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

~CYPRESS GARDENS SUBDIVISION~

BEING A PORTION OF THE NW 1/4
SECTION 11, T-12-S, R-7-E, THE HUNTSVILLE MERIDIAN
HOKES BLUFF, ETOWAH COUNTY, ALABAMA

PLAT BOOK L, PAGE 27

ASSUMED

PROJECT #03124
SCALE 1"= 50'

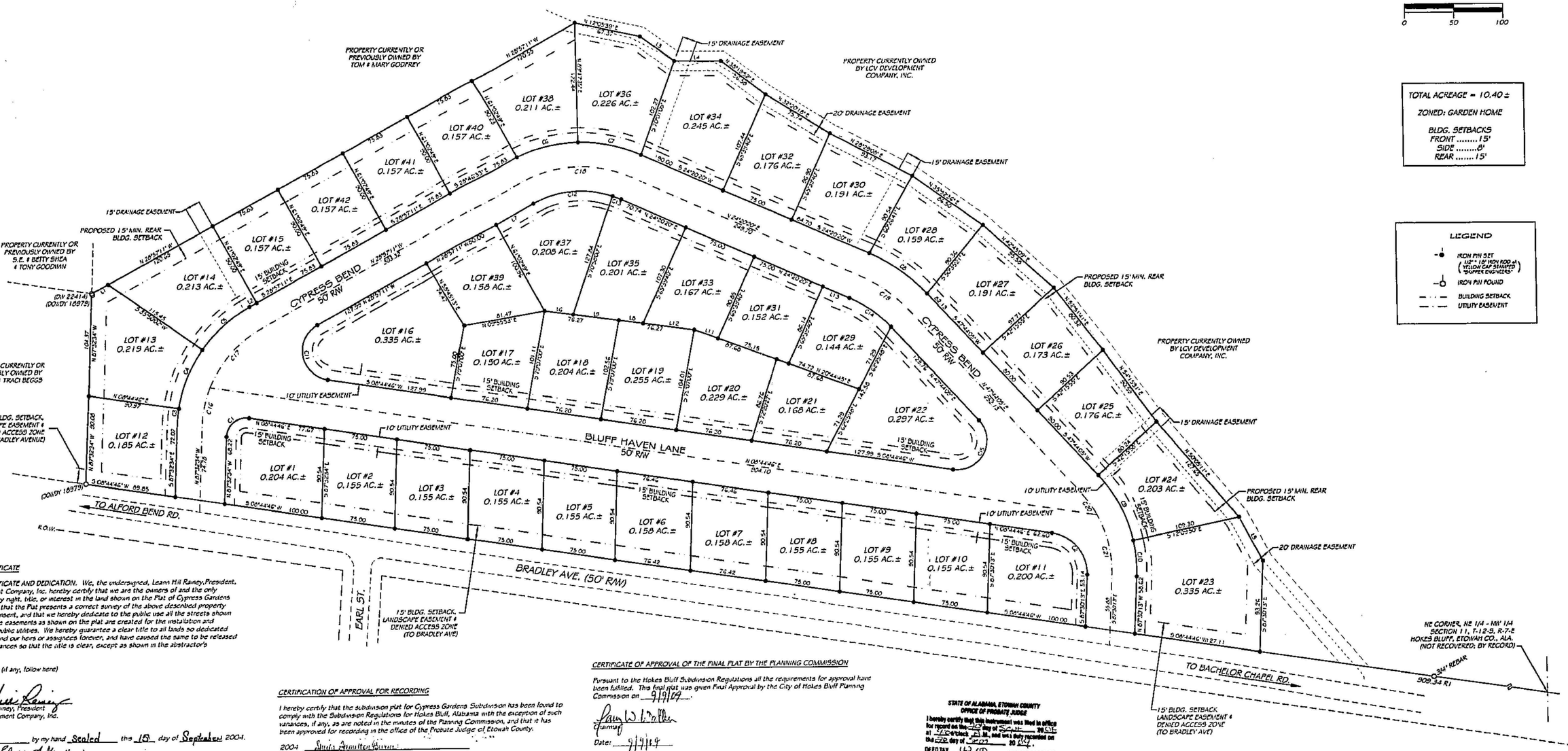
0 50 100

TOTAL ACREAGE = 10.40±

ZONED: GARDEN HOME

BLDG. SETBACKS
FRONT .....15'
SIDE .....8'
REAR .....15'

LEGEND
- IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERS")
- IRON PIN FOUND
- BUILDING SETBACK
- UTILITY EASEMENT



OWNER'S CERTIFICATE

OWNERS CERTIFICATE AND DEDICATION. We, the undersigned, Leann Hill Rainey, President, LCV Development Company, Inc. hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the Plat of Cypress Gardens 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. The easements as shown on the plat are created for the installation and maintenance of public utilities. We 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, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here)

Leann Hill Rainey
Leann Hill Rainey, President
LCV Development Company, Inc.

Witness _____ by my hand Sealed this 15 day of September 2004.

WITNESS Philip L. Mueller

SURVEYORS CERTIFICATE

SURVEYORS CERTIFICATE. I, Scott Skipper, the undersigned, do hereby certify that I am a professional land surveyor or civil engineer and that the annexed map of Cypress Gardens Subdivision consisting of one sheet, correctly represents a survey made under my supervision on the 15th day of September 2004; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature: _____
Licensed #: 20941

Witness: Leann H. Rainey

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: 1) that streets, utilities, and other improvements have been installed in an acceptable manner according to City specifications in the subdivision entitle _____ or, 2) that a security bond in the amount of $ 82,220.00 has been posted with the Planning Commission to assure completion of all required improvements in case of default.

2004 Tim Deane 9/9/04
City Engineer or Other Approving Agents - Date

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Cypress Gardens 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.

2004 Linda Hamilton Barnes
Secretary, Planning Commission

ATTEST: Joe L. Allen BY: Linda Hamilton Barnes Secretary

Approved as to form and legality this 9th day of September, 2004.

ATTEST:

Linda Hamilton Barnes
Clerk

Joe L. Allen
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 Cypress Gardens Subdivision are hereby accepted. Adopted by the City Council of the City of Hokes Bluff, Alabama, the 14th day of September, 2004.

Joe L. Allen
Mayor

ATTEST:

Linda Hamilton Barnes
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 9/9/04.

Larry W. Miller
Chairman

Date: 9/9/04

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

Pursuant to the Hokes Bluff Subdivision Regulations all the requirements for approval have been fulfilled. The final plat was given Final Approval by the City of Hokes Bluff Sewer Board on 9-14-04.

D. E. Jones
Chairman

Date: 9-14-04

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE COUNTY HEALTH DEPARTMENT

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 set out hereon.

Approved By: Charles D. Stokes 9/20/04
ETOWAH COUNTY HEALTH DEPARTMENT - DATE

Note: 1.) All dwellings must connect to public water and sewer which are available.

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 23rd day of Sept 2004 at 2:24 o'clock P.M., and was duly recorded on the 23rd day of Sept 2004.

DEED TAX 0.00
REC. FEE 10.00
TOTAL 10.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

ALABAMA REGISTERED No. 20941 PROFESSIONAL ENGINEER LAND SURVEYOR SCOTT SKIPPER

LINE	BEARING	DISTANCE
L1	N 28°57'11" W	10.75
L2	S 28°57'11" E	8.36
L3	N 36°41'34" E	42.72
L4	N 00°16'00" E	46.96
L5	N 62°16'30" E	50.38
L6	S 07°39'25" W	29.63
L7	N 28°57'11" W	44.48
L8	S 07°39'25" W	24.53
L9	S 07°39'25" W	46.63
L10	N 70°56'00" W	27.64
L11	S 20°44'45" W	26.49
L12	S 07°39'25" W	51.74
L13	N 24°20'20" E	28.96

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	33.61	90°17'20"	20.00	286°28'44"	29.79	N 39°23'54" W	22.33
C2	60.96	83°45'01"	41.72	137°20'39"	55.69	N 50°37'16" E	37.40
C3	17.98	07°00'17"	145.00	39°30'52"	17.97	S 63°59'25" E	9.00
C4	65.00	25°41'05"	145.00	39°30'52"	64.46	S 67°35'44" E	33.06
C5	65.28	25°48'01"	145.00	39°30'52"	64.74	S 41°15'11" E	33.21
C6	65.36	25°02'31"	150.00	38°11'50"	65.04	S 13°13'41" E	33.31
C7	65.57	25°02'45"	150.00	38°11'50"	65.05	S 11°48'57" W	33.32
C8	71.46	23°23'46"	175.00	32°44'26"	70.96	S 30°02'13" W	36.23
C9	76.18	30°00'08"	145.00	39°30'52"	75.31	S 62°47'06" W	38.99
C10	37.10	14°39'37"	145.00	39°30'52"	37.00	S 65°09'38" W	18.65
C11	74.51	142°18'03"	30.00	190°59'09"	56.76	S 79°53'48" W	67.56
C12	83.75	47°59'10"	100.00	57°17'45"	81.33	N 04°57'32" W	44.51
C13	9.26	05°18'20"	100.00	57°17'45"	9.26	N 21°41'10" E	4.63
C14	51.04	23°23'46"	125.00	45°50'12"	50.69	N 30°02'13" E	25.88
C15	73.83	141°00'44"	30.00	190°59'09"	56.56	S 61°45'32" E	84.75
C16	40.95	19°33'04"	120.00	47°44'47"	40.75	N 77°46'01" W	20.65
C17	81.76	39°03'19"	120.00	47°44'47"	80.19	N 40°25'20" W	42.54
C18	116.26	53°17'30"	125.00	45°50'12"	112.12	N 02°16'25" W	62.73
C19	61.25	23°23'46"	150.00	38°11'50"	60.83	N 30°02'13" E	31.00
C20	28.97	13°49'53"	120.00	47°44'47"	28.90	N 54°39'01" E	14.56
C21	64.78	30°55'47"	120.00	47°44'47"	64.00	N 77°01'53" E	33.20

0 1 2 3 4 5 6