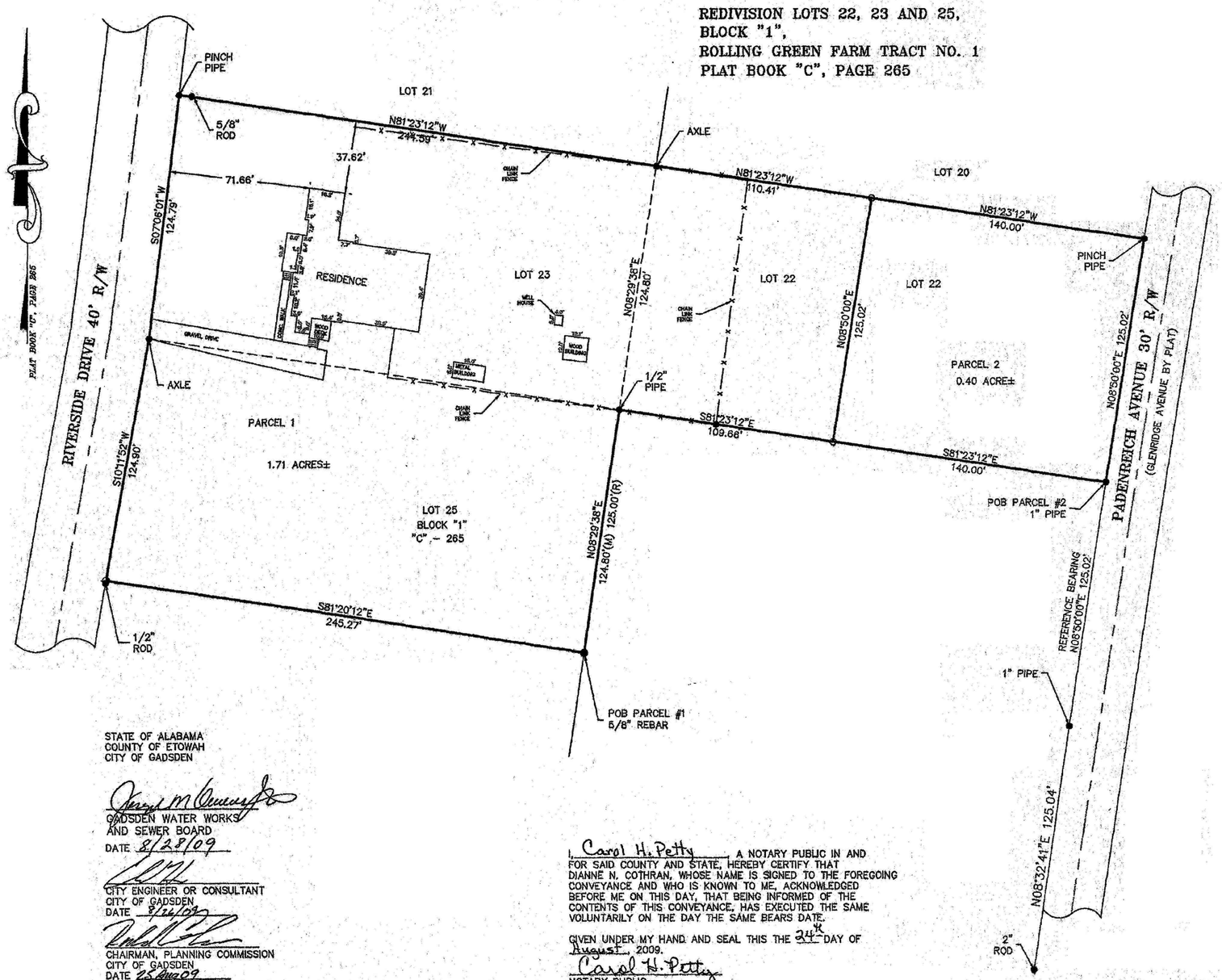
REDIVISION LOTS 22, 23 AND 25, BLOCK "1", ROLLING GREEN FARM TRACT NO. 1 PLAT BOOK "C", PAGE 265



