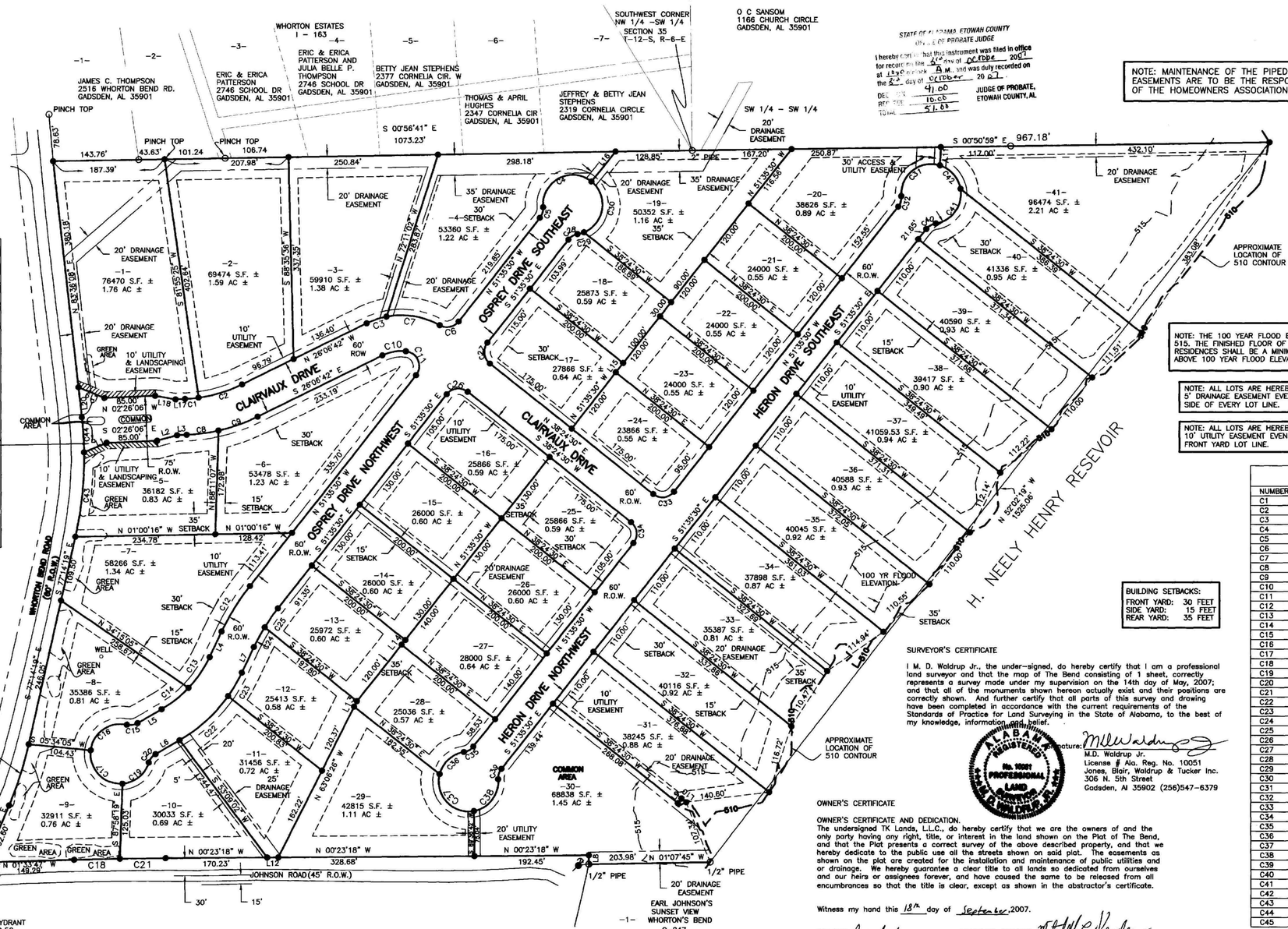
THE BEND

A PORTION OF THE SOUTHEAST FRACTIONAL PART OF SECTION 34, T-12-S, R-6-E ETOWAH COUNTY, ALABAMA

PLAT BOOK 6 PAGE 87

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 22°26'06" E	40.64'	L20	N 83°36'08" E	50.57'
L2	S 14°54'58" E	34.70'	L21	S 51°25'09" E	20.62'
L3	S 02°26'06" E	16.12'	L22	N 87°33'54" E	5.00'
L4	N 64°26'43" W	47.30'	L23	S 02°26'06" E	5.00'
L5	N 30°01'52" W	46.59'	L24	S 87°33'54" W	5.00'
L6	S 30°01'52" E	46.59'	L25	N 02°26'06" W	5.00'
L7	S 64°26'43" E	47.30'	L26	S 67°50'14" W	54.04'
L8	N 89°36'41" E	15.00'	L27	S 01°14'41" E	17.03'
L9	S 51°35'30" E	10.00'	L28	N 01°14'41" W	17.03'
L10	S 38°24'30" W	9.97'	L29	S 44°53'25" W	29.45'
L11	S 86°55'39" E	30.77'	L30	S 02°26'06" E	5.00'
L12	N 00°23'18" W	18.82'	L31	S 87°33'54" W	5.00'
L13	N 63°06'26" W	10.21'	L32	N 02°26'06" W	5.00'
L14	N 51°35'30" W	10.00'	L33	N 87°33'54" E	5.00'
L15	N 51°35'30" W	20.00'	L34	S 45°26'13" W	42.31'
L16	S 50°52'33" E	64.66'	L35	S 02°31'36" E	41.17'
L17	N 02°26'06" W	16.12'	L36	S 06°47'40" W	6.04'
L18	N 10°02'47" E	34.70'	L37	N 10°08'13" W	5.96'
