BK L Pg 56

THE KNOLLS AT HICKORY RIDGE

LYING IN SECTION 11, TOWNSHIP 13 SOUTH, RANGE 6 EAST, ETOWAH COUNTY, ALABAMA

STATE OF ALABAMA:
COUNTY OF ST. CLAIR:

I, Larry W. Walker, a Licensed Professional Land Surveyor in the State of Alabama, for Larry Walker Land Surveying, Inc, state that this is a plat of an actual field survey of lots 16 thru 45, inclusive of "THE KNOLLS AT HICKORY RIDGE".

I, hereby certify 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.

Date: 2-14-06

Larry W. Walker, PLS
Ala. License #21183
Within the State of Alabama

ALABAMA LICENSED No. 21183 PROFESSIONAL LAND SURVEYOR LARRY W. WALKER

OWNER'S CERTIFICATE & DEDICATION

We the undersigned(JOHN A. FREEMAN & MITCHELL E. KESSLER) do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the plat of "THE KNOLLS AT HICKORY RIDGE", and that the plat presents a correct survey of the above described property made without consent, and that we hereby dedicate to the public use of all the streets 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 Hollie Francis hand on this 10th day of April, 2006.

WITNESS Hollie Francis

JOHN A. FREEMAN
OWNER

MITCHELL E. KESSLER
OWNER

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES:

I hereby certify : (1) that streets, utilities and other improvements have been installed in an acceptable manner to City specifications in the subdivision entitled "THE KNOLLS AT HICKORY RIDGE"

CITY ENGINEER
or other APPROVING AGENTS

ETOWAH COUNTY HEALTH DEPARTMENT

"The lot(s) on this plat are subject to approval or deletion by the Etowah County Health Department. The approvals may contain conditions pertaining to the onsite sewage treatment system that restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department, and are made a part of this plat as if set out hereon."

I hereby approve the within plat for the recording of same in the Probat Office, of Etowah County, Alabama, this the 14th day of February, 2006.

PUBLIC HEALTH ENVIRONMENTALIST

CERTIFICATION OF APPROVAL FOR RECORDING:

I hereby certify that the subdivision plat for "THE KNOLLS AT HICKORY RIDGE" subdivision has been found to comply with the subdivisions regulations for Glencoe, 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.

CHAIRMAN, PLANNING COMMISSION

ATTEST:

SECRETARY

BY: Susan Cosey
City Clerk

APPROVED AS TO FORM AND LEGALITY THIS 3 DAY OF April, 2006

ATTORNEY

APPROVED BY THE CITY COUNCIL OF GLENCOE THIS 28 DAY OF March 2006.

ATTEST:

MAYOR CLERK

CITY COUNCIL ACEPTANCE OF PUBLIC DEDICATION:

Be it resolved by the City of Glencoe, Alabama, that the dedication shown on the attached plat of "THE KNOLLS AT HICKORY RIDGE" are hereby accepted.

Adopted by the City Council of the City of Glencoe, Alabama, this 28 day of March, 2006.

MAYOR

ATTEST:

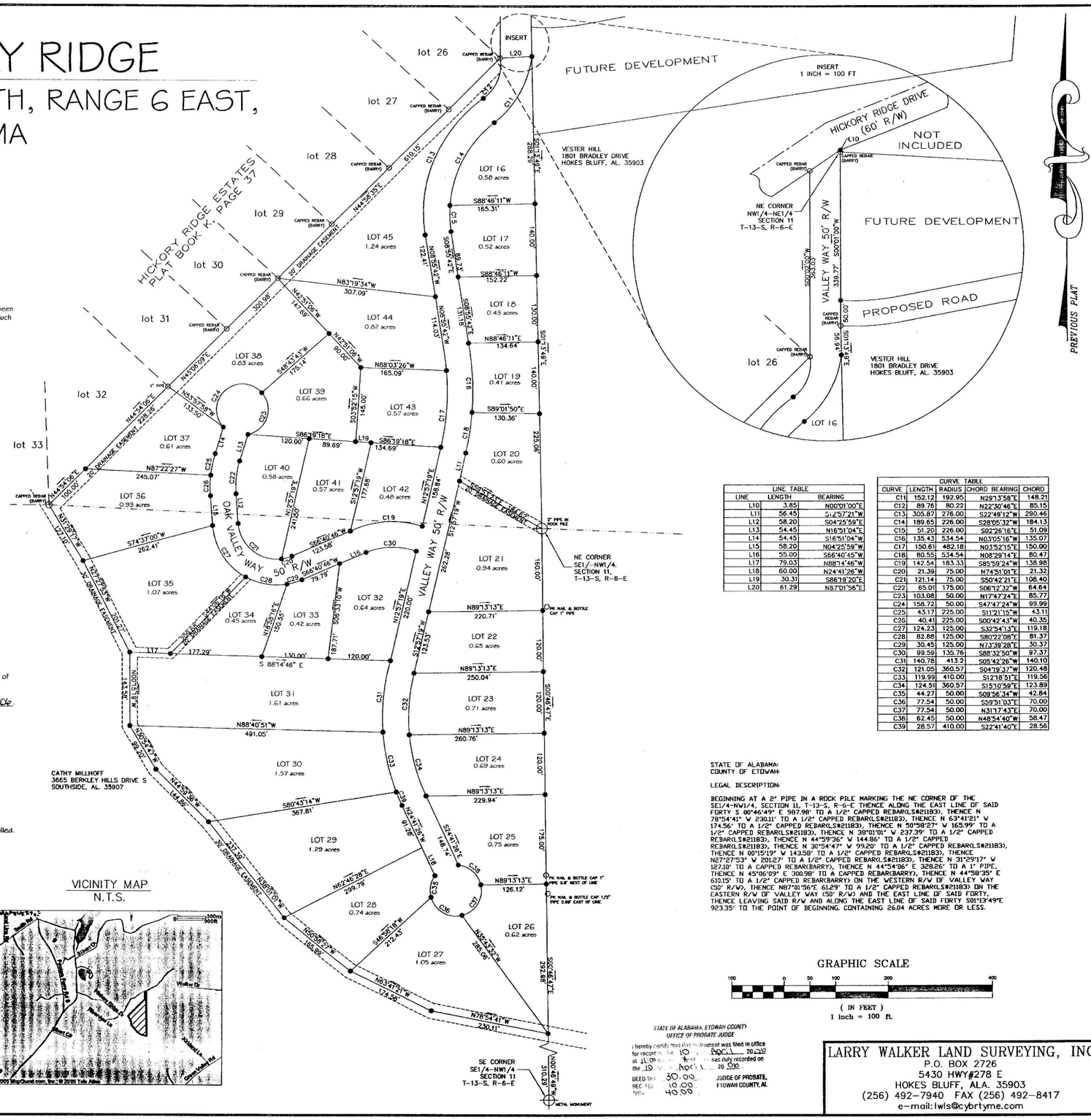
CLERK

CERIFICATE OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION:

Pursuant to the Glencoe Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Glencoe Planning Commision on March 07, 2006.

