Plat Book L Page 100

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 22, inclusive of "OAK RIVER SUBDIVISION".

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: 11/30/07

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

OWNERS CERTIFICATE

I the undersigned, (TERRA TRADING, L.L.C), do hereby certify that I am owner of and the only person having any right, title, or interest in the land shown on the plat of "OAK RIVER SUBDIVISION" a part of section 36, T-12-S, R-6-E, Etowah County, Alabama, and that the plat represents a correct survey of the above described property made without consent, and that I 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 maintenace of public utilities. I hereby guarentee a clear title to all lands so dedicated from ouselves 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 12 day of 12 20 07

JOHN FREEMAN
MANAGING PARTNER

STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, Hollie Francis, Notary Public in and for said County, in said State, hereby certify that JOHN FREEMAN 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 17th day of December, 2007

MY COMMISSION EXPIRES
MARCH 22, 2008

NOTARY PUBLIC

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 lots(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 3rd day of December 20 07.

PUBLIC HEALTH ENVIRIONMENTS

CERTIFICATION OF ETOWAH COUNTY ENGINEERING DEPARTMENT

I hereby certify that the Etowah County Commision has reviewed and approved for recording the subdivision plat for OAK RIVER SUBDIVISION on the 8th day of JANUARY, 2008

Etowah County Engineer — Date 1/10/08

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 Jan 2008 at 2:34 o'clock P.M., and was duly recorded on the 11 day of Jan 2008.

DEED TAX 0.00
REC. FEE 36.00
TOTAL 36.00

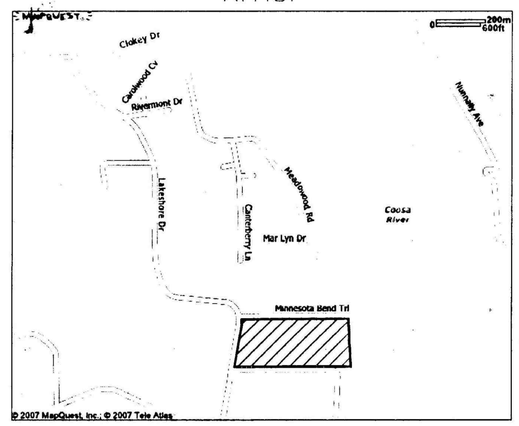
JUDGE OF PROBATE, ETOWAH COUNTY, AL

APPROVED FOR RECORDING
CODE OFFICIAL AND CITY PLANNER
CITY OF GLENCOE, ALABAMA

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.20	N02°41'55"W
L2	15.00	N02°41'55"W
L3	60.91	N78°10'53"E
L4	28.14	N84°08'49"W
L5	35.71	S75°45'01"W
L6	67.07	N75°45'01"E
L7	87.40	N79°49'38"W
L8	57.17	S79°49'38"E
L9	42.42	S06°19'49"E
L10	80.33	S79°49'38"E
L11	64.24	S79°49'38"E
L12	53.07	N75°45'01"E
L13	49.70	N75°45'01"E
L14	54.40	S84°08'49"E
L15	39.00	N78°10'53"E
L16	73.99	S01°59'19"E
L17	83.99	S01°59'19"E
L18	28.30	S08°38'19"E
L19	131.29	S40°43'37"E
L20	21.06	S24°50'52"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	61.30	50.00	S43°03'22"W	57.54
C2	83.28	270.00	S87°01'02"W	82.95
C3	115.78	330.00	N85°48'06"E	115.19
C4	135.26	470.00	S83°59'40"W	134.79
C5	65.08	470.00	N83°47'39"W	65.03
C6	74.64	330.00	S86°18'25"E	74.48
C7	51.73	330.00	N82°43'20"E	51.68
C8	43.54	25.00	N51°52'43"W	38.24
C9	31.12	50.00	S33°18'32"W	30.62
C10	93.78	50.00	S38°15'22"E	80.63
C11	68.15	50.00	N48°57'47"E	63.00
C12	58.48	50.00	N17°38'15"E	55.20
C13	66.43	50.00	N53°55'39"W	61.65
C14	32.18	50.00	S69°34'35"W	31.62
C15	73.72	50.00	S08°54'20"W	67.22
C16	19.01	50.00	S44°13'28"E	18.90
C17	35.00	25.00	N38°07'17"E	32.21
C18	41.49	270.00	N82°38'01"E	41.45
C19	61.91	270.00	S86°23'45"E	61.77
C20	82.42	530.00	N84°16'56"W	82.34
C21	143.49	530.00	S83°30'23"W	143.06
C22	94.73	270.00	N85°48'06"E	94.25
C23	101.78	330.00	S87°01'02"W	101.38
C24	47.89	25.00	S46°56'38"E	40.89
C25	56.75	50.00	N22°36'07"W	53.75
C26	87.21	50.00	S42°02'04"E	76.57

VICINITY MAP
N.T.S.



