~ MAGNOLIA PLACE SUBDIVISION ~

ADJACENT TO OAKLAND DRIVE & WHORTON BEND ROAD
LOCATED IN THE NE1/4-NE1/4, SECTION 27, T-12-S, R-6-E
GADSDEN, ETOWAH COUNTY, ALA.

STATE OF ALABAMA
COUNTY OF ETOWAH

I the undersigned, George C. Moms and wife, Mary F. Moms, being the owner of the land embraced within the foregoing plat, do hereby ratify, confirm and adopt the same as being true and correct, this the 20 day of April, 2005.

George Moms
George Moms

Mary F. Moms
Mary F. Moms

I, Larry C. Lee, a Notary Public in and for said County and State, hereby certify that the owner(s), whose name(s) are signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents, has executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 20 day of April, 2005.

Larry C. Lee
Notary Public — My Commission Expires April 5, 2009

CERTIFICATE OF APPROVAL OF FINAL PLAT

We, the undersigned, hereby approve the subdivision represented by the foregoing plat, with the exceptions as noted. Habitable dwellings must connect to public water and sanitary sewerage. This plat being approved this the _____ day of _____, 2005.

City of Gadsden Engineering Department	4/28/05 Date	N/A Etowah County Engineering Department	Date
City of Gadsden Planning Commission	3 May 05 Date	N/A Gadsden City Council	Date
Whorton Bend Water Authority	5-04-05 Date		
Gadsden Water Works & Sewer Board	May 4, 2005 Date		

"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." Habitable dwellings must connect to public water and sanitary sewerage.

Approved By: Etowah County Health Department — 4/21/05 Date

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, George C. Moms & Wife, Mary F. Moms as Principal and the undersigned Surety, are held and firmly bound unto the City of Gadsden, Alabama hereafter called the City, in the full sum of $ 40,000.00 for the payment of which, well and truly to be made, we, and each of us, bind ourselves jointly and severally, by these presents.

Dated this 19th day of April A.D., 2005. The conditions of this obligation are such that, WHEREAS, PRINCIPAL has submitted to the Planning Commission a preliminary plat for subdivision of a tract of land described as follows:
AND, WHEREAS, PRINCIPAL has, pursuant to the Subdivision Regulations of the City of Gadsden elected to file this bond in lieu of actual completion of improvements and utilities in the above-subdivision. NOW, THEREFORE, if the PRINCIPAL shall, within twelve (12) months 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 this obligation shall be null and void, otherwise to remain full force and effect; PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers or material men 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.

N/A
Principal

ATTEST: _____
Secretary

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify to that all parts of the 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:

According to my survey this 20th day of April, 2005.

ALABAMA REGISTERED No. 20141 PROFESSIONAL ENGINEER LAND SURVEYOR SCOTT SKIPPER

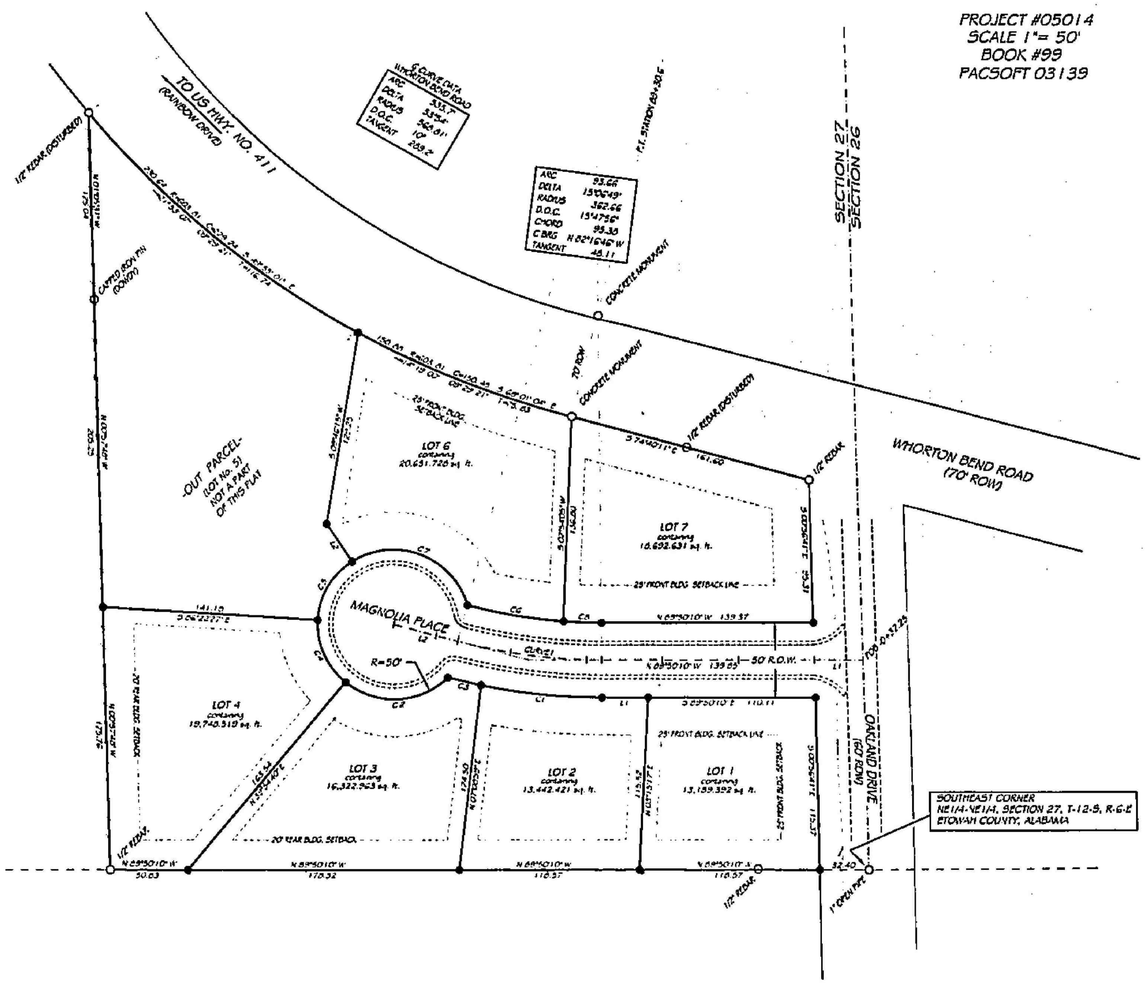
Scott Skipper, Ala. Reg. #20141
Skipper Engineering, Inc.
Rainbow City, Alabama

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 4 day of May, 2005 at 1:20 o'clock P. M., and was duly recorded on the 4 day of May 20 05.

DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL



ZONING: R1 - SINGLE FAMILY
REQUIRED SETBACKS
MIN. FRONT YARD: 25 FEET
MIN. SIDE YARD: 8 FEET*
MIN. REAR YARD: 20 FEET
*THE SUM OF THE WIDTHS OF THE TWO (2) YARDS SHALL NOT BE LESS THAN TWENTY (20) FEET.
SEE GADSDEN ZONING ORDINANCE & SUBDIVISION RESTRICTIONS FOR FURTHER INFORMATION.

LEGEND
IRON PIN SET (1/2" I.R. W/ ROW ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERING")
IRON PIN FOUND
NOT TO SCALE (N.T.S.)
(R=) RECORD
FENCE
SETBACK LINE
CENTERLINE

℄ PROPOSED ROADWAY ANNOTATION

LINE	BEARING	DISTANCE
L1	N 68°50'10" W	37.25
L2	N 74°43'27" W	43.50

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
CURVE 1	95.66	15°06'49"	362.66	15°47'56"	95.36	N 82°16'45" W	48.11

PROPOSED LOT LINE/ROW ANNOTATION

LINE	BEARING	DISTANCE
L1	S 68°50'10" E	33.23
L2	S 32°35'34" E	33.00

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	80.00	11°49'27"	337.66	14°42'45"	79.86	S 83°55'27" E	40.14
C2	73.66	04°35'02"	50.00	114°35'30"	67.32	N 67°35'39" E	43.92
C3	22.26	03°11'22"	387.66	14°42'45"	22.25	N 70°22'03" E	11.13
C4	46.69	53°42'53"	50.00	114°35'30"	45.18	S 23°13'54" E	25.32
C5	46.69	53°42'53"	50.00	114°35'30"	45.18	S 30°28'30" W	25.32
C6	64.06	10°52'13"	337.66	16°58'07"	63.97	N 80°09'16" W	32.13
C7	94.19	107°52'12"	50.00	114°35'30"	80.87	N 64°41'06" W	62.74
C8	25.01	04°14'35"	337.66	16°58'07"	25.00	N 87°29'33" W	12.51

NOTE:
SANITARY SEWERAGE SYSTEM IS A SEPTIC TANK EFFLUENT COLLECTION SYSTEM.
(DWELLINGS WITHIN THIS SUBDIVISION REQUIRE A 1000 GALLON SEPTIC TANK AND AN EFFLUENT PUMP ARRANGEMENT PRIOR TO CONNECTION).
WITH GADSDEN WATER WORKS AND SEWER BOARD AS TO PROCEDURE FOR OBTAINING SERVICE.
ABSOLUTELY NO TIE-IN (BY PENALTY OF LAW) SHALL BE MADE WITHOUT CONTACTING / PRESENCE OF GADSDEN WATER WORKS & SEWER BOARD OFFICIALS.

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

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