BK L Pg 36

BOUNDARY SURVEY & FINAL PLAT FOR PLEASANT HILL PHASE I

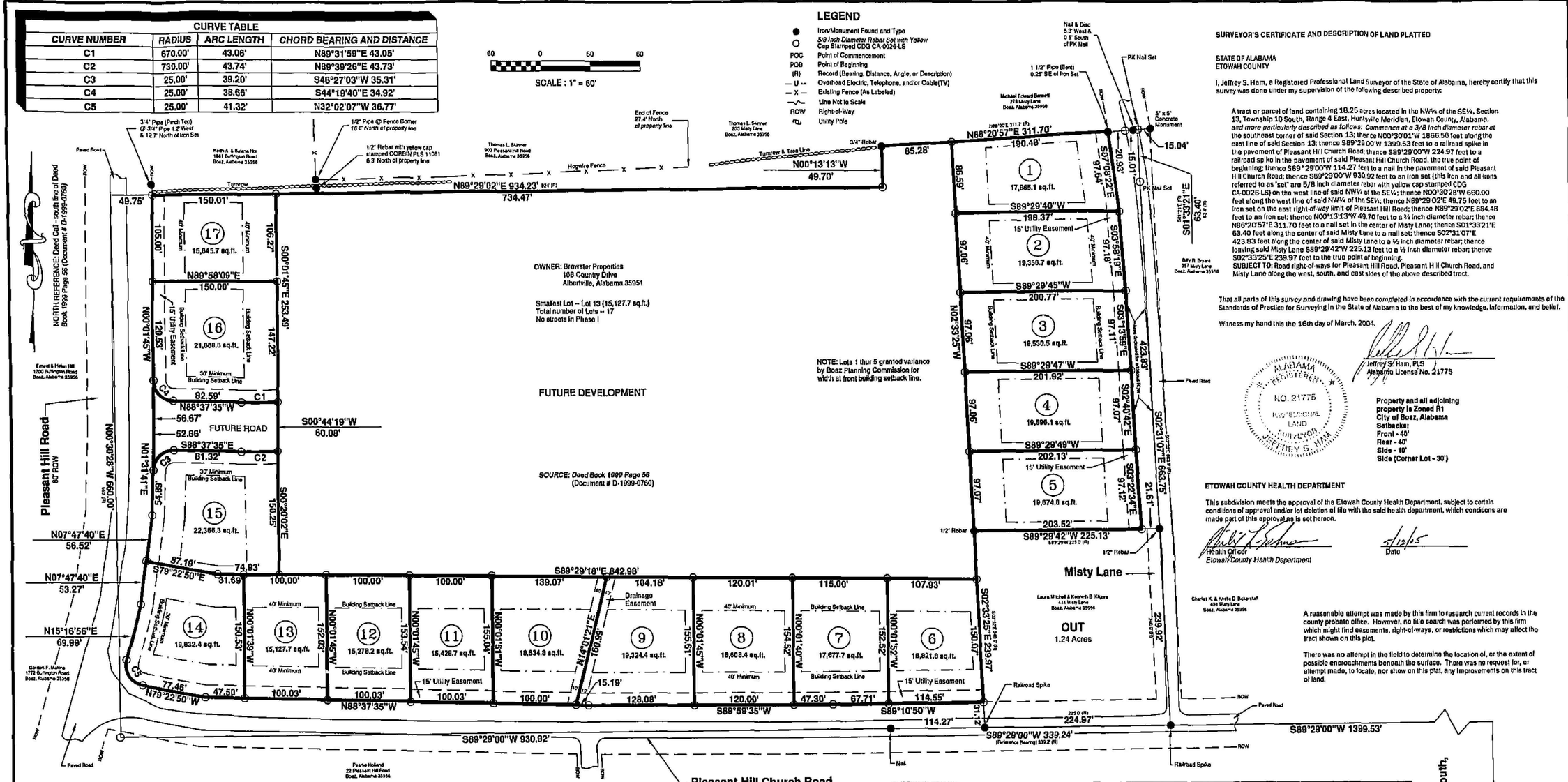
BOAZ, ALABAMA

CURVE TABLE			
CURVE NUMBER	RADIUS	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	670.00'	43.06'	N89°31'59"E 43.05'
C2	730.00'	43.74'	N89°39'26"E 43.73'
C3	25.00'	39.20'	S46°27'03"W 35.31'
C4	25.00'	38.66'	S44°19'40"E 34.92'
C5	25.00'	41.32'	N32°02'07"W 36.77'