L19	N 22°26'06" E	47.26'	L38	N 02°31'36" W	40.99'



STATE OF ALABAMA ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 24th day of October 2007 at 13:00 o'clock A.M. and was duly recorded on the 24 day of October 20 07.
DEED TAX 41.00
REC FEE 10.00
TOTAL 51.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

NOTE: MAINTENANCE OF THE PIPED DRAINAGE EASEMENTS ARE TO BE THE RESPONSIBLIITY OF THE HOMEOWNERS ASSOCIATION.

ASSUMED NORTH

S-24143
06-4-1

100 0 100 200
SCALE: 1" = 100'

LEGEND

P.O.B.	--	POINT OF BEGINNING
P.O.C.	--	POINT OF COMMENCEMENT
(M)	--	MEASURED
(R)	--	RECORD
○	--	IRON FOUND
●	--	1/2" REBAR SET W/CAP STAMPED JBW&T INC CA0046LS
□	--	CONCRETE MONUMENT
	--	FIRE HYDRANT
	--	WATER VALVE
	--	WATER METER
	--	POWER POLE
	--	TELEPHONE POLE
	--	GUY WIRE
	--	TELEPHONE RISER
—W—W—	--	WATER LINE
—G—G—	--	GAS LINE
—P—P—	--	POWER LINE
—UT—UT—	--	UNDERGROUND TELEPHONE
—ST—ST—	--	STORM SEWER LINE
—X—X—	--	FENCE

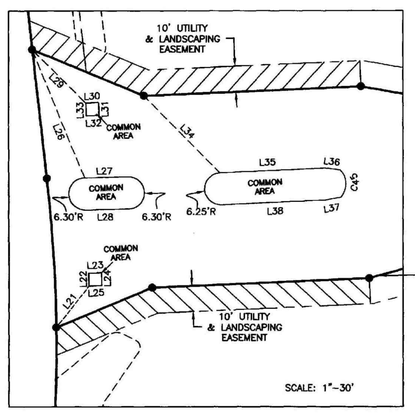
NOTE: THE 100 YEAR FLOOD ELEVATION EQUALS 515. THE FINISHED FLOOR OF ALL PROPOSED RESIDENCES SHALL BE A MINIMUM OF 1' ABOVE 100 YEAR FLOOD ELEVATION.

