Restriction L-41

Doc. #: Misc-2006-0662, Year: 2006, Day: 34

Revised Restriction L-41

41

State of Alabama, Etowah County
I certify this instrument was filed
and fees collected on:

2007 September-10 8:56AM

Instrument Number 3278965 Pages 4

--------MISCELLANEOUS			---------
RECORDING	12.00	CERTIFICA	3.00
SCAN FEE	5.00	MENTAL HE	2.00
PROBATE J	3.00		
Total Fees ----------			25.00

Bobby Junkins, Judge of Probate

PLAT BOOK L, PAGE 41

TIMBERLINE SUBDIVISION - PHASE 2

BEING A PORTION OF WEST 1/2 OF THE SW 1/4, SEC.29, T-13-S, R-6-E LYING ADJACENT TO SLASHAM ROAD / AL. HWY. #77 SOUTHSIDE, ETOWAH COUNTY, ALABAMA

ALDOT
PROJECT #04099
PACSOFT 04031
ROTATED 90°
BOOK #100, #101 & #102
0 50 100 200
SCALE 1" = 100'

LOT LINE ANNOTATION

LINE	BEARING	DISTANCE
L1	N 87°36'19" W	13.28
L2	N 78°37'35" E	52.67
L3	N 87°41'15" W	82.62
L4	S 22°22'53" W	53.53
L5	S 19°13'57" W	85.27
L6	S 22°22'53" W	24.06
L8	S 19°13'57" W	64.29
L9	N 19°13'57" E	16.13
L10	N 67°37'07" W	17.93
L11	S 01°33'43" E	12.27
L12	N 01°36'57" W	51.74
L13	N 01°36'57" W	39.48
L14	N 27°25'47" E	49.70
L15	N 22°22'53" E	50.00
L16	S 10°34'19" W	73.56
L17	S 31°42'12" W	38.50
L18	S 67°37'07" E	15.53
L19	S 01°36'57" E	80.53
L20	S 01°36'57" E	66.28
L21	S 30°04'53" W	31.34
L22	N 27°25'47" E	38.08
L23	N 27°25'47" E	61.46
L24	N 27°25'47" E	71.13

OWNER'S CERTIFICATE

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 2, 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.

WITNESS Larry C. Garrard THIS 18th DAY OF July, 2005.

BY: James R. Garrard
JAMES R. GARRARD

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

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 TIMBERLINE SUBDIVISION - PHASE 2, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF July, 2005; 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: S. Skipper WITNESS Larry C. Garrard

SCOTT SKIPPER, P.E./LS
AL REG. NO. 020141
SKIPPER ENGINEERING, INC.

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE SUBDIVISION PLAT FOR TIMBERLINE SUBDIVISION - PHASE 2 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.

July 19, 2005
DATE

Randall W. Jackson
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED _____.

OR,

THAT A SECURITY BOND IN THE AMOUNT OF $ 22,575.00 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

July 19, 2005 Dan Childers
SOUTHSIDE WATER WORKS & WATER BOARD, CHAIRMAN

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 PLOT OF TIMBERLINE SUBDIVISION 2ND PHASE ARE HEREBY _____.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTHSIDE, ALABAMA

THIS THE 19 DAY OF July, 2005.

MAYOR: Billy Burns

ATTEST: Cynthia B. Osborne
CLERK

CERTIFICATE OF NOTARY PUBLIC

I, Cynthia B. Osborne, AS NOTARY PUBLIC IN AND FOR THE CITY OF SOUTHSIDE, ALABAMA, HEREBY CERTIFY THAT JAMES R. GARRARD HAS SIGNED THE WITHIN MAP, AND WHOM IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS, HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

WITNESS MY HAND AND SEAL THIS THE 19 DAY OF July, 2005.

MY COMMISSION EXPIRES 8/4/2006 Cynthia B. Osborne
A NOTARY PUBLIC

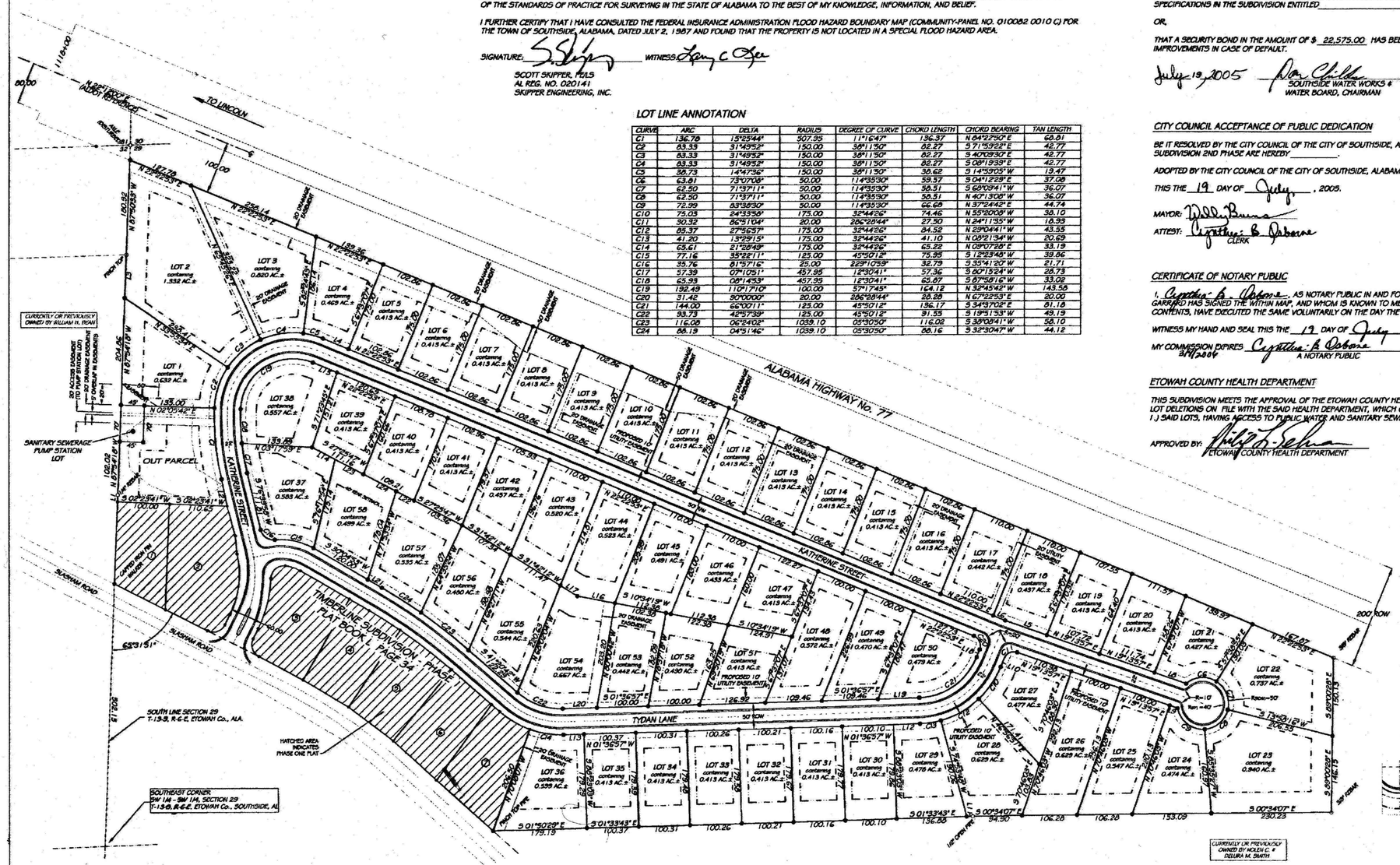
ETOWAH COUNTY HEALTH DEPARTMENT

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. (1) SAID LOTS, HAVING ACCESS TO PUBLIC WATER AND SANITARY SEWER, MUST CONNECT.

