PLAT BOOK L PAGE 102

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION.
The undersigned Blue Lakes Estates, 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 Peninsula at Blue Lakes, a private development, and that the Plat presents a correct survey of the described property. The easements as shown on the plat are created for the installation and maintenance of the access street, 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 2nd day of November, 2007.

WITNESS _____ MANAGING PARTNER _____

SURVEYOR'S CERTIFICATE

I M. D. Waldrup Jr., the under-signed, do hereby certify that I am a professional land surveyor and civil engineer and that the map of The Peninsula at Blue Lakes, a private development consisting of 1 sheet, correctly represents a survey made under my supervision on the 2nd day of November, 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.

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 2/29/08 Date

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 Peninsula at Blue Lakes, a private development or, that a bond in the amount of $ _____ has been posted with Whorton Bend Water Authority to assure completion of all required improvements in case of default.

DATE 5-15-06 _____ Approving Agent

GENERAL NOTES:

1) ALABAMA POWER COMPANY REQUIRED TO ELEVATION = 510.0, TYPICAL SUMMER POOL = 508.0, WINTER POOL = 504.5.
2) 100 YEAR FLOOD ELEVATION = 515.80.
3) INTERIOR EASEMENT SHOWN IS A PRIVATE ROAD. ALL FUTURE MAINTENANCE AND UPKEEP WILL BE THE RESPONSIBILITY OF THE PLATTED LOT PROPERTY OWNERS
4) MINIMUM SET BACKS: FRONT YARD = 30 FEET FROM CENTERLINE
SIDE YARD = 15 FEET
REAR YARD = 10 FEET

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for The Peninsula at Blue Lakes, a private development, 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: 2/28/08 _____ Chairman Planning Commission

I hereby certify that the subdivision plat for The Peninsula at Blue Lakes, has been found to comply with the Subdivision Regulations of a private development for Gadsden, Alabama that the right of way shown is a private road with all future maintenance and up keep will be the responsibility of the platted lot property owner and that it has been approved for recording in the office of the Probate Judge of Etowah County.

Date: 2/27/2008 _____ Gadsden City Engineer

CERTIFICATION OF THE APPROVAL OF STREETS AND OTHER IMPROVEMENTS

I hereby certify: That the interior right-of-way shown for The Peninsula at Blue Lakes, a private development, is a private road. All future maintenance and up keep will be the responsibility of the platted lot property owners.

Date: 3/4/08 _____ Etowah County Engineer

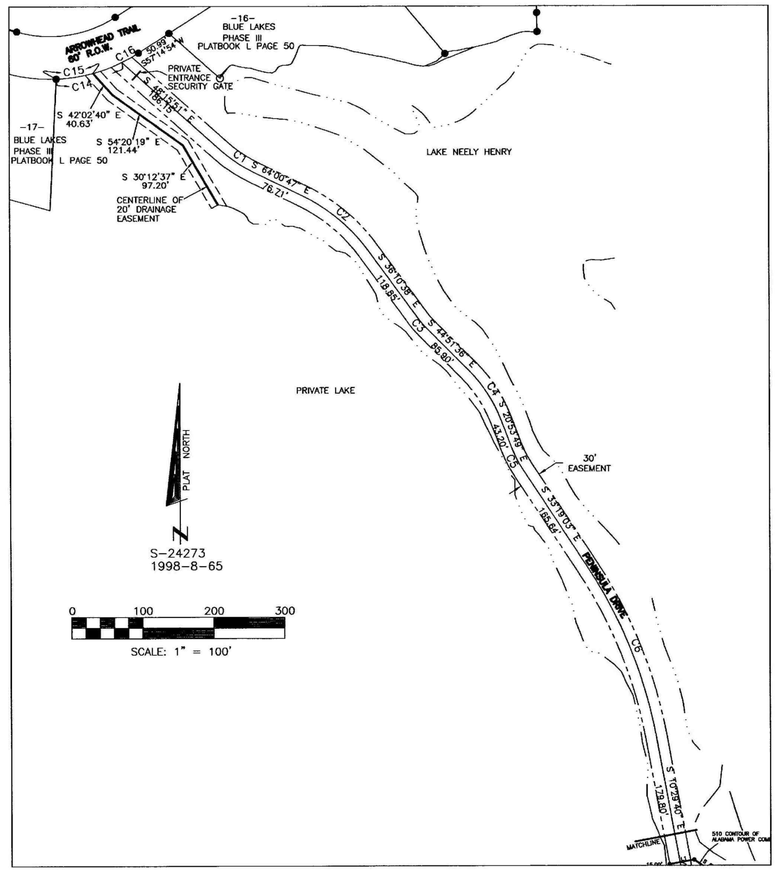
CERTIFICATE FOR SUBDIVISION LOCATED IN A FLOOD ZONE

According to the FIRM for Etowah County, Alabama, map number 010077 0185C dated April 15, 1982, this property lies within Zone A10 which is a special flood hazard area inundated by the 100-year flood. A development permit from the Etowah County Engineering Department will be required before construction begins (including but not limited to building, filling, grading, excavating, storage & accessory buildings) within the designated 100-year flood area.

The living area of any proposed houses must be a minimum of one foot above the base flood elevation shown on the plat or as such elevation established by the county at the time of submitting the construction permit.

UTILITIES

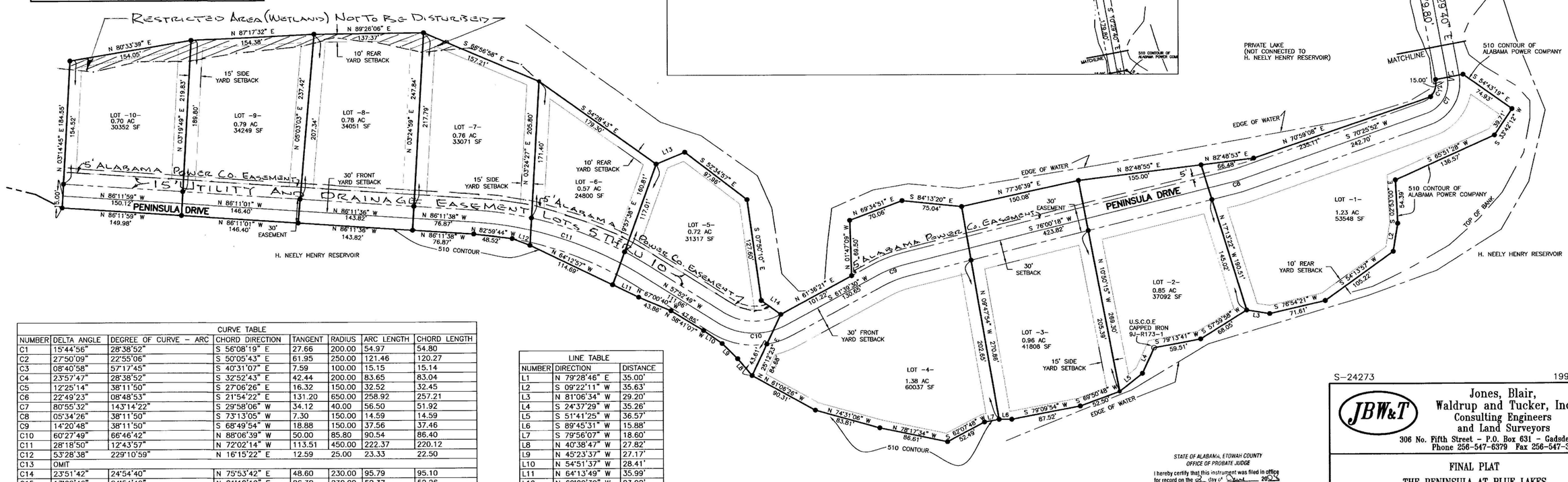
ALABAMA POWER COMPANY 749 FORREST AVENUE GADSDEN, AL 35901	ALAGASCO 1508 OWENS STREET GADSDEN, AL 35904
AT&T 2010 RAINBOW DRIVE GADSDEN, AL 35901	WHORTON BEND WATER AUTHORITY 2591 WHORTON BEND ROAD GADSDEN, AL 35901
COMCAST 241 SOUTH 3RD STREET GADSDEN, AL 35901	UTILITIES HAVE ACCESS EASEMENT FOR ALL SERVICE FACILITIES