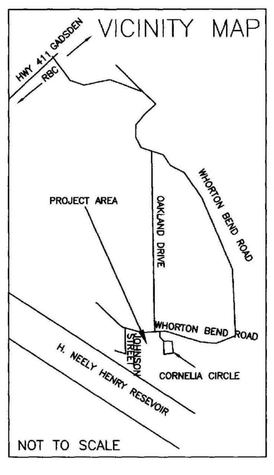
NOTE: ALL LOTS ARE HEREBY SUBJECT TO A 5' DRAINAGE EASEMENT EVENLY OFF EACH SIDE OF EVERY LOT LINE.

NOTE: ALL LOTS ARE HEREBY SUBJECT TO A 10' UTILITY EASEMENT EVENLY OFF EACH FRONT YARD LOT LINE.

BUILDING SETBACKS:
FRONT YARD: 30 FEET
SIDE YARD: 15 FEET
REAR YARD: 35 FEET

CURVE TABLE						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	05°26'25"	N 05°09'18" W	11.40	240.00	22.79	22.78
C2	18°14'11"	N 16°59'36" W	38.52	240.00	76.39	76.07
C3	15°15'49"	N 18°28'48" W	17.65	131.76	35.10	35.00
C4	134°08'33"	N 27°56'50" W	118.20	50.00	117.06	92.10
C5	43°25'36"	N 73°18'18" W	9.96	25.00	18.95	18.50
C6	80°49'24"	N 11°10'48" W	21.29	25.00	35.27	32.41
C7	40°04'47"	N 09°11'30" E	48.06	131.76	92.17	90.30
C8	10°17'27"	S 07°34'49" E	27.01	300.00	53.88	53.81
C9	13°23'09"	S 19°25'07" E	35.20	300.00	70.09	69.93
C10	32°11'57"	S 10°00'43" E	20.71	71.76	40.33	39.80
C11	122°19'15"	S 67°14'52" W	45.40	25.00	53.37	43.80
C12	12°51'13"	N 58°01'07" W	45.06	400.00	89.74	89.55
C13	17°53'24"	N 55°30'01" W	31.48	200.00	62.45	62.19
C14	16°31'28"	N 38°17'36" W	29.04	200.00	57.68	57.48
C15	42°50'00"	N 08°36'52" W	9.81	25.00	18.69	18.26
C16	96°00'41"	N 35°12'12" W	55.54	50.00	83.79	74.32
C17	100°50'28"	S 46°22'13" W	60.48	50.00	88.00	77.07
C18	00°35'12"	N 01°16'11" W	38.31'	7483.33'	76.63'	76.63'
C19	68°48'51"	S 38°27'27" E	34.24	50.00	60.05	56.51
C20	42°50'00"	S 51°26'52" E	9.81	25.00	18.69	18.26
C21	00°35'16"	N 00°40'57" W	38.39'	7483.33'	76.77'	76.77'
C22	24°25'30"	S 42°14'37" E	56.27	260.00	110.84	110.00
C23	09°59'21"	S 59°27'03" E	22.72	260.00	45.33	45.27
C24	06°19'34"	S 61°18'56" E	18.79	340.00	37.54	37.52
C25	06°31'38"	S 54°51'20" E	19.39	340.00	38.73	38.71
C26	90°00'00"	S 06°35'30" E	25.00	25.00	39.27	35.36
C27	90°00'00"	N 83°24'30" E	25.00	25.00	39.27	35.36
C28	42°14'00"	S 30°28'30" E	9.66	25.00	18.43	18.01
C29	13°01'27"	S 15°52'13" E	5.71	50.00	11.37	11.34
C30	118°29'36"	S 81°37'45" E	84.03	50.00	103.40	85.94
C31	111°47'35"	N 38°31'43" W	73.84	50.00	97.56	82.80
C32	42°50'00"	N 73°00'30" W	9.81	25.00	18.69	18.26
C33	90°00'00"	N 06°35'30" W	25.00	25.00	39.27	35.36
C34	90°00'00"	S 83°24'30" W	25.00	25.00	39.27	35.36
C35	42°50'00"	N 30°10'30" W	9.81	25.00	18.69	18.26
C36	67°00'37"	N 42°15'48" W	33.10	50.00	58.48	55.20
C37	114°35'30"	S 46°56'08" W	77.87'	50.00'	100.00'	84.15'
C38	84°03'54"	S 52°23'34" E	45.07'	50.00'	73.36'	66.96'
C39	42°50'00"	S 73°00'30" E	9.81	25.00	18.69	18.26
C40	42°50'00"	S 30°10'30" E	9.81	25.00	18.69	18.26
C41	91°11'02"	S 54°21'01" E	51.04	50.00	79.57	71.44
C42	62°41'24"	N 48°42'47" E	30.45	50.00	54.71	52.02
C43	13°35'11"	S 84°01'54" E	71.47'	600.00'	142.28'	141.94'
C44	05°34'22"	N 86°23'19" E	29.20'	600.00'	58.36'	58.34'
C45	84°16'37"	S 88°45'59" W	7.24'	8.00'	11.77'	10.73'