LEGAL DESCRIPTION:

BEGIN AT A BUGGY AXLE MARKING THE SE CORNER OF THE NE1/4-SW1/4 OF SECTION 36, T-12-S, R-6-E, THENCE S88°00'00"W 292.04' ALONG THE SOUTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE EASTERLY R/W OF LAKESHORE DRIVE (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W ALONG A CURVE HAVING A RADIUS OF 50.00' AND A CHORD BEARING AND DISTANCE OF N42°02'04"W 76.57' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N07°55'52"E 521.23' ALONG THE EASTERLY R/W OF SAID LAKESHORE DRIVE (60' R/W) TO A ½" REBAR CAPPED(LS#21183), THENCE N02°41'55"E 91.20' ALONG SAID R/W TO A ½" REBAR CAPPED(LS#21183), THENCE LEAVING SAID R/W N88°00'41"E 1475.48' TO A ½" REBAR CAPPED(LS#21183) ON THE APPROXIMATE 510' CONTOUR OF LAKE NEELY HENRY, THENCE ALONG SAID CONTOUR A CHORD BEARING AND DISTANCE OF S04°26'55"E 663.50' TO A ½" REBAR CAPPED(LS#21183) ON THE SOUTH LINE OF THE NW1/4-SE1/4 OF SAID SECTION 36, THENCE LEAVING SAID CONTOUR S87°50'09"W 210.20' ALONG SAID FORTY LINE TO A PINCHED PIPE WITH A ¼" ROD, THENCE S88°01'50"W 1041.12' ALONG SAID FORTY LINE TO THE POINT OF BEGINNING. CONTAINING 23.26 ACRES MORE OR LESS.

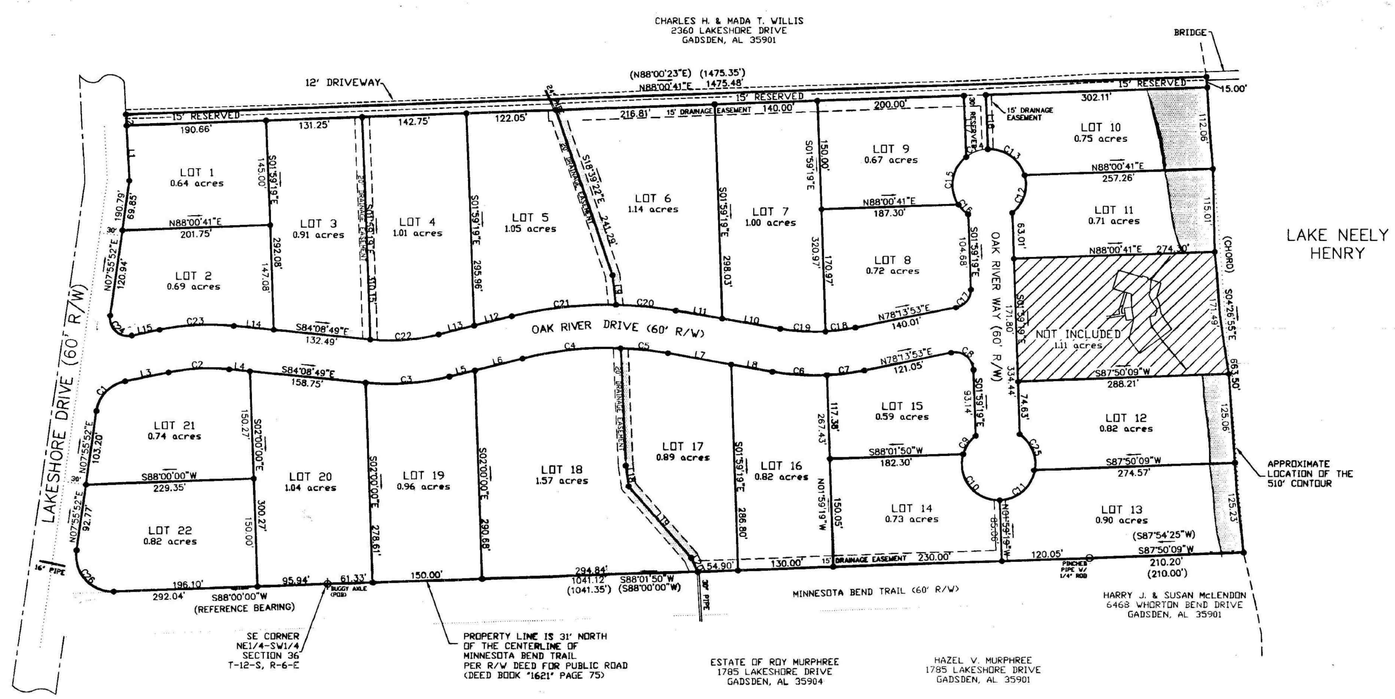
NOTE:

SHADED AREAS DEFINED ON PLAT ARE BELOW THE 100 YEAR FLOOD CONTOUR OF 517'.

THE LIVING AREA OF ANY PROPOSED HOUSES MUST BE A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION SHOWN ON THE PLAT, HOMES MUST BE BUILT IN ACCORDANCE WITH THE FLOOD HAZARD STANDARDS AND OWNERS MUST CONTACT THE COUNTY FOR A DEVELOPMENT PERMIT.

FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, ETOWAH COUNTY, ALABAMA, COMMUNITY-PANEL NUMBER 010077 0185C, EFFECTIVE APRIL 15, 1982.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



LEGEND

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (LS#21183)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS

OAK RIVER SUBDIVISION
LOCATED IN SECTION 36, TOWNSHIP 12 SOUTH, RANGE 6 EAST, ETOWAH COUNTY, ALABAMA

JOB INFORMATION			
DRAWN BY:	CMW		
CHECKED BY:	LWW		
FIELD NOTES:	2007/05	PG 42-44	
SURVEY CREW:	DH, DQ, TB		
SURVEY #:	S07-168	S-T-R:	36-12-6

LW LS
LARRY WALKER
LAND SURVEYING, INC.
P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LWLS@CYBRTYME.COM

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