BK L Pg 70

THOMPSON ESTATES SUBDIVISION

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

ZONING R1
AMOUNT TO BE SUBDIVIDED 27.85 ACRES±
DEVELOPER: CEDAR BEND DEVELOPMENT, L.L.C.
P.O. BOX 647
GADSDEN, ALABAMA 35902
PHONE: (256)442-4212

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

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 34, inclusive of "THOMPSON ESTATES".

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.

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

Date 11/14/06

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR LARRY W. WALKER

OWNERS CERTIFICATE

I/We the undersigned, CEDAR BEND DEVELOPMENT (JOE GAMBERI, JR. MANAGER & TOMMY POPE, MANAGER) 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 "THOMPSON ESTATES" 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 29th day of November 2006

TOMMY POPE / MANAGER

JOE GAMBERI, JR. / MANAGER

STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, Kathy Strauss, Notary Public in and for said County, in said State, hereby certify that CEDAR BEND DEVELOPMENT, L.L.C. (TOMMY POPE, MANAGER & JOE GAMBERI, JR. MANAGER) 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 29 day of November 2006

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 10, 2010
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 29 day of NOV. 2006.

~~MANAGER~~ CHAIRMAN
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 21st day of November, 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 20 day of November, 2006.

CITY ENGINEER
CITY OF SOUTHSIDE

Planning Commission

I certify that the subdivision plat for " THOMPSON ESTATES " 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.