LEGEND

- ● IRON PIN FOUND
- ○ 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

STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

PARCEL 1: Begin at an existing 5/8" rebar at the Southeast corner of Lot #25, in Block "1", of Rolling Green Farm Tracts No. 1, as recorded in Plat Book "C", Page 265, Probate Office, Etowah County, Alabama, and run N08°29'38"E, along the East line of said lot, 124.80 feet (M) 125.00 feet (R) to an existing 1/2" pipe at the Southwest corner of Lot #22; thence run S81°23'12"E, along the South line of said Lot #22, 109.66 feet to a point; thence run N08°50'00"E, leaving said South line, 125.02 feet to a point on the North line of said Lot #22; thence run N81°23'12"W, along the North line of Lots #22 and 23, 355.00 feet to an existing pinch-pipe at the Northwest corner of said Lot #23, being on the Easterly R/W of Riverside Drive (40' R/W); thence run S07°06'01"W, along said R/W, 124.79 feet to an existing axle at the Northwest corner of Lot #25; thence run S10°11'52"W, along said R/W, 124.90 feet to a point at the Southwest corner of said Lot #25; thence run S81°20'12"E, along the South line of said Lot #25, 245.27 feet to the point of beginning. Said property being Lots #23 and 25, and a portion of Lot #22, Block "1", Rolling Green Farm Tracts No. 1, Etowah County, Alabama and contains 1.71 acre (more or less).

The address being 346 Riverside Drive, Gadsden, Alabama, 35903.

PARCEL 2: Begin at an existing 1" pipe at the Southeast corner of Lot #22, in Block "1", of Rolling Green Farm Tracts No. 1, as recorded in Plat Book "C", Page 265, Probate Office, Etowah County, Alabama, on the Westerly R/W of Padenreich Avenue (30' R/W) and run N08°50'00"E, along the East line of said lot and said R/W, 125.02 feet to an existing pinch-pipe at the Northeast corner of said lot; thence run N81°23'12"W, leaving said R/W and along the North line of said lot, 140.00 feet to a point; thence run S08°50'00"W, leaving said North line, 125.02 feet to a point on the South line of said lot; thence run S81°23'12"E, along said South line, 140.00 feet to the point of beginning. Said property being a portion of Lot #22, Block "1", Rolling Green Farm Tracts No. 1, Etowah County, Alabama and contains 0.40 acre (more or less).

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing is a true and correct map of the above described property, that there are no electric or telephone wire (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, or encroachments by buildings over or across said lands visible on the surface except as shown. This survey and map 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 JULY, 2009.

JERRY L. DOWDY AL. REG. #18979

STATE OF ALABAMA
COUNTY OF ETOWAH
CITY OF GADSDEN

GADSDEN WATER WORKS AND SEWER BOARD
DATE 8/28/09

CITY ENGINEER OR CONSULTANT
CITY OF GADSDEN
DATE 8/26/09

CHAIRMAN, PLANNING COMMISSION
CITY OF GADSDEN
DATE 25 Aug 09

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN; SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AS FILED WITH THE ABOVE NAMED HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE HEREBY MADE A PART OF SAID APPROVAL.

P.H. Senior Environmentalist
TITLE
DATE 8/26/09

I, Carol H. Petty, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT DIANNE N. COTHRAN, 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 24th DAY OF August, 2009.

NOTARY PUBLIC

I, DIANNE N. COTHRAN, BEING THE OWNER OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RATIFY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT.

DIANNE N. COTHRAN

CAROL H. PETTY NOTARY PUBLIC ALABAMA STATE

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 28 day of Aug 20 09 at 11:30 o'clock A.M., and was duly recorded on the 28 day of Aug 20 09.

DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

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

REDIVISION DIANNE N. COTHRAN

SURVEY FOR DIANNE N. COTHRAN

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

DRAWN BY: MARTHA J. GIBBS	GRAPHIC SCALE 40 20 0 20 40 (IN FEET) 1 INCH = 40 FEET
CHECKED BY: JERRY L. DOWDY	
FIELD WORK BY: JEREMY DOWDY	
FIELD BOOK No. 09-07	DRAWING FILE NAME D7092066.dwg 7-13-09 10:39:29 am
FIELD WORK DATE: 07/01/09	SHEET 1 OF 1

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