LEGEND

- Iron/Monument Found and Type
- 5/8 Inch Diameter Rebar Set with Yellow Cap Stamped CDG CA-0026-LS
- POC Point of Commencement
- POB Point of Beginning
- (R) Record (Bearing, Distance, Angle, or Description)
- Overhead Electric, Telephone, and/or Cable(TV)
- Existing Fence (As Labeled)
- Line Not to Scale
- ROW Right-of-Way
- Utility Pole

SCALE : 1" = 60'



OWNER: Browster Properties
108 Country Drive
Albertville, Alabama 35951

Smallest Lot -- Lot 13 (15,127.7 sq.ft.)
Total number of Lots -- 17
No streets in Phase I

NOTE: Lots 1 thur 5 granted variance by Boaz Planning Commission for width at front building setback line.

SOURCE: Deed Book 1999 Page 58 (Document # D-1999-0760)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
ETOWAH COUNTY

I, Jeffrey S. Ham, a Registered Professional Land Surveyor of the State of Alabama, hereby certify that this survey was done under my supervision of the following described property:

A tract or parcel of land containing 18.25 acres located in the NW¼ of the SE¼, Section 13, Township 10 South, Range 4 East, Huntsville Meridian, Etowah County, Alabama. *and more particularly described as follows:* Commence at a 3/8 inch diameter rebar at the southeast corner of said Section 13; thence N00°30'01"W 1866.56 feet along the east line of said Section 13; thence S89°29'00"W 1399.53 feet to a railroad spike in the pavement of Pleasant Hill Church Road; thence S89°29'00"W 224.97 feet to a railroad spike in the pavement of said Pleasant Hill Church Road, the true point of beginning; thence S89°29'00"W 114.27 feet to a nail in the pavement of said Pleasant Hill Church Road; thence S89°29'00"W 930.92 feet to an iron set (this iron and all irons referred to as "set" are 5/8 inch diameter rebar with yellow cap stamped CDG CA-0026-LS) on the west line of said NW¼ of the SE¼; thence N00°30'28"W 660.00 feet along the west line of said NW¼ of the SE¼; thence N89°29'02"E 49.75 feet to an iron set on the east right-of-way limit of Pleasant Hill Road; thence N89°29'02"E 684.48 feet to an iron set; thence N00°13'13"W 49.70 feet to a ¾ inch diameter rebar; thence N86°20'57"E 311.70 feet to a nail set in the center of Misty Lane; thence S01°33'21"E 63.40 feet along the center of said Misty Lane to a nail set; thence S02°31'07"E 423.83 feet along the center of said Misty Lane to a ½ inch diameter rebar; thence leaving said Misty Lane S89°29'42"W 225.13 feet to a ½ inch diameter rebar; thence S02°33'25"E 239.97 feet to the true point of beginning.
SUBJECT TO: Road right-of-ways for Pleasant Hill Road, Pleasant Hill Church Road, and Misty Lane along the west, south, and east sides of the above described tract.

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.

Witness my hand this the 16th day of March, 2004.

Jeffrey S. Ham, PLS
Alabama License No. 21775

ALABAMA REGISTERED NO. 21775 PROFESSIONAL LAND SURVEYOR JEFFREY S. HAM

Property and all adjoining property is Zoned R1
City of Boaz, Alabama
Setbacks:
Front - 40'
Rear - 40'
Side - 10'
Side (Corner Lot - 30')

ETOWAH COUNTY HEALTH DEPARTMENT

This subdivision meets the approval of the Etowah County Health Department, subject to certain conditions of approval and/or lot deletion of file with the said health department, which conditions are made part of this approval as is set hereon.

Health Officer
Etowah County Health Department

4/12/05
Date

A reasonable attempt was made by this firm to research current records in the county probate office. However, no title search was performed by this firm which might find easements, right-of-ways, or restrictions which may affect the tract shown on this plat.