11/21 2006

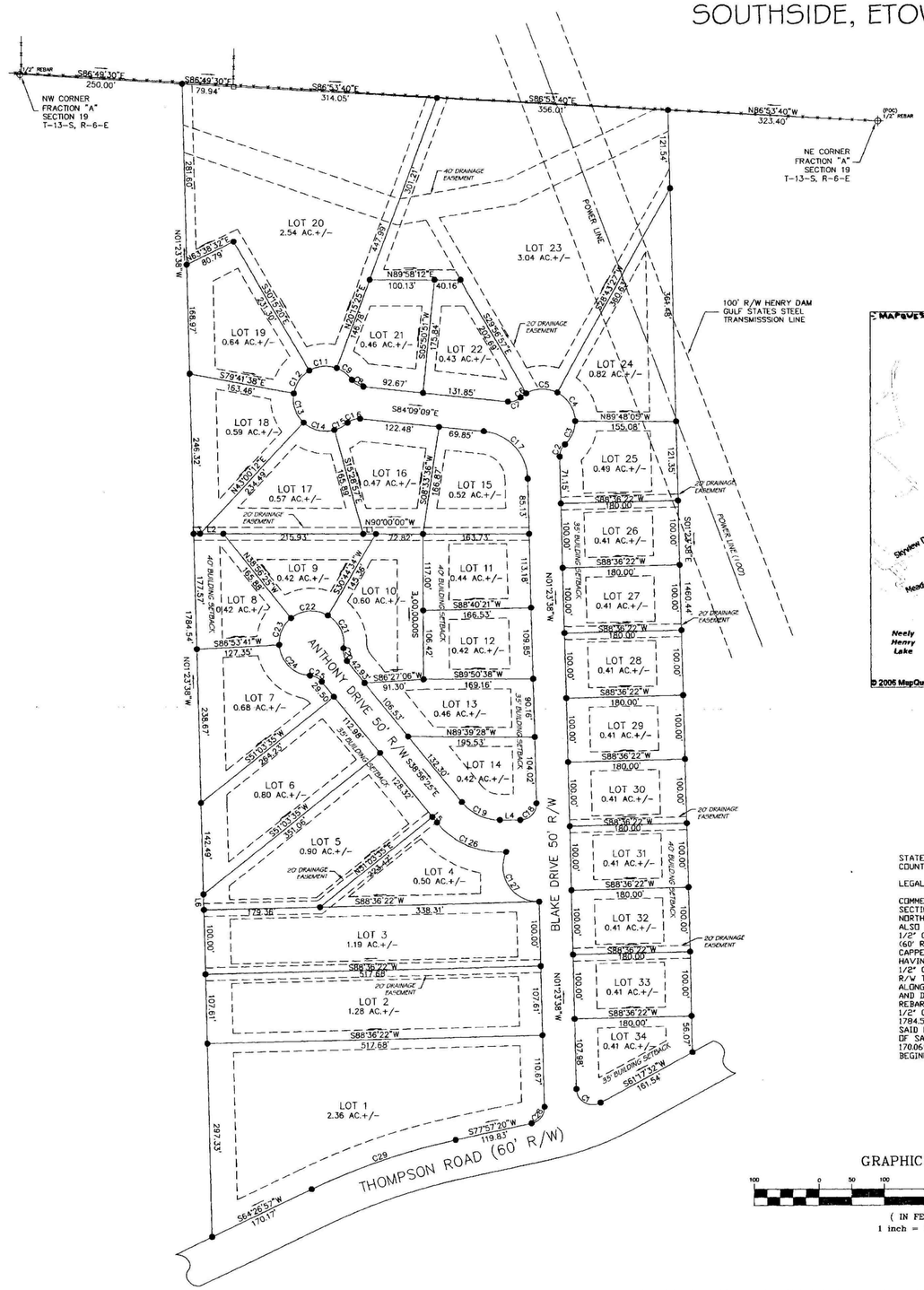
SECERTARY, PLANNING COMMISION

City Council Acceptance of Public Dedication

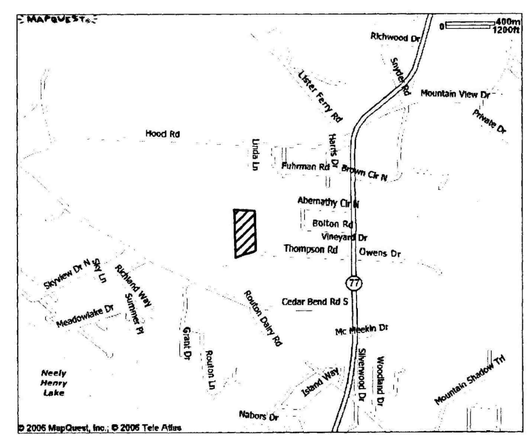
Be it resolved by the city council of the city of Southside, Alabama, that the dedications shown on the attached plat of "THOMPSON ESTATES" are hereby from Southside.

Adopted by the city council of the city of Southside, Alabama this 20 day of November 2006

MAYOR



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 20th day of NOV 20 06 at 3:30 o'clock P. M. and was duly recorded on the 28 day of NOV 20 06

DEED TAX 34.00
REC. FEE 10.00
TOTAL 44.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.62	N90°00'00"W
L2	35.74	N90°00'00"W
L3	9.99	N90°00'00"W
L4	31.57	N90°00'00"E
L5	10.96	S38°56'25"E
L6	23.98	N01°23'38"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	51.19	25.00	S60°03'03"E	42.70
C2	21.03	25.00	S22°42'03"E	20.41
C3	40.66	50.00	N23°29'50"E	39.55
C4	54.85	50.00	N31°13'38"W	52.14
C5	50.00	50.00	S88°41'56"W	47.94
C6	10.81	50.00	S53°51'16"W	10.79
C7	21.03	25.00	N71°45'10"E	20.41
C8	21.03	25.00	S60°03'27"E	20.41
C9	29.48	50.00	N52°51'11"W	29.05
C11	44.08	50.00	S85°00'02"W	42.67
C12	43.14	50.00	S35°01'31"W	41.82
C13	50.01	50.00	S18°20'43"E	47.95
C14	51.04	50.00	S76°14'23"E	48.85
C15	23.44	50.00	N61°05'15"E	23.23
C16	21.03	25.00	S71°45'10"W	20.41
C17	108.33	75.00	N42°46'23"W	99.16
C18	39.88	25.00	N44°18'11"E	35.78
C19	66.84	75.00	S64°28'12"E	64.65
C20	21.03	25.00	S14°50'43"E	20.41
C21	59.78	50.00	N25°00'14"W	56.29
C22	60.81	50.00	S85°54'05"W	57.13
C23	47.27	50.00	S23°58'38"W	45.53
C24	73.33	50.00	S45°07'03"E	66.93
C25	21.03	25.00	N63°02'06"W	20.41
C26	120.90	125.00	S66°38'57"E	116.25
C27	110.86	54.57	S33°11'44"E	92.76
C28	34.62	25.00	N38°16'51"E	31.92
C29	235.57	999.34	S71°12'09"W	235.03

STATE OF ALABAMA:
COUNTY OF ETOWAH:

LEGAL DESCRIPTION:

COMMENCE AT A 1/2" REBAR MARKING THE NE CORNER OF FRACTION "A", SECTION 19, T-13-S, R-6-E, THENCE N86°53'40"W 323.40' ALONG THE NORTH LINE OF SAID FRACTION "A" TO A 1/2" CAPPED REBAR(LS#21183) ALSO BEING THE POINT OF BEGINNING, THENCE S01°23'38"E 1460.44' TO A 1/2" CAPPED REBAR(LS#21183) ON THE NORTH R/W OF THOMPSON ROAD (60' R/W), THENCE S61°17'32"W 161.54 ALONG SAID R/W TO A 1/2" CAPPED REBAR(LS#21183), THENCE ALONG SAID R/W ALONG A CURVE HAVING A CHORD BEARING AND DISTANCE OF S73°26'34"W 110.71' TO A 1/2" CAPPED REBAR(LS#21183), THENCE S77°57'20"W 119.83' ALONG SAID R/W TO A 1/2" CAPPED REBAR(LS#21183), THENCE ALONG SAID R/W ALONG A CURVE HAVING A RADIUS OF 999.34' AND A CHORD BEARING AND DISTANCE OF S71°12'09"W 235.03' TO A 1/2" CAPPED REBAR(LS#21183), THENCE S64°26'58"W 170.17' ALONG SAID R/W TO A 1/2" CAPPED REBAR(LS#21183), THENCE LEAVING SAID R/W N01°23'38"W 1784.54' TO A 1/2" CAPPED REBAR(LS#21183) ON THE NORTH LINE OF SAID FRACTION "A", THENCE S86°49'30"E 79.94' ALONG THE NORTH LINE OF SAID FRACTION "A" TO A CONCRETE MONUMENT, THENCE S86°53'40"E 170.06' ALONG THE NORTH LINE OF SAID FRACTION "A" TO THE POINT OF BEGINNING. CONTAINING 27.85 ACRES MORE OR LESS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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: CMW	
CHECKED BY: LWW	
FIELD NOTES: *	PG: *
SURVEY CREW: *	
DISC: RE: S05-522	
SURVEY #: S06-349A	

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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