SECRETARY

DATE: 03/07/2006



LINE TABLE		
LINE	LENGTH	BEARING
L10	3.85	N00°01'00"E
L11	56.45	S12°57'21"W
L12	58.20	S04°25'59"E
L13	54.45	N16°51'04"E
L14	54.45	S16°51'04"W
L15	58.20	N04°25'59"W
L16	55.00	S66°40'45"W
L17	79.03	N88°14'46"W
L18	60.00	N24°41'26"W
L19	30.31	S86°19'20"E
L20	61.29	N87°01'56"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C11	152.12	192.95	N29°13'58"E	148.21
C12	89.76	80.22	N22°30'46"E	85.15
C13	305.87	276.00	S22°49'12"W	290.46
C14	189.65	226.00	S28°05'32"W	184.13
C15	51.20	226.00	S02°26'16"E	51.09
C16	135.43	534.54	N03°05'16"W	135.07
C17	150.61	482.18	N03°52'15"E	150.00
C18	80.55	534.54	N08°29'14"E	80.47
C19	142.54	183.33	S85°59'24"W	138.98
C20	21.39	75.00	N74°51'01"E	21.32
C21	121.14	75.00	S50°42'21"E	108.40
C22	65.01	175.00	S06°12'32"W	64.64
C23	103.08	50.00	N17°47'24"E	85.77
C24	158.72	50.00	S47°47'24"W	99.99
C25	43.17	225.00	S11°21'15"W	43.11
C26	40.41	225.00	S00°42'43"W	40.35
C27	124.23	125.00	S32°54'13"E	119.18
C28	82.88	125.00	S80°22'08"E	81.37
C29	30.45	125.00	N73°39'28"E	30.37
C30	99.59	135.76	S88°32'50"W	97.37
C31	140.78	413.2	S05°42'26"W	140.10
C32	121.05	360.57	S04°19'37"W	120.48
C33	119.99	410.00	S12°18'51"E	119.56
C34	124.51	360.57	S15°10'59"E	123.89
C35	44.27	50.00	S09°56'34"W	42.84
C36	77.54	50.00	S59°51'03"E	70.00
C37	77.54	50.00	N31°17'43"E	70.00
C38	62.45	50.00	N48°54'40"W	58.47
C39	28.57	410.00	S22°41'40"E	28.56

STATE OF ALABAMA:
COUNTY OF ETOWAH:

LEGAL DESCRIPTION:

BEGINNING AT A 2" PIPE IN A ROCK PILE MARKING THE NE CORNER OF THE SE1/4-NW1/4, SECTION 11, T-13-S, R-6-E THENCE ALONG THE EAST LINE OF SAID FORTY S 00°46'49" E 987.98' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 78°54'41" W 230.11' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 63°41'21" W 174.56' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 50°58'27" W 165.99' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 38°01'01" W 237.39' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 44°59'36" W 144.86' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 30°54'47" W 99.20' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 00°15'19" W 143.58' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N27°27'53" W 201.27' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 31°29'17" W 127.10' TO A CAPPED REBAR(BARRY), THENCE N 44°54'06" E 328.26' TO A 1" PIPE, THENCE N 45°06'09" E 300.98' TO A CAPPED REBAR(BARRY), THENCE N 44°58'35" E 610.15' TO A 1/2" CAPPED REBAR(BARRY) ON THE WESTERN R/W OF VALLEY WAY (50' R/W), THENCE N87°01'56"E 61.29' TO A 1/2" CAPPED REBAR(LS#21183) ON THE EASTERN R/W OF VALLEY WAY (50' R/W) AND THE EAST LINE OF SAID FORTY, THENCE LEAVING SAID R/W AND ALONG THE EAST LINE OF SAID FORTY S01°13'49"E 923.35' TO THE POINT OF BEGINNING. CONTAINING 26.04 ACRES MORE OR LESS.

VICINITY MAP
N.T.S.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 10 day of April, 2006 at 11:00 o'clock AM and was duly recorded on the 10 day of April, 2006

DEED TAX 30.00
REC FEE 10.00
TOTAL 40.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL.

LEGEND

TREE		LINE NOT TO SCALE	
NAIL		FENCE LINE	
CALCULATED POINT, NO PIN SET OR FOUND		CENTER LINE	
CONCRETE MONUMENT		POWER POLE	
CONCRETE MONUMENT WITH DISC		OVERHEAD ELECTRIC LINE	
EXISTING IRON PIN			
FORTY CORNER			
RAILROAD SPIKE			
CAPPED 1/2" REBAR (LS#21183)			
RAILROAD TRACKS			

DRAWN BY: DSH/CMW	
CHECKED BY: LWW	
FIELD NOTES: 2005/01 PG: *	
SURVEY CREW: *	
DISC: PHASE3SIGN	
SURVEY #: S05-027	

LARRY WALKER LAND SURVEYING, INC.
P.O. BOX 2726
5430 HWY#278 E
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e-mail: lwls@cybrtyme.com

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