BUCK'S ISLAND

BEING A PORTION OF TRACTS #10 & #12
OF THE MARK H. SMITH LANDS
AS RECORDED IN PLAT BOOK "C", PAGE 321
AND ALSO BEING LOCATED IN THE
NORTH HALF OF SECTION 5, T-13-S, R-6-E
SOUTHSIDE, ETOWAH COUNTY, ALABAMA

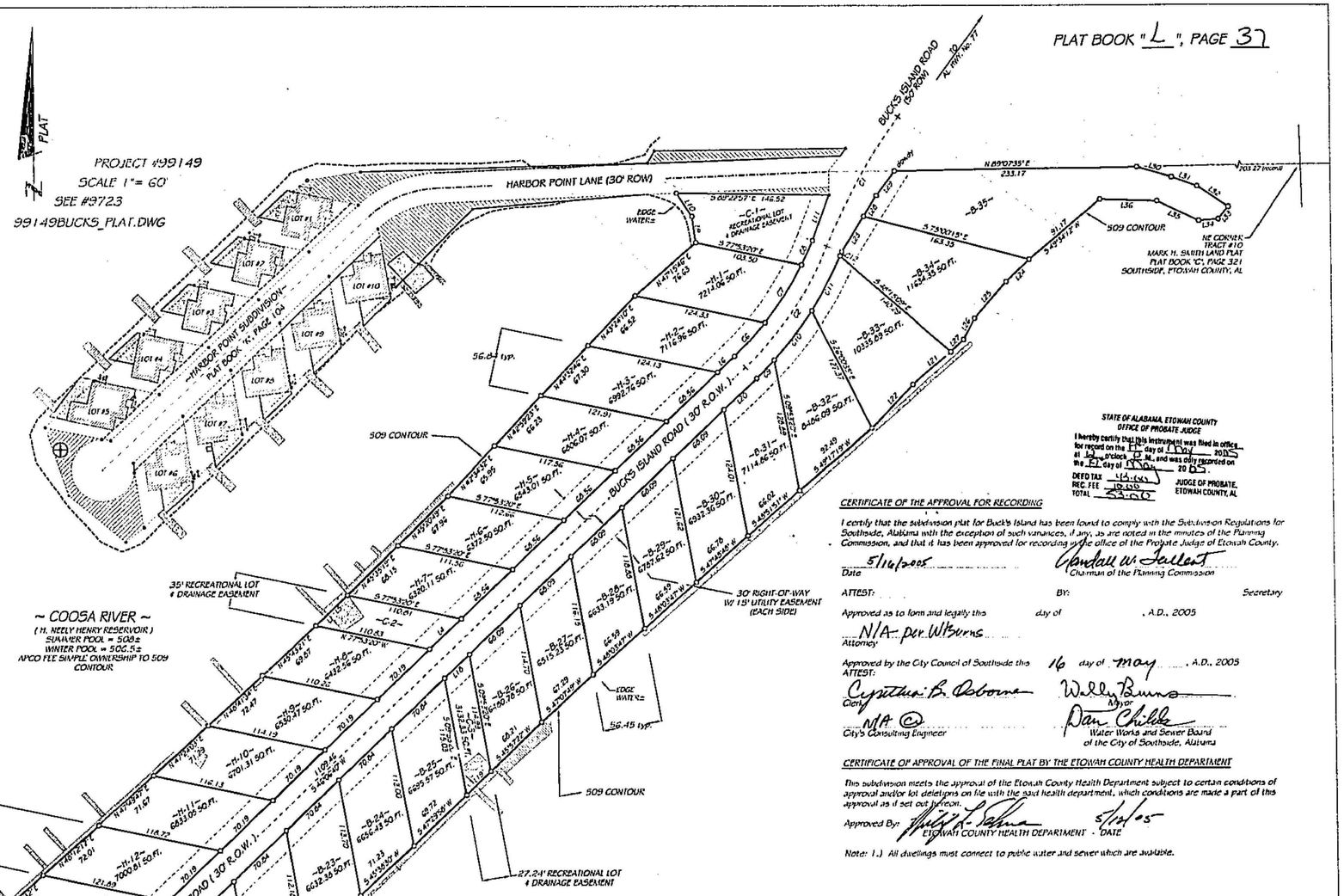
PLAT BOOK "L", PAGE 37

PROJECT #99149
SCALE 1" = 60'
SEE #9723
99149BUCKS_PLAT.DWG

LOT LINE ANNOTATION

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	144.84	13°35'46"	608.14	09°25'18"	144.50	S 24°54'49" W	72.77
C2	143.40	24°01'15"	342.03	16°45'05"	142.35	S 34°00'03" W	72.77
C3	99.07	52°52'52"	103.56	55°32'59"	95.73	S 72°30'08" W	53.16
C4	82.10	31°21'41"	150.00	38°11'50"	81.08	S 62°52'45" W	42.11
C5	81.19	61°29'32"	75.65	75°44'17"	77.35	N 62°03'19" W	45.00
C6	75.36	94°11'03"	45.84	124°56'45"	67.16	N 04°13'01" W	49.32
C7	66.96	17°45'52"	320.03	17°53'11"	66.85	S 32°23'24" W	33.71
C8	28.97	04°33'01"	327.03	17°31'11"	28.96	S 24°21'56" W	12.51
C9	25.00	040°04'1"	357.03	16°03'52"	24.99	N 44°00'00" E	12.51
C10	60.16	09°39'15"	357.03	16°03'52"	60.09	N 37°10'01" E	30.15
C11	60.16	09°39'14"	357.03	16°03'52"	60.09	N 27°30'07" E	30.15
C12	4.37	00°42'04"	357.03	16°03'52"	4.37	N 22°02'27" E	2.18
C13	21.55	24°04'03"	50.00	114°35'53"	21.39	S 25°23'51" E	10.96
C14	29.32	34°03'00"	50.00	130°50'09"	28.87	S 14°53'30" W	15.09
C15	81.34	57°56'54"	80.56	84°04'43"	78.53	S 72°00'08" W	43.77
C16	50.31	31°07'41"	185.00	34°43'09"	49.19	S 82°52'42" W	46.32
C17	59.53	61°59'10"	55.45	103°37'37"	56.60	N 80°33'19" W	33.10
C18	50.31	90°00'00"	32.03	179°34'03"	45.29	N 02°07'30" W	32.03
C19	34.18	77°33'30"	25.54	224°52'33"	33.05	S 01°45'34" E	17.43
C20	44.18	35°33'47"	70.54	80°52'33"	43.46	S 33°06'42" E	22.83
C21	103.46	61°53'32"	95.45	60°04'06"	97.60	S 42°31'18" E	56.90
C22	23.49	31°31'41"	135.00	42°26'09"	23.37	N 67°54'40" E	37.20
C23	100.50	52°06'0"	110.60	49°12'16"	105.06	N 72°30'08" E	54.55

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 67°11'55" W	56.35	L35	N 43°40'30" W	43.56	L59	N 39°00'09" W	33.46
L2	N 47°07'30" W	47.03	L36	N 27°57'41" W	54.97	L60	S 62°35'57" E	23.46
L3	N 47°07'30" W	31.00	L37	N 55°00'35" E	54.00	L61	S 69°35'39" W	31.66
L4	S 46°00'40" W	42.01	L38	S 13°07'37" E	35.37	L62	S 44°03'24" W	26.75
L5	N 46°07'49" E	42.03	L39	S 42°57'30" W	55.00	L63	S 67°02'45" W	52.91
L6	S 46°00'40" W	22.52	L40	N 42°54'01" E	50.47	L64	S 11°00'13" W	35.19
L7	N 43°59'15" E	40.24	L41	N 53°58'34" E	11.77	L65	N 34°59'13" W	22.97
L8	N 53°55'26" E	37.85	L42	S 42°57'30" W	11.83	L66	S 70°02'24" W	35.33
L9	N 07°52'41" W	25.73	L43	S 40°15'31" W	51.34	L67	N 63°11'32" W	31.20
L10	N 33°22'08" W	20.43	L44	S 46°15'31" W	50.41	L68	N 01°00'32" W	13.83
L11	S 20°46'37" W	42.75	L45	S 42°57'30" W	15.61	L69	N 67°11'55" E	26.35
L12	S 81°52'24" E	30.00	L46	N 71°58'33" E	62.52			
L13	S 09°33'35" W	35.00	L47	N 70°00'03" E	58.65			
L14	N 84°26'24" A	53.00	L48	N 81°02'24" W	42.53			
L15	N 09°33'35" E	35.00	L49	S 67°11'55" W	56.35			
L16	S 43°14'32" W	41.72	L50	N 45°01'54" E	13.84			
L17	S 44°54'14" W	31.02	L51	S 30°04'41" E	61.67			
L18	N 81°52'24" W	30.00	L52	S 43°57'49" E	49.55			
L19	N 13°07'30" W	38.37	L53	S 34°08'49" W	53.61			
L20	N 63°54'25" W	24.54	L54	S 34°43'37" W	20.66			
L21	S 49°29'13" W	45.91	L55	S 25°17'10" E	31.71			
L22	S 42°52'32" W	58.03	L56	N 52°23'31" E	19.26			
L23	N 31°50'53" E	40.98	L57	N 40°54'41" E	63.54			
L24	S 40°00'00" W	31.33						
L25	S 42°43'30" W	47.30						
L26	S 27°39'53" W	23.07						
L27	S 49°34'34" W	17.16						
L28	N 31°50'53" E	23.88						
L29	N 36°01'53" E	29.94						
L30	S 73°10'03" E	34.17						
L31	S 69°00'07" E	25.43						
L32	S 50°13'32" E	36.30						
L33	S 39°15'55" W	15.55						
L34	S 85°44'54" W	19.05						



GENERAL NOTES:

1.) SANITARY SEWERAGE IS A PRESSURE SEPTIC TANK EFFLUENT SYSTEM. COORDINATE WITH UTILITY BOARD PRIOR TO TAPPING MAIN.

2.) 100 YR. FLOOD ELEVATION = 513.3
ETOWAH COUNTY FLOOD MAP, COMMUNITY PANEL NUMBER 010077 0185 C, APRIL 13, 1982
NOTE: CENTER OF LOTS BEING @ ELEVATIONS RANGING FROM 509.5 TO 511.5.

3.) ZONED RG (GARDEN HOME RESIDENTIAL DISTRICT)
NOTE: ZONING AS DEFINED IN ORDINANCE O 16G 00 AS ADOPTED MARCH 28th, 2000.
SETBACKS: 15' FRONT, 0 (1 SIDE), 10' MIN. (1 SIDE), MIN. 10' BETWEEN HOMES. (SEE ADOPTED DOCUMENT FOR ADDITIONAL DETAILS).

4.) BENCHMARK = USGS MONUMENT, DESIGNATION Y 242, ELEVATION = 520.70, LOCATED @ ENTRANCE OF WHORTON BEND

5.) NOTE: "1" AND "C" LOTS ARE RECREATIONAL ONLY LOTS. SEE SUBDIVISION COVENANTS FOR ADDITIONAL RESTRICTIONS.

LEGEND

LOT 15 0.555 ACRES±	LOT OF PROPOSED SUBDIVISION
IRON PIN SET	(CONCRETE MONUMENT HEIGHT OF 24" SUNKEN IN CENTER)

CONTOUR ROADWAY CURVE DATA

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	144.84	13°35'46"	608.14	09°25'18"	144.50	S 24°54'49" W	72.77
C2	143.40	24°01'15"	342.03	16°45'05"	142.35	S 34°00'03" W	72.77
C3	99.07	52°52'52"	103.56	55°32'59"	91.73	S 72°30'08" W	53.16
C4	82.10	31°21'41"	150.00	38°11'50"	81.08	S 62°52'45" W	42.11
C5	81.19	61°29'32"	75.65	75°44'17"	77.35	N 62°03'19" W	45.00
C6	75.36	94°11'03"	45.84	124°56'45"	67.16	N 04°13'01" W	49.32

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

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 11 day of May 2005 at 10 o'clock A M., and was duly recorded on the 11 day of May 20 05.
DEED TAX 14.00
REC. FEE 19.00
TOTAL 33.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

CERTIFICATE OF THE APPROVAL FOR RECORDING

I certify that the subdivision plat for Buck's Island 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.

5/16/2005 — Randall W. Gallant
Date — Chairman of the Planning Commission

ATTEST: BY: Secretary

Approved as to form and legality this day of , A.D., 2005
N/A - per Wilburns
Attorney

Approved by the City Council of Southside this 16 day of May, A.D., 2005
ATTEST:
Cynthia B. Osborne — Clerk
Willy Burns — Mayor
N/A @ — City's Consulting Engineer
Dan Childs — Water Works and Sewer Board of the City of Southside, Alabama

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 herein.

Approved By: ETOWAH COUNTY HEALTH DEPARTMENT — DATE 5/12/05

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

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, Tony Lumpkin, President - ManneONE Corp., do hereby certify that we are the owners of and the only persons having any right, title, or interest in the land shown on the Plat of Buck's Island, 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: See DOC# MISC-2005-3057 YR 05-139 as recorded in the Judge of Probate Office of Etowah County, Alabama.

Signature: T Lumpkin
Witness: Larry C. Lee hand this 12th day of May, 2005

SURVEYOR'S 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 Buck's Island Subdivision, consisting of one sheet, correctly represents a survey made under my supervision on the 12th day of May, 2005; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

I also certify to Tony Lumpkin, President - ManneONE Corp. 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.

Signature: S. Skipper — Witness: Larry C. Lee
Scott Skipper, PLS
AL Reg. No. 020141
Skipper Engineering, Inc.

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