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
	--	NAIL & SHINER
⊗	--	CONCRETE NAIL
	--	FIRE HYDRANT
-W —W —	--	WATER LINE
-G —G —	--	GAS LINE
-UC—UC—	--	UNDERGROUND CABLE
-UP—UP—	--	UNDERGROUND POWER
-UT—UT—	--	UNDERGROUND TELEPHONE
R.O.W.	--	RIGHT-OF-WAY
	--	SOIL TEST
	--	PERC TEST

PLAT NORTH
S-24273
1998-8-65
0 60 120 180
SCALE: 1" = 60'



CURVE TABLE

NUMBER	DELTA ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15°44'56"	28°38'52"	S 56°08'19" E	27.66	200.00	54.97	54.80
C2	27°50'09"	22°55'06"	S 50°05'43" E	61.95	250.00	121.46	120.27
C3	08°40'58"	57°17'45"	S 40°31'07" E	7.59	100.00	15.15	15.14
C4	23°57'47"	28°38'52"	S 32°52'43" E	42.44	200.00	83.65	83.04
C5	12°25'14"	38°11'50"	S 27°06'26" E	16.32	150.00	32.52	32.45
C6	22°49'23"	08°48'53"	S 21°54'22" E	131.20	650.00	258.92	257.21
C7	80°55'32"	143°14'22"	S 29°58'06" W	34.12	40.00	56.50	51.92
C8	05°34'26"	38°11'50"	S 73°13'05" W	7.30	150.00	14.59	14.59
C9	14°20'48"	38°11'50"	S 68°49'54" W	18.88	150.00	37.56	37.46
C10	60°27'49"	66°46'42"	N 88°06'39" W	50.00	85.80	90.54	86.40
C11	28°18'50"	12°43'57"	N 72°02'14" W	113.51	450.00	222.37	220.12
C12	53°28'38"	229°10'59"	N 16°15'22" E	12.59	25.00	23.33	22.50
C13	OMIT						
C14	23°51'42"	24°54'40"	N 75°53'42" E	48.60	230.00	95.79	95.10
C15	13°02'46"	24°54'40"	N 81°18'10" E	26.30	230.00	52.37	52.26
C16	06°42'56"	24°54'40"	S 60°36'22" W	13.49	230.00	26.96	26.94

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 79°28'46" E	35.00'
L2	S 09°22'11" W	35.63'
L3	N 81°06'34" W	29.20'
L4	S 24°37'29" W	35.26'
L5	S 51°41'25" W	36.57'
L6	S 89°45'31" W	15.88'
L7	S 79°56'07" W	18.60'
L8	N 40°38'47" W	27.82'
L9	N 45°23'37" W	27.17'
L10	N 54°51'37" W	28.41'
L11	N 64°13'49" W	35.99'
L12	N 69°00'39" W	23.92'
L13	N 67°48'09" E	38.83'
L14	S 54°24'41" E	29.99'

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 25 day of March 2008 at 11:05 o'clock A.M. and was duly recorded on the 31 day of March 20 08.

DEED TAX 10.00
REC FEE 10.00
TOTAL 20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

S-24273 1998-8-65

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 256-547-3464

FINAL PLAT
THE PENINSULA AT BLUE LAKES
FOR
BLUE LAKES L.L.C.

DRAWN JMN | APPROVED | SCALE AS SHOWN | DATE 2-26-08

ACAD 2004 File name: Q:\24273\new\NEW.DWG

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