BK L Pg 44

"THE COVE" AT WATERFORD PLACE

A PORTION GOVERNMENT LOTS #5 & 10, SECTION 16, T-12-S, R-6-E

STATE OF ALABAMA
COUNTY OF ETOWAH
CITY OF GADSDEN

GADSDEN WATER WORKS AND SEWER BOARD
DATE 7/18/06

CITY ENGINEER OR CONSULTANT
CITY OF GADSDEN
DATE 7/18/06

CHAIRMAN, PLANNING COMMISSION
CITY OF GADSDEN
DATE _____

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN AS LONG AS PUBLIC SEWER IS PROVEDED TO EACH LOT; BEING SUBJECT TO ANY RESTICTIONS OF THIS APPROVAL AS FILED WITH THE ABOVE NAMED HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE HEREBY MADE A PART OF SAID APPROVAL.

TITLE Senior Environmentalist
DATE 7/20/06

I Carol H. Wood, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT DON F. BRADFORD, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THIS CONVEYANCE, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE 18th DAY OF July, 2006.

NOTARY PUBLIC

I, DON F. BRADFORD, BEING THE OWNER OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RAFITY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT.

DON F. BRADFORD

Don F. Bradford, Inc., being the owner of the lands embraced within the foregoing plat, hereby ratify, confirm and adopt the same as being true and correct.

