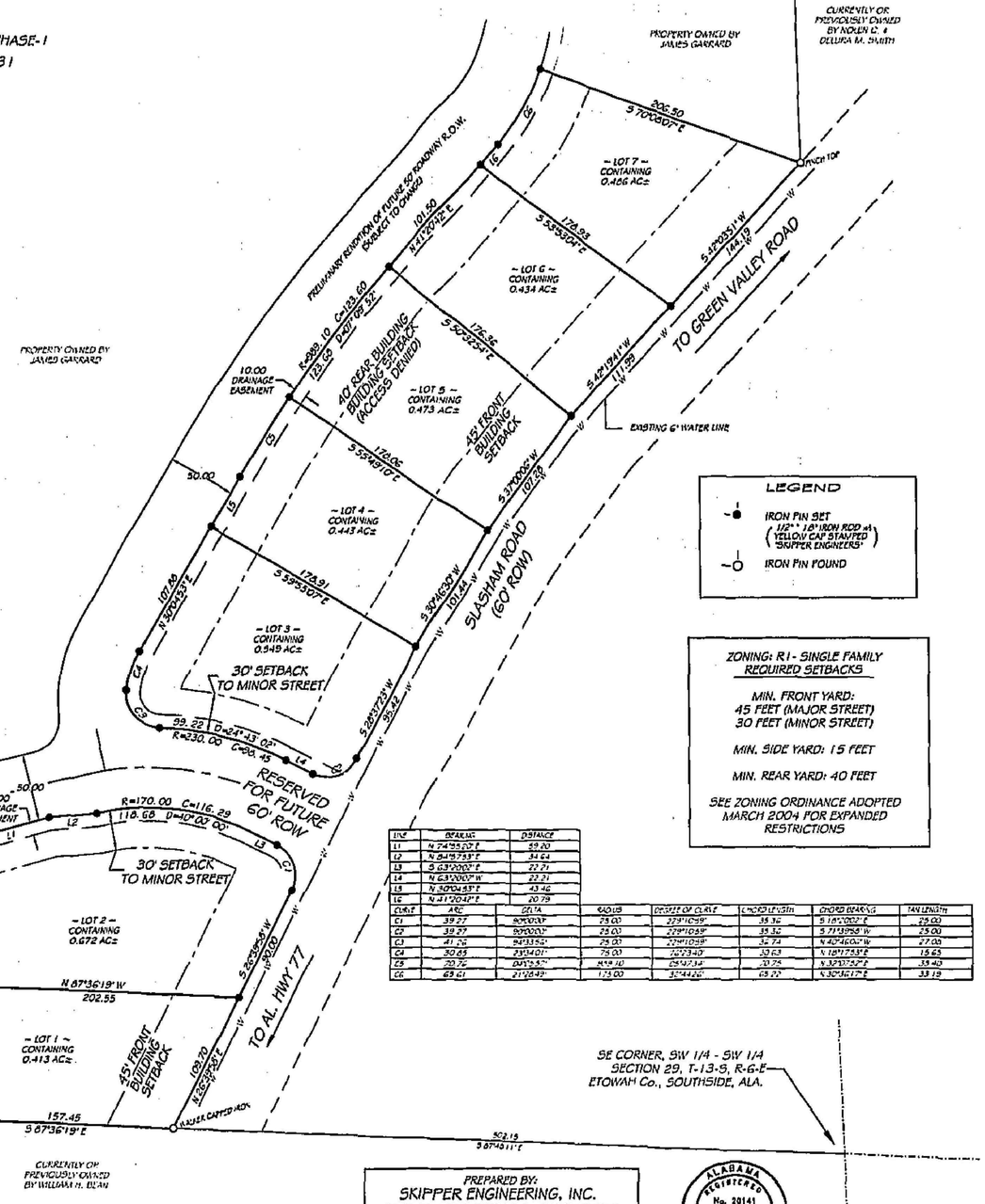
TIMBERLINE SUBDIVISION - PHASE 1

BEING A PORTION OF SW 1/4 SEC.29, TSP-14-S, R-6-E
LYING ADJACENT TO SLASHAM ROAD
SOUTHSIDE, ETOWAH COUNTY, ALABAMA

PLAT BOOK L PAGE 34

STATE PLANE

PROJECT #04099_PHASE-1
SEE PACSOFT 0403 1
SCALE 1"= 50'
BOOK #97



LEGEND

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

ZONING: R1 - SINGLE FAMILY
REQUIRED SETBACKS

MIN. FRONT YARD:
45 FEET (MAJOR STREET)
30 FEET (MINOR STREET)

