~HAMPTON COURT SUBDIVISION~

BEING A PORTION OF THE NE 1/4 - NW 1/4 AND THE NW 1/4 - NE 1/4 SECTION 4, T-13-S, R-6-E AND A PORTION OF THE SE 1/4 - SW 1/4, SECTION 33, T-12-S, R-6-E OF THE HUNTSVILLE MERIDIAN SOUTHSIDE, ETOWAH COUNTY, ALABAMA.

PLAT BOOK " L ", PAGE 31

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify to Dave Cummans, that all parts of this Mortgage Survey and Drawing of the following described property have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

I further certify that I have consulted the Federal Emergency Management Agency Flood Insurance Rate Map for the Town of Southside, Alabama, Etowah County, Community-Panel No. 010082 0005 C, dated July 2, 1987, and found that the property is not located in a special flood hazard area.

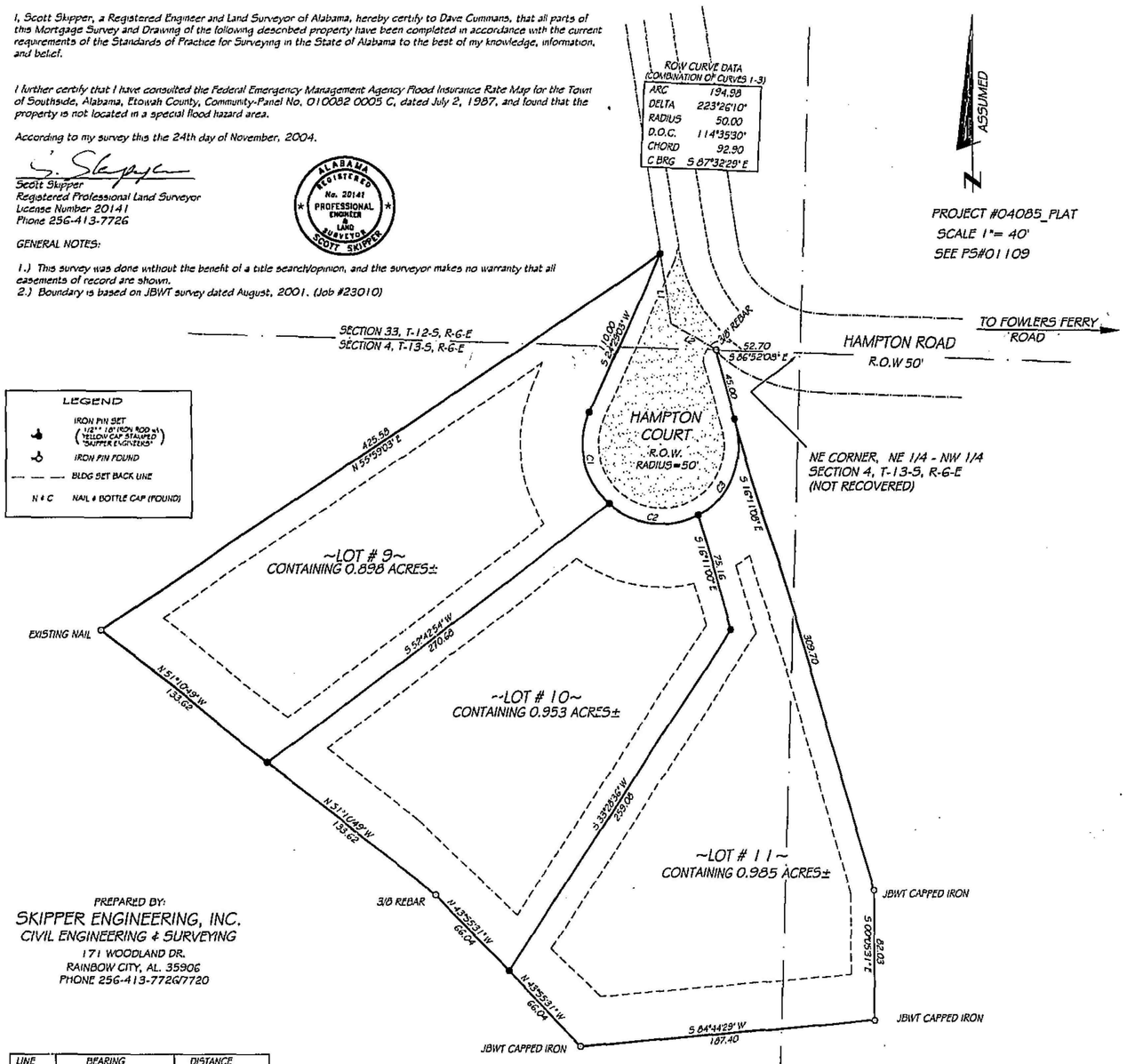
According to my survey this the 24th day of November, 2004.

