RICHLAND COVE

LOCATED IN SECTION 19, TOWNSHIP 13 SOUTH, RANGE 6 EAST
SOUTHSIDE, ETOWAH COUNTY, ALABAMA

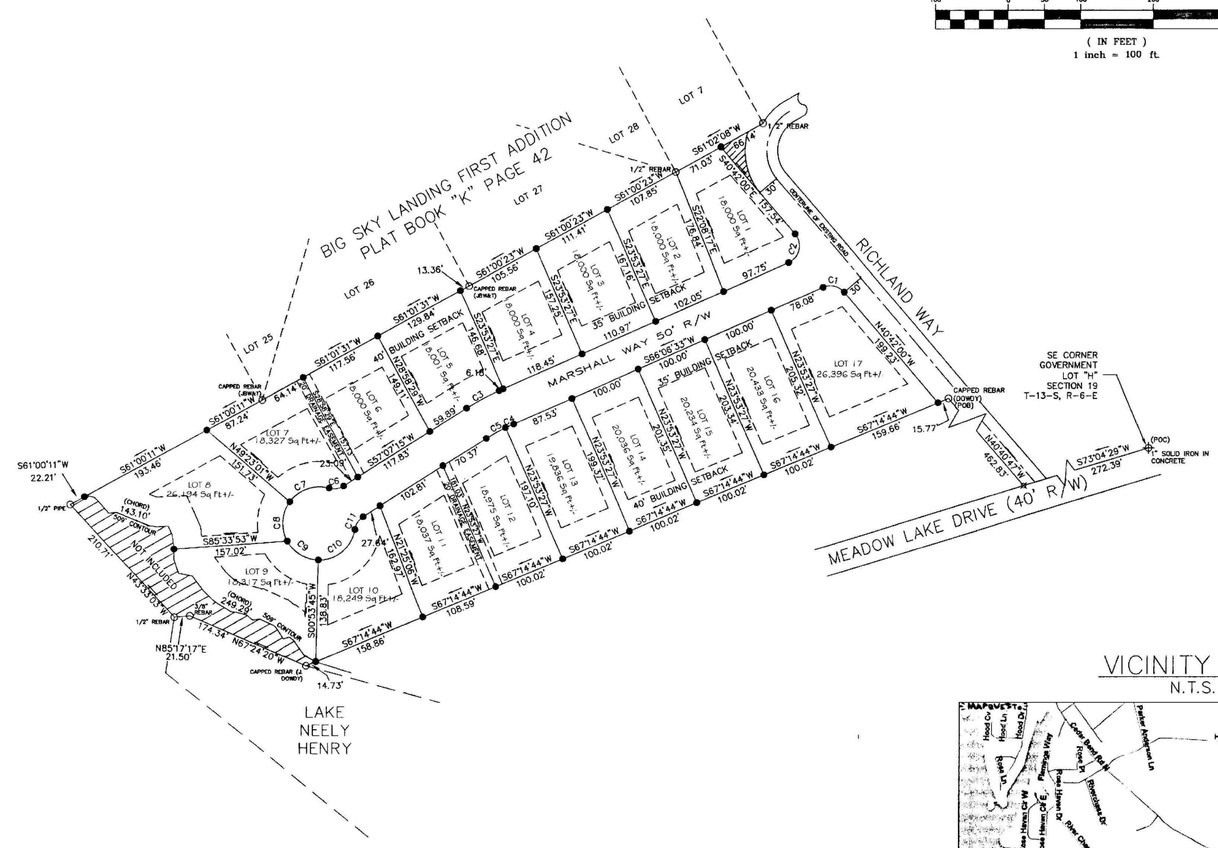
GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK GPS, AND CONVENTIONAL SURVEYING METHODS.

GRID

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



STATE OF ALABAMA:
COUNTY OF ETOWAH:

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 1 thru 17, inclusive of "Richland Cove ".

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: 6-19-06

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

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR LARRY W. WALKER

OWNERS CERTIFICATE

I/We the undersigned, (TOMMY POPE) do hereby certify that we are owners of and the only person having any right, title, or interest in the land shown on the plat of "Richland Cove" a part of section 19, T-13-S, R-6-E , Southside, Etowah county, Alabama, and that the plat represents a correct survey of the above described property made without consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for 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.

this 19th day of June 2006

Tommy Pope

STATE OF ALABAMA:
COUNTY OF ETOWAH:

Patsi Pope, Notary Public In and for said County, In said State, hereby certify that Tommy Pope whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

Given under my hand and official seal this the 19 day of June 2006

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 7, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

WATER & SEWER BOARD OF THE CITY OF SOUTHSIDE

The undersigned, as authorized by the Utilities Board of the City of Southside , Alabama, hereby approve the within plat for the recording of the same in the Probate Office, Etowah County, Alabama, this the 17 day of July, 2006.

~~MANAGER~~ CHAIRMAN of BOARD
CITY OF SOUTHSIDE WATER & SEWER BOARD

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 Probate Office, of Etowah County, Alabama, this the 17th day of July 2006.