MIN. SIDE YARD: 15 FEET

MIN. REAR YARD: 40 FEET

SEE ZONING ORDINANCE ADOPTED MARCH 2004 FOR EXPANDED RESTRICTIONS

LINE	BEARING	DISTANCE
L1	N 74°55'20" E	59.20
L2	N 84°15'33" E	34.64
L3	S 63°00'00" E	22.21
L4	N 63°00'00" W	22.21
L5	N 30°04'55" E	43.46
L6	N 41°20'42" E	20.79

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.27	90°00'00"	25.00	229°11'09"	35.36	S 18°00'00" E	25.00
C2	39.27	90°00'00"	25.00	229°11'09"	35.36	S 71°59'56" W	25.00
C3	41.26	94°33'50"	25.00	229°11'09"	36.74	N 40°46'00" W	27.00
C4	30.65	233°40'01"	75.00	76°23'40"	30.63	N 18°17'53" E	15.65
C5	20.76	047°55'57"	49°38'10"	115°37'34"	20.75	S 30°07'52" E	33.40
C6	69.61	21°28'49"	175.00	32°44'26"	69.22	S 30°46'17" E	33.19

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

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

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, James R. Garrard, 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 Timberline Subdivision - Phase 1, 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)

Signature: James R. Garrard
Witness Mel Smith hand this 8th day of February, 20 05
Witness Larry C. Cope

SURVEYORS CERTIFICATE

I, Scott Skipper, do hereby certify that I am a Registered Civil Engineer and Land Surveyor in the State of Alabama and that the annexed map of Timberline Subdivision - Phase 1, consisting of ____ sheets, correctly represents a survey made under my supervision on the ____ day of _____, 20___; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

I also certify to James R. Garrard that all parts of this Survey and Drawing 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 Insurance Administration Flood Hazard Boundary Map (Community-Panel No. 010082 0010 C) for the Town of Southside, Alabama, dated July 2, 1987 and found that the property is not located in a special flood hazard area.

Signature: Scott Skipper Witness Larry C. Cope
Scott Skipper, P.E./L.S.
AL Reg. No. 20141
Skipper Engineering, Inc.

CERTIFICATE OF THE APPROVAL FOR RECORDING

I certify that the subdivision plat for Timberline Subdivision - Phase 1 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.

2-8-05 _____ Chairman of the Planning Commission
Date

ATTEST: 2-5-05 BY: Shirley B. Cardwell Secretary

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

Attorney

Approved by the City Council of Southside this _____ day of _____, A.D., 20___.

ATTEST:
Cynthia B. Osborne Wally Burns
Clerk Mayor

Rudy Spence
City's Consulting Engineer

Water Works and Sewer Board of the City of Southside, Alabama

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 23 day of Feb 20 05 at 1:30 o'clock P. M. and was duly recorded on the 24 day of Feb 20 05.
DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE ETOWAH 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 hereon.

Approved By: ETOWAH COUNTY HEALTH DEPARTMENT - DATE 2/18/05

Notes
1.) All applications must be submitted with a detailed plot plan showing house location, underground utilities, field line location, driveways, etc.
2.) Lots 1 & 2 are approved for conventional on-site sewage disposal systems with the requirement that the field lines be installed at or above the elevation of the soil bore and perc test.
3.)Lot 3 is disapproved for a conventional on-site sewage disposal system due to high seasonal water table as reported by the engineer. This lot may be resubmitted with a proposal for an engineered alternative on-site sewage disposal system according to procedures outlined in Rule 420-3-1-.30.
4.) Lots 4 & 6 are unapproved due to testing inside the required set-back from the road cut. (25 feet minimum)
5.) Lot 5 is approved with a requirement the existing system on the lot be abandoned according to the Rule 420-3-1-.33.
6.) Lot 7 is approved with the requirement 6 inches fill be installed in area of field lines due to seasonal water at 36 inch depth. The field lines must be installed at or above the elevation of the soil bore and perc test.