Don F. Bradford, Inc.
By:
Don F. Bradford, Its President

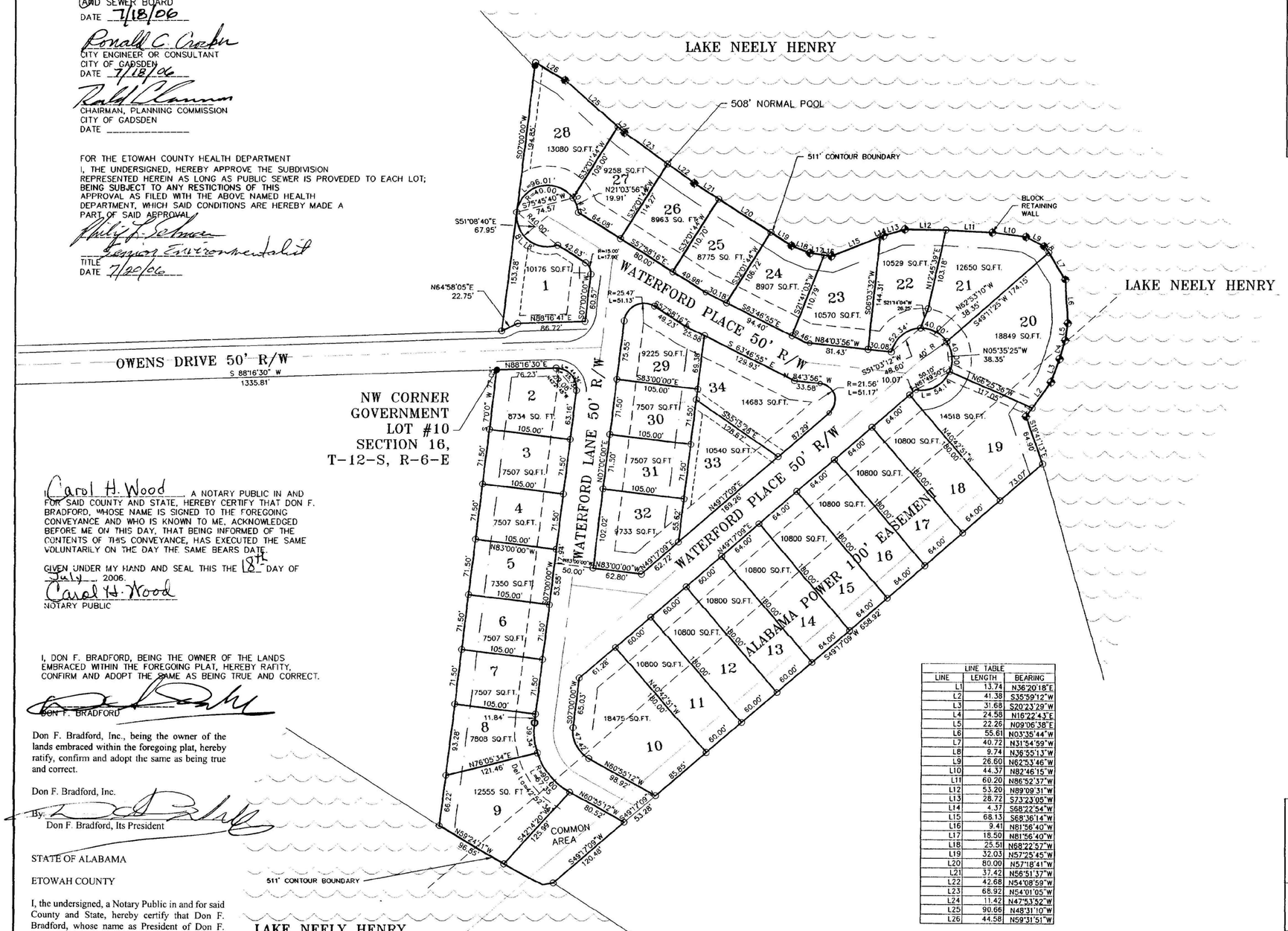
STATE OF ALABAMA

ETOWAH COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Don F. Bradford, whose name as President of Don F. Bradford, Inc., a corporation, is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents of said plat, he, as such officer and with full authority, executed the same voluntarily for and as an act of said corporation on the day the same bears date.

Given under my hand and official seal of office this the 29th day of ~~December 2006~~ January 2007.

NOTARY PUBLIC



NOTE: PROPERTY IS SUBJECT TO THE 100 YR FLOOD ELEVATION OF 520.00' M.S.L.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.74	N36°20'18"E
L2	41.38	S35°59'12"W
L3	31.68	S20°23'29"W
L4	24.58	N16°22'43"E
L5	22.26	N09°06'38"E
L6	55.61	N03°35'44"W
L7	40.72	N31°54'59"W
L8	9.74	N36°55'13"W
L9	26.60	N62°53'46"W
L10	44.37	N82°46'15"W
L11	60.20	N86°52'37"W
L12	53.20	N89°09'31"W
L13	28.72	S73°23'05"W
L14	4.37	S68°22'54"W
L15	68.13	S68°36'14"W
L16	9.41	N81°56'40"W
L17	18.50	N81°56'40"W
L18	25.51	N68°22'57"W
L19	32.03	N57°25'45"W
L20	80.00	N57°18'41"W
L21	37.42	N56°51'37"W
L22	42.68	N54°08'59"W
L23	68.92	N54°01'05"W
L24	11.42	N47°53'52"W
L25	90.66	N48°31'10"W
L26	44.58	N59°31'51"W

LEGEND

- ● IRON PIN FOUND
- O IRON PIN SET WITH CAP STAMPED "J DOWDY 18979"
- "SP" IRON PIN "SET PREVIOUS SURVEY"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
- ◆ CALCULATED POINT
- △ "PK" NAIL SET
- R/W RIGHT-OF-WAY
- = EQUALS
- IN INCH
- LINE NOT TO SCALE
- -O/E- OVERHEAD ELECTRIC LINES
- POWER POLE
- SECURITY LIGHT

GENERAL NOTES

- - - - - - - 25.0' SETBACK LIMIT
- — · — · — 20.0' BACK YARD LIMIT
- - - - - - - - - - 10.0' SIDE YARD LIMIT

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 9 day of Mar 2007 at 10:44 o'clock A M., and was duly recorded on the 9 day of Mar 2007.

DEED TAX 34.00
REC. FEE 10.00
TOTAL 44.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 01 Day of MAY, 2006.

JERRY L. DOWDY AL. REG. #18979

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JDOWDY@CYBRTYME.COM

" THE COVE " AT WATERFORD PLACE
BY DON BRADFORD

SEAL: ALABAMA REGISTERED NO. 18979 PROFESSIONAL LAND SURVEYOR JERRY L. DOWDY

DRAWN BY: JERRY L. DOWDY	GRAPHIC SCALE 100 50 0 50 100 (IN FEET) 1 INCH = 100 FEET
CHECKED BY: JERRY L. DOWDY	
FIELD WORK BY: RODNEY BLEVINS	
FIELD BOOK No. 0506	DRAWING FILE NAME: WATERFORD PLACE.dwg 5-3-06 8:02:05 am EST
FIELD WORK DATE: 05/01/06	SHEET 1 OF 1

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