CURVE DATA
Δ=10°16'19"
R=600.00'
T=53.93'
CH=S 72°06'09" E
CL=107.42'

SURVEYOR'S CERTIFICATE

I M. D. Waldrup Jr., the under-signed, do hereby certify that I am a professional land surveyor and that the map of The Bend consisting of 1 sheet, correctly represents a survey made under my supervision on the 14th day of May, 2007; 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.
License # Ala. Reg. No. 10051
Jones, Blair, Waldrup & Tucker Inc.
306 N. 5th Street
Gadsden, Al 35902 (256)547-6379

ALABAMA REGISTERED No. 10051 PROFESSIONAL LAND SURVEYOR M. D. WALDRUP JR.

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION.
The undersigned TK Lands, L.L.C., 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 The Bend, 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 18th day of September, 2007.

WITNESS _____ MANAGING PARTNER _____

HEALTH DEPARTMENT CERTIFICATION

The Lots on this plat meet the approval of the Etowah County Health Department, subject to certain deletions and certain conditions pertaining to the onsite wastewater treatement system that could restrict the use of the lots or obligate owners to special requirements. These conditions are on file with the said health department, and are made a part of this approval as is set out hereon.

This Subdivision is served by Public Water provided by Whorton Bend Water Authority.

Approved By: _____ Etowah County Health Department — Date 9/24/07

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify: That utilities have been installed in an acceptable manner according to Whorton Bend Water Authority specifications in the subdivision entitled The Bend.

DATE 9-20-07 — Approving Agent

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for The Bend 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: 9/26/07 — Chairman Planning Commission

I hereby certify that the subdivision plat for The Bend 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: 9/25/07 — 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 Etowah County specifications in the subdivision entitled The Bend or, that a bond in the amount of $ _____ has been posted with the Etowah County Commission to assure of all required improvements in case of default.

Date: 10/2/07 — Etowah County Engineer

NOTE: COMMON AREAS, GREEN AREAS AND LANDSCAPING EASEMENTS ARE PERPETUAL EASEMENTS AS SHOWN ON THIS PLAT AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ENGINEERED DESIGN SYSTEM REQUIRED ON LOTS: 1,2,3,4,5,6,8,9,10,11, 14,15,18,19,20,21,27, 28,30,31,32,33

NOTES:
1) INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY CLIENT.
2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE OWNER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
3) BENCH MARK = TOP FIRE HYDRANT 539.52 NORTHWEST CORNER OF PROPERTY
4) 100 YEAR FLOOD ELEVATION = 515 CONTOUR
5) TOTAL ACREAGE OF SUBDIVISION = 42.73 ACRES

S-24143 06-4-1

JBW&T
Jones, Blair, Waldrup and Tucker, Inc.
Consulting Engineers and Land Surveyors
306 No. Fifth Street - P.O. Box 631 - Gadsden, AL 35902
Phone 256-547-6379 Fax 256-547-3484

FINAL PLAT OF "THE BEND" SUBDIVISION FOR TK LANDS LLC

DRAWN	SJC/JMN	APPROVED		SCALE	1"=100'	DATE	9-12-07

0 1 2 3 4 5 6

ACAD 2004 File name: Q:\24143\PLAT\Plat.DWG