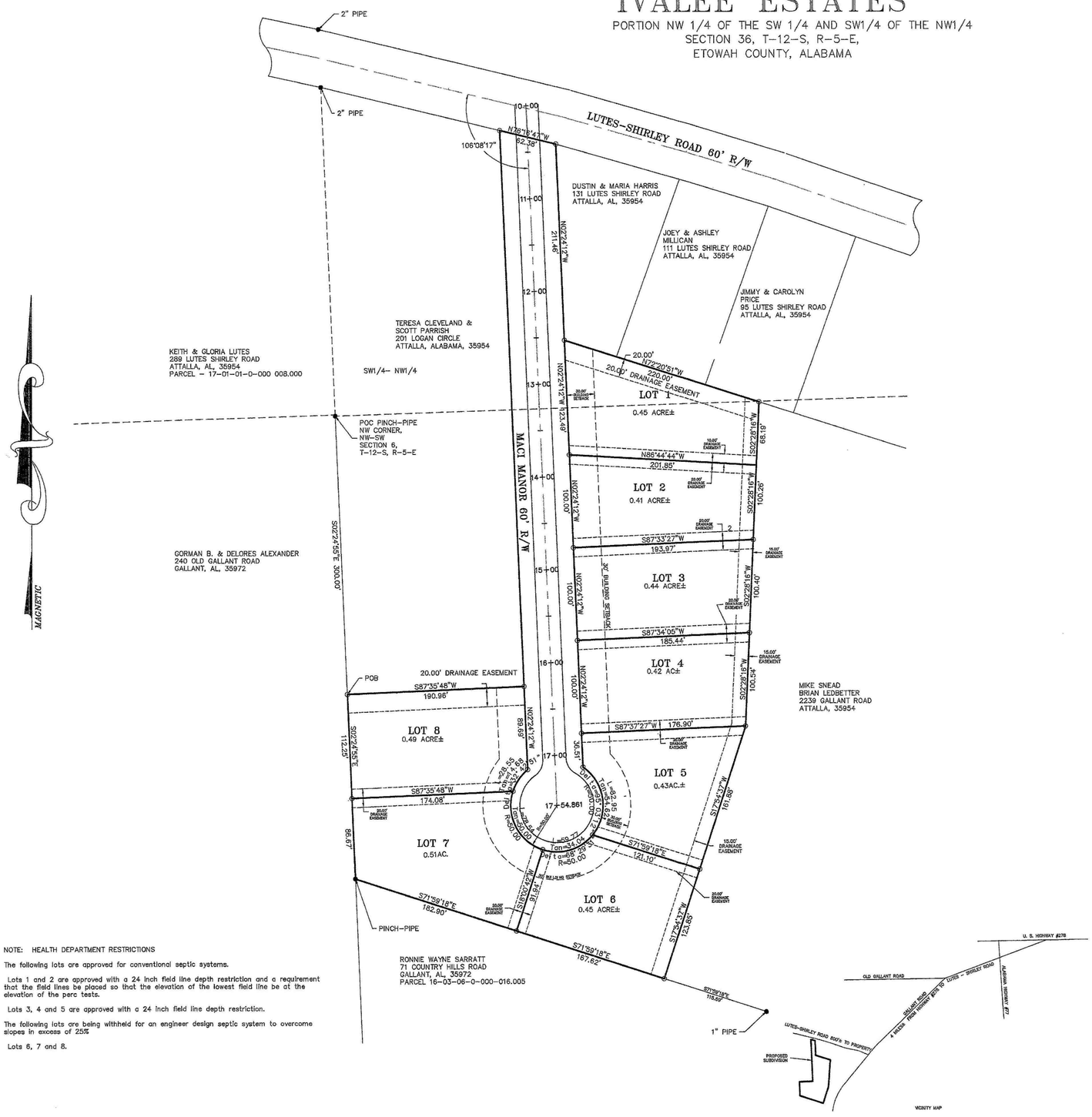
IVALEE ESTATES

PORTION NW 1/4 OF THE SW 1/4 AND SW1/4 OF THE NW1/4
SECTION 36, T-12-S, R-5-E,
ETOWAH COUNTY, ALABAMA

PLAT BOOK L PAGE 114



NOTE: HEALTH DEPARTMENT RESTRICTIONