INCLUDING THE ROADWAY = 4.47 ACRE ±
7) SMALLEST LOT IS LOT 3 (0.94 ACRE ±)
8) TOTAL NUMBER OF LOTS: 3
9) LINEAR FEET OF DEDICATED STREETS - 350
10) CURRENT ZONING: R1
    MINIMUM DEPTH OF FRONT YARD - 30 FEET
    MINIMUM DEPTH OF REAR YARD - 40 FEET
    MINIMUM WIDTH OF EACH SIDE YARD - 15 FEET
    MAXIMUM HEIGHT OF STRUCTURES - 45 FEET
    MINIMUM LOT WIDTH - 100 FEET
    MINIMUM LOT SIZE - 18,000 SQUARE FEET
11) THERE IS A 5' UTILITY AND DRAINAGE EASEMENT EVENLY OFF EACH SIDE OF EVERY LOT LINE.

STATE OF ALABAMA
COUNTY OF ETOWAH

The undersigned, Jennifer L. Alverson and Andrew L. Alverson, does hereby ratify and adopt the within map as being true and correct. We further certify that we are the owners of and the only persons having any right, title or interest in the land shown on the plat of Alverson Subdivision and that the plat represents a correct survey of the above described property made with our consent and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of the public utilities and/or drainage. We hereby guarantee a clear title to all the lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from encumbrances so that the title is clear except as shown in the abstractor's certificate.

This the 19 day of August, 2004.

By: Jennifer L. Alverson

By: Andrew L. Alverson

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Cynthia B. Osborne, as Notary Public in and for said county and state, hereby certify that Jennifer L. Alverson and Andrew L. Alverson 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 19 day of August, 2004.

My commission expires 3-04-2006

Cynthia B. Osborne
NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION

Pursuant to the Southside Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given final approval by the City of Southside Planning Commission on Aug 10th 2004

Charlene W. Dodd 8/10/04
CHAIRMAN DATE

Approved By: Dan Chilk Aug 16, 2004
UTILITY BOARD OF THE CITY OF SOUTHSIDE DATE

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

Be it resolved by the City Council of the City of Southside, Alabama, that the dedications shown on the attached plat of Alverson Subdivision are hereby accepted.

Adopted by the City Council of the City of Southside, Alabama.

This the 10th day of August, 2004.

MAYOR Wally Burnett

ATTEST: Cynthia B. Osborne
CLERK

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Houston Jenkins, 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 Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

I further certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map for Etowah County, Alabama, dated April 15, 1982 and found that a portion of the above property is located in a Special Flood Hazard Area.

According to my survey this the 4th day of August 2004.

Houston Jenkins Jr.
Houston Jenkins, Jr., Ala. Reg. #22094
JONES, BLAIR, WALDRUP AND TUCKER, INC.
Gadsden, Alabama

ALABAMA LICENSED NO. 22094 PROFESSIONAL ENGINEER & LAND SURVEYOR HOUSTON E. JENKINS, JR.

This Subdivision meets the approval of Etowah County Health Department subject to certain conditions of approval and/or lot deletions on file with said Health Department, which conditions are made a part of this approval as if set out hereon. This Subdivision is served by Public Water provided by The City of Southside.

* ALL LOTS ARE NOT APPROVED FOR CONVENTIONAL SYSTEMS. IT IS MANDATORY THAT A PLOT PLAN BE SUBMITTED BY AN ENGINEER FOR AN ALTERNATIVE SYSTEM TO THE HEALTH DEPT. FOR APPROVAL AND ISSUANCE OF A PERMIT PRIOR TO INITIATING ANY CONSTRUCTION.

Approved By: Philip R. Kilgore 8/6/04
ETOWAH COUNTY HEALTH DEPARTMENT DATE

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 August 20 04 at 2:17 o'clock P.M., and was duly recorded on the 17 day of August 20 04.

DEED TAX 5.00
REC. FEE 10.00
TOTAL 15.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

S-23574 04-3-1

JBW&T
Jones, Blair, Waldrup and Tucker, Inc.
Consulting Engineers and Land Surveyors
306 No. Fifth Street - P.O. Box 631 - Gadsden, AL 35902
Phone 256-547-0370 Fax 256-547-3464

PLAT OF
ALVERSON SUBDIVISION

FOR
DR. JENNIFER ALVERSON

DRAWN JMN/SJC | APPROVED | SCALE 1"=60' | DATE 8-6-04

File name: L:\DOCUMENT\SURVEY\23574\000003IK.DWG