

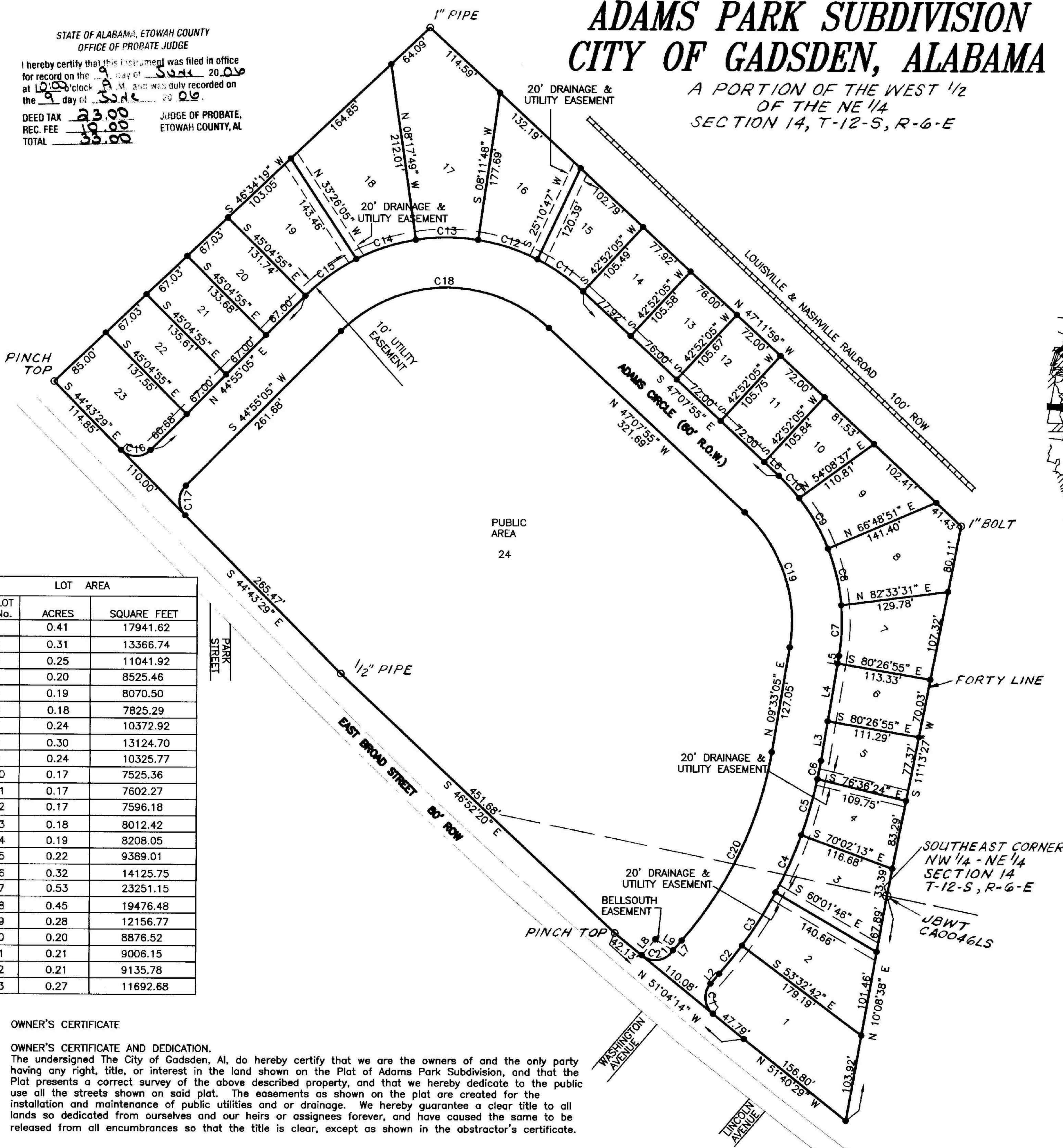
# ADAMS PARK SUBDIVISION CITY OF GADSDEN, ALABAMA

A PORTION OF THE WEST 1/2  
OF THE NE 1/4  
SECTION 14, T-12-S, R-6-E

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 January, 2006 at 10:55 o'clock AM and was duly recorded on the 9 day of January, 2006

DEED TAX 23.80 JUDGE OF PROBATE,  
REC. FEE 8.00 ETOWAH COUNTY, AL  
TOTAL 31.80



NUMBER	DIRECTION	DISTANCE
L2	N 41°09'56" E	15.67'
L3	N 09°33'05" E	47.76'
L4	N 09°33'05" E	70.00'
L5	N 09°33'05" E	9.29'
L6	N 47°07'55" W	23.77'
L7	N 41°09'56" E	15.67'
L8	N 39°46'38" E	25.00'
L9	S 58°42'00" E	25.00'

S-23964A  
05-3-24  
1" = 100'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	CHORD LENGTH
C1	92°14'10"	N 04°57'09" W	26.00	25.00	36.04
C2	04°47'02"	N 38°46'25" E	21.70	519.50	43.36
C3	08°18'31"	N 32°13'38" E	37.73	519.50	75.27
C4	08°20'56"	N 23°53'54" E	37.92	519.50	75.63
C5	07°43'13"	N 15°51'50" E	35.05	519.50	69.95
C6	02°27'08"	N 10°46'39" E	11.12	519.50	22.23
C7	14°31'25"	N 02°17'22" E	30.52	239.50	60.55
C8	16°44'46"	N 13°20'44" W	35.25	239.50	69.75
C9	16°44'46"	N 30°05'30" W	35.25	239.50	69.75
C10	08°40'02"	N 42°47'54" W	18.15	239.50	36.20
C11	16°02'51"	N 55°09'21" W	33.76	239.50	66.86
C12	17°56'32"	N 72°09'03" W	37.81	239.50	74.69
C13	17°56'32"	S 89°54'25" W	37.81	239.50	74.69
C14	18°00'32"	S 71°55'53" W	37.95	239.50	74.97
C15	18°00'32"	S 53°55'21" W	37.95	239.50	74.97
C16	90°21'22"	N 89°54'10" W	25.16	25.00	35.47
C17	91°13'42"	N 00°52'29" E	25.54	25.00	35.73
C18	87°57'00"	N 88°53'35" E	173.19	179.50	249.27
C19	56°41'00"	S 18°47'25" E	96.82	179.50	170.43
C20	31°36'51"	S 25°21'30" W	130.09	459.50	250.33
C21	98°28'38"	S 80°32'19" W	29.00	25.00	37.87

COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED IN INSTRUMENT NUMBER 324854

LOT No.	ACRES	SQUARE FEET
1	0.41	17941.62
2	0.31	13366.74
3	0.25	11041.92
4	0.20	8525.46
5	0.19	8070.50
6	0.18	7825.29
7	0.24	10372.92
8	0.30	13124.70
9	0.24	10325.77
10	0.17	7525.36
11	0.17	7602.27
12	0.17	7596.18
13	0.18	8012.42
14	0.19	8208.05
15	0.22	9389.01
16	0.32	14125.75
17	0.53	23251.15
18	0.45	19476.48
19	0.28	12156.77
20	0.20	8876.52
21	0.21	9006.15
22	0.21	9135.78
23	0.27	11892.68

**OWNER'S CERTIFICATE**

**OWNER'S CERTIFICATE AND DEDICATION.**  
The undersigned The City of Gadsden, Al, do hereby certify that we are the owners of and the only party having any right, title, or interest in the land shown on the Plat of Adams Park Subdivision, and that the Plat presents a correct survey of the above described property, and that we hereby dedicate to the public use all the streets shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities and or drainage. 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.

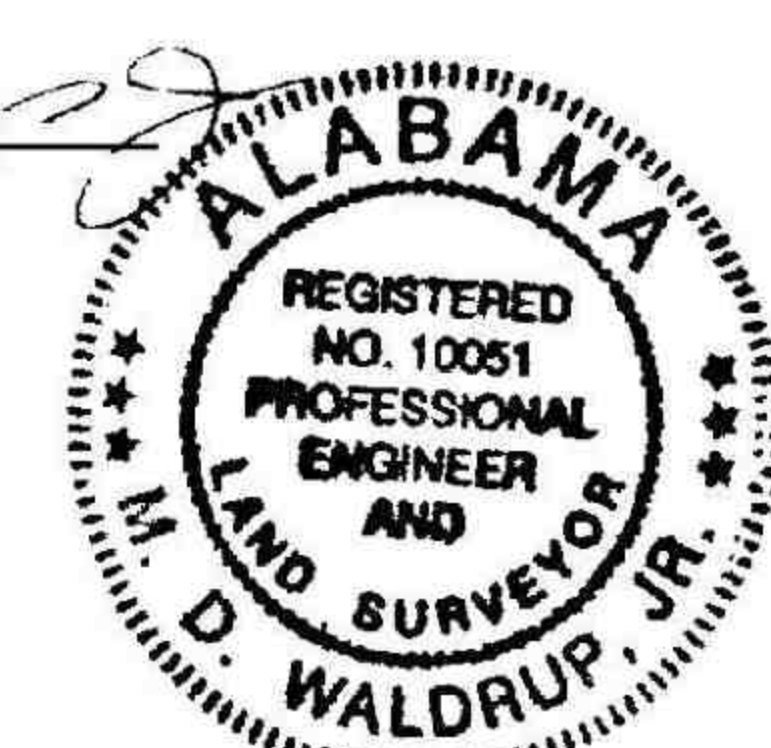
Witness my hand this 26<sup>th</sup> day of January, 2006.

WITNESS Steve Nelson City Clerk  
Steve Meaus City of Gadsden, AL

**SURVEYOR'S CERTIFICATE**

I M. D. Waldrup Jr., the under-signed, do hereby certify that I am a professional land surveyor and civil engineer and that the annexed map of Adams Park Subdivision, consisting of 1 sheet, correctly represents a survey made under my supervision on the 11th day of July, 2005; and that all of the monuments shown hereon actually exist and their positions are correctly shown. And further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information and belief.

Signature: M.D. Waldrup Jr.  
M.D. Waldrup Jr.  
License # Ala. Reg. No. 10051  
Jones, Blair, Waldrup & Tucker Inc.  
306 N. 5th Street  
Gadsden, AL 35902 (256)547-6379



**HEALTH DEPARTMENT CERTIFICATION**

For recording purposes only.  
This Subdivision is served by Public Water & Sewer provided by Gadsden Water Works & Sewer Board.

Approved By: [Signature] 1/30/06  
Etowah County Health Department Date

Etowah County Engineer  
[Signature]  
For recording purposes only.

**CERTIFICATION OF THE APPROVAL OF UTILITIES**

I hereby certify: That utilities have been installed in an acceptable manner according to The Gadsden Water Works & Sewer Board specifications in the subdivision entitled Adams Park Subdivision, or, that a bond in the amount of \$ N/A has been posted with The Gadsden Water Works & Sewer Board to assure completion of all required improvements in case of default.

DATE 1/31/06 [Signature]

**CERTIFICATION OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat for Adams Park Subdivision has been found to comply with the Subdivision Regulations for Gadsden, 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.

Date: 1-26-06 [Signature]  
Chairman Planning Commission

I hereby certify that the subdivision plat for Adams Park Subdivision has been found to comply with the Subdivision Regulations for Gadsden, Alabama and that it has been approved for recording in the office of the Probate Judge of Etowah County.

Date: 1-25-06 [Signature]  
Gadsden City Engineer

**CERTIFICATION OF THE APPROVAL OF STREETS AND OTHER IMPROVEMENTS**

I hereby certify: That Streets and other improvements have been installed in an acceptable manner according to The City of Gadsden specifications in the subdivision entitled Adams Park Subdivision, or, that a bond in the amount of \$ N/A has been posted with the to assure of all required improvements in case of default.

Date: 1-27-06 [Signature]  
City Engineer

**ZONING**  
THIS AREA IS ZONED R-1 & B-2.  
MINIMUM LOT SIZE . . . 7500 S.F.  
MINIMUM YARD SET BACKS  
FRONT . . . . . 25 FEET  
SIDE\* . . . . . 8 FEET  
REAR . . . . . 20 FEET  
\*SUM OF 2 SIDE YARDS SHALL NOT BE LESS THAN 20'.

LEGEND	
P.O.B. ---	POINT OF BEGINNING
P.O.C. ---	POINT OF COMMENCEMENT
○ ---	IRON FOUND
● ---	1/2" IRON PIN W/CAP SET
□ ---	CONCRETE MONUMENT

**NOTES:**

- INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY OWNER.



PREPARED BY:  
**JONES, BLAIR, WALDRUP & TUCKER, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
P.O. BOX 631 - 306 N. 5th. STREET  
GADSDEN, ALABAMA 35902  
TELE. (256) 547-6379 FAX. (256) 547-3464

S-23964A

1-24-06