There was no attempt in the field to determine the location of, or the extent of possible encroachments beneath the surface. There was no request for, or attempt made, to locate, nor show on this plat, any improvements on this tract of land.

CERTIFICATE OF APPROVAL BY ALABAMA POWER

The undersigned, as authorized by Alabama Power, hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this the 1st day of JUNE, 2004.

Marshall Electric ALABAMA POWER

CERTIFICATE OF APPROVAL BY THE WATER BOARD

The undersigned, as authorized by the Douglas Water Authority hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this the 1 day of JUNE, 2004.

Douglas Water ~~and Sewer Board~~ Authority

CERTIFICATE OF APPROVAL BY THE BOAZ GAS BOARD

The undersigned, as authorized by the Boaz Gas Board, hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this the 1st day of June, 2004.

Boaz Gas Board

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of PLEASANT HILL PHASE I, BOAZ, ALABAMA is hereby approved by the Planning Commission of the City of Boaz, Alabama, this the 6 day of February, 2004.

Chairman, City of Boaz, Alabama
Planning Commission

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned, as Engineer for the City of Boaz, Etowah County, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Marshall, Alabama, this the 1st day of June, 2004.

Louis Blair Waldrop of Tucker, Inc
City Engineer, City of Boaz, Alabama

CERTIFICATE OF RECORDING OFFICE OF THE JUDGE OF PROBATE

I hereby certify that this Plat or Map was filed in this office for record this _____ day of _____, 2004, at _____ o'clock __m., and recorded in Plat Book _____ Page _____ in the Probate Office of Etowah County, Alabama.

Judge of Probate,
Etowah County, Alabama

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 13 day of May 2005 at 10:50 o'clock A.M., and was duly recorded on the 13 day of May 20 05.
DEED FEE 20.00
REC. FEE 10.00
TOTAL 30.00
JUDGE OF PROBATE
ETOWAH COUNTY, AL

DEDICATION AND ACKNOWLEDGMENT

I, Mary Browster, manager member, Browster Properties LLC, as proprietor(s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as PLEASANT HILL PHASE I, BOAZ, ALABAMA, being a part of Section 13, Township 10 South, Range 4 East in the City of Boaz, Etowah County, Alabama.

Mary Browster, manager member
Browster Properties LLC

6-2-04
Date

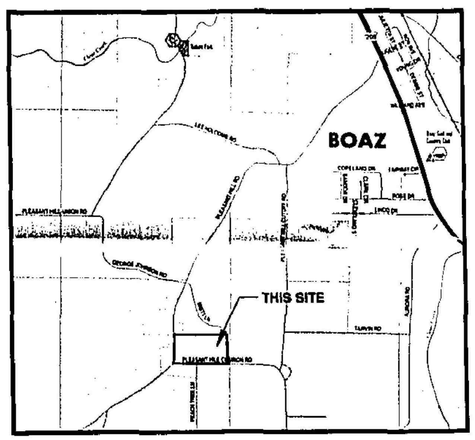
STATE OF ALABAMA
COUNTY OF ETOWAH

I, Patricia R. Moore, Notary Public in and for said County, in said State, hereby certify that Mary Browster, whose name as manager member for Browster Properties LLC is signed to the forgoing instrument, and who are known to me, acknowledge before me on this day that, being informed of the contents of the instrument, they with full authority, executed the same voluntarily.

GIVEN under my hand and official seal this 2nd day of June, 2004.

PATRICIA R. MOORE NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC
1-11-05



VICINITY MAP
nts

SE Corner of Section 13, Township 10 South, Range 4 East, Etowah County, Alabama

CDG Engineers & Associates
1845 U.S. HIGHWAY 278 NORTH ANDALUSIA, ALABAMA 36420 (334) 222-9431
200 WEST ALABAMA AVENUE ALBERTVILLE, ALABAMA 35950 (256) 891-3458
3767 ROSS CLARK CIRCLE, STE 1 DOTHAN, ALABAMA 36303 (334) 677-9431

SCALE:	1" = 60'
FIELD BY:	BLA
FIELD DATE:	03/04/04
DRAWN BY:	JSH
DRAW DATE:	03/10/03
REVISED:	
REVISED:	
REVISED:	
REVISED:	
PROJECT NO:	130453141
SHEET NO.	1 OF 1