Scott Skipper
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

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

GENERAL NOTES:

1.) This survey was done without the benefit of a title search/opinion, and the surveyor makes no warranty that all easements of record are shown.
2.) Boundary is based on JBWT survey dated August, 2001. (Job #23010)



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

LINE	BEARING	DISTANCE
L1	N 08°46'00" W	44.32
L2	N 58°33'15" W	32.74

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	63.18	72°23'37"	50.00	114°35'30"	59.06	S 12°01'13" E	36.59
C2	60.59	69°26'01"	50.00	114°35'30"	56.95	S 82°56'02" E	34.64
C3	71.22	81°36'31"	50.00	114°35'30"	65.35	N 21°32'42" E	43.17

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 December, 20 04 at 11:00 o'clock A.M., and was duly recorded on the 15th day of December, 20 04.
DEED TAX 3.00
REC. FEE 12.00
TOTAL 15.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, Dave Cummans, do 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 Hampton Court, and that the Plat represents a correct survey of the above described property made without consent, and that I 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 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)

Witness _____ hand _____ this ___ day of _____, 20__

Witness _____

SURVEYOR'S 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 Hampton Court, consisting of 1 sheets, correctly represents a survey made under my supervision on the 24th day of November, 2004; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature: _____

Witness: _____

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify: (1) that streets and other improvements have been installed in an acceptable manner according to City specifications in the subdivision entitled Hampton Court or, (2) that a security bond in the amount of $1500.00 has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date _____ City Engineer or other Approving Agents _____

WATER DISTRIBUTION

The Water Distribution System shown on this drawing meets the design requirements of the Water Works and Sewer Board of the City of Southside.

12-6-04
Date

Jim Kennedy Supt. of Utilities
Water Works and Sewer Board of the City of Southside, Alabama

CERTIFICATE OF THE APPROVAL FOR RECORDING

I certify that the subdivision plat for Hampton Court has been found to comply with the Subdivision Regulations for Southside, 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.

12-13-2004
Date

Secretary, Planning Commission

ATTEST: _____ BY: _____ Secretary

Approved as to form and legally this _____ day of _____, A.D., 20___.

_____
Attorney

Approved by the City Council of Southside this 13 day of December, A.D., 2004.

ATTEST:
Clerk _____ Mayor _____

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 Hampton Court are hereby adopted by the City Council of the City of Southside, Alabama this ___ day of _____, A.D., 20___.

ATTEST:
Clerk _____ Mayor _____

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 _____

Date _____ Secretary _____

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

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 herein.

Approved By: _____ 12/6/04
ETOWAH COUNTY HEALTH DEPARTMENT - DATE

Note: 1.) Permits for these lots have been issued on an individual basis and are already approved.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, _____ as Principal and the undersigned Surety, are held and firmly bound unto the City of Southside, Alabama hereafter called the City, in full sum of _____ Dollars ($_____), for payment of which, well and truly to be made, we, and each of us, bind ourselves jointly and severally, by these presents.

Dated this ____ day of _____ A.D., 20___.

The conditions of this obligation are such that, WHEREAS, PRINCIPAL has submitted to the subdivision regulations of the City of Southside elected to file this bond in lieu of completion of improvements and utilities in the above subdivision.

NOW, THEREFORE, if the PRINCIPAL shall, within _____ month(s) from the date of approval of the final plat of the subdivision, faithfully install complete improvements and utilities in the rules and regulations of the City and pay all bills for contractors, subcontractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the City and all interest property owners against liability, loss or damage by reason of failure of Principal to faithfully perform the conditions hereof, then the obligation shall be null and void, otherwise to subcontractors, laborers or materialmen shall be limited to six months from and after completion of the improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written.

_____
Principal

ATTEST: _____
Secretary

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