PUBLIC HEALTH ENVIRONMENTALISTS

CITY OF SOUTHSIDE ENGINEER

The undersigned, as City Engineer of the City of Southside, Alabama, hereby approve the within plat for the recording of the same in the Probate Office of Etowah County, Alabama, this the 30th day of June, 2006

John Hawkins
CITY ENGINEER
CITY OF SOUTHSIDE

Planning Commission

I certify that the subdivision plat for " Richland Cove " 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.

7-13 2006

SECERTARY, PLANNING COMMISION

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 plat of "Richland Cove" are hereby from Southside.

Adopted by the city council of the city of Southside, Alabama this 13 day of July 2006

MAYOR

LEGEND

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

DRAWN BY: DSG	
CHECKED BY: LWW	
FIELD NOTES: 2005/08 PG: 76	
SURVEY CREW: WH, TB, JB	
DISC:	
SURVEY #: S05-467	

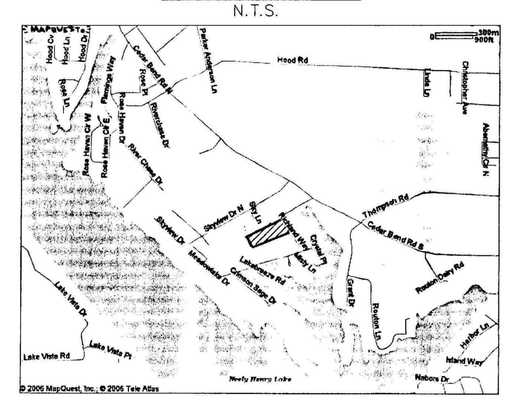
STATE OF ALABAMA:
COUNTY OF ETOWAH:

LEGAL DESCRIPTION:

COMMENCE AT A 1" SOLID IRON ON THE NORTH R/W OF MEADOW LAKE DRIVE (40' R/W) MARKING THE SE CORNER OF GOVERNMENT LOT "H", SECTION 19, T-13-S, R-6-E, THENCE S73°04'29"W 272.39' ALONG SAID R/W TO A NAIL ON THE SOUTHWEST R/W OF RICHLAND WAY (30' R/W), THENCE N40°40'47"W 462.83' ALONG R/W OF RICHLAND WAY TO A CAPPED REBAR(DOWDY) ALSO BEING THE POINT OF BEGINNING, THENCE LEAVING SAID R/W S67°14'44"W 957.71' TO A CAPPED REBAR(J.DOWDY) ON THE BANK OF LAKE NEELY HENRY, THENCE N67°24'20"W 174.34' ALONG SAID BANK TO A 3/8" REBAR, THENCE S85°17'17"W 21.50' ALONG SAID BANK TO A 1/2" REBAR, THENCE LEAVING SAID BANK N43°33'03"W 210.71' TO A 1/2" PIPE, THENCE N61°00'11"E 302.91' TO A CAPPED REBAR(J.B.W.&T.), THENCE N61°01'31"E 324.90' TO A CAPPED REBAR(J.B.W.&T), THENCE N61°00'23"E 324.82' TO A 1/2" REBAR, THENCE N61°02'08"E 137.17' TO A 1/2" REBAR ON THE SOUTHWEST R/W OF RICHLAND WAY, THENCE ALONG SAID R/W ALONG A CURVE HAVING A RADIUS OF 76.29' AND A CHORD BEARING AND DISTANCE OF S06°40'50"E 88.94' TO A CAPPED REBAR(DOWDY), THENCE S40°42'00"E 378.91' ALONG SAID R/W TO THE POINT OF BEGINNING. CONTAINING 9.23 ACRES MORE OR LESS.

CURVE TABLE				
CHORD LENGTH	CHORD BEARING	CURVE	LENGTH	RADIUS
29.81	N77°17'43"W	C1	31.94	25.00
40.14	N12°42'17"E	C2	46.60	25.00
50.93	S61°36'54"W	C3	50.99	325.00
12.48	S64°48'34"W	C4	12.48	275.10
30.65	S60°18'55"W	C5	30.66	275.00
20.41	N81°12'56"E	C6	21.03	25.00
57.05	S70°31'21"W	C7	60.72	50.00
53.35	S03°29'26"W	C8	56.28	50.00
50.00	S58°45'11"E	C9	52.36	50.00
65.81	N50°05'21"E	C10	71.83	50.00
20.41	S33°01'34"W	C11	21.03	25.00

VICINITY MAP
N.T.S.



STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 17 day of July 2006 at 2:45 o'clock P.M. and duly recorded on the 17 day of July 2006.

DEED TAX 17.00
REC. FEE 10.00
TOTAL 27.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

LARRY WALKER LAND SURVEYING, INC.
P.O. BOX 2726
5430 HWY#278 E
HOKES BLUFF, ALA. 35903
(256) 492-7940 FAX (256) 492-8417
e-mail: lwls@cybrtyme.com

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