APPROVED BY: Philip A. Sehna
ETOWAH COUNTY HEALTH DEPARTMENT

7/28/05
DATE

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 25 day of July, 2005 at 3:22 o'clock P.M. and duly recorded on the 26 day of July, 2005 in Map Book 41 Page 41
RECD TAX 58.00
REC. FEE 10.00
TOTAL 68.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL



LOT LINE ANNOTATION

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	136.78	15°25'44"	507.95	11°16'47"	136.37	N 04°22'50" E	69.81
C2	83.33	31°49'52"	150.00	38°11'50"	82.27	S 71°15'22" E	42.77
C3	83.33	31°49'52"	150.00	38°11'50"	82.27	S 40°03'30" E	42.77
C4	83.33	31°49'52"	150.00	38°11'50"	82.27	S 08°11'39" E	42.77
C5	38.73	14°47'36"	150.00	38°11'50"	38.62	S 14°53'05" W	19.47
C6	63.81	73°07'08"	50.00	114°35'30"	59.57	S 04°12'29" E	37.08
C7	62.50	71°37'11"	50.00	114°35'30"	58.51	S 68°08'41" W	36.07
C8	62.50	71°37'11"	50.00	114°35'30"	58.51	N 40°13'08" W	36.07
C9	72.29	83°38'30"	50.00	114°35'30"	66.68	N 37°24'42" E	44.74
C10	75.03	24°33'58"	175.00	32°44'26"	74.46	N 55°20'08" W	38.10
C11	30.32	86°51'04"	20.00	286°28'44"	27.50	N 24°11'35" W	18.93
C12	85.37	27°56'57"	175.00	32°44'26"	84.52	N 29°04'41" W	43.55
C13	41.20	13°29'15"	175.00	32°44'26"	41.10	N 09°21'34" W	20.69
C14	65.61	21°28'49"	175.00	32°44'26"	65.22	N 09°07'28" E	33.19
C15	77.16	35°22'11"	125.00	45°50'12"	75.95	S 12°23'48" W	39.86
C16	35.76	81°57'16"	25.00	229°11'59"	32.79	S 35°41'20" W	21.71
C17	57.39	07°10'51"	457.95	12°30'41"	57.36	S 00°15'24" W	28.73
C18	65.93	08°14'53"	457.95	12°30'41"	65.87	S 07°56'16" W	33.02
C19	192.49	110°17'10"	100.00	57°17'45"	164.12	N 32°45'42" W	143.58
C20	31.42	90°00'00"	20.00	286°28'44"	28.28	N 67°22'53" E	20.00
C21	144.00	66°00'11"	125.00	45°50'12"	136.17	S 34°37'02" E	81.18
C22	93.73	42°57'39"	125.00	45°50'12"	91.55	S 19°51'53" W	49.19
C23	116.08	06°24'02"	1039.10	05°30'50"	116.02	S 39°04'41" W	58.10
C24	88.19	04°51'46"	1039.10	05°30'50"	88.16	S 33°30'47" W	44.12

SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 40'

ZONING: R1- SINGLE FAMILY
REQUIRED SETBACKS
MIN. FRONT YARD: 30 FEET (MINOR STREET)
MIN. 18,000 SQ. FT. LOTS
MIN. SIDE YARD: 15 FEET
MIN. REAR YARD: 40 FEET
SEE ZONING ORDINANCE ADOPTED MARCH 2004 FOR EXPANDED RESTRICTIONS

LEGEND

- IRON PIN SET (1/2" x 18" IRON ROD W/ YELLOW CAP STAMPED "SKIPPER ENGINEERS")
- IRON PIN FOUND
- PROPOSED CENTERLINE ROADWAY
- 30" VALLEY GUTTER
- PROPOSED RIGHT-OF-WAY LINE
- UTILITY OR DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- NOTATES PHASE ONE LOTS

OWNER / DEVELOPER:
JAMES R. GARRARD
GADSDEN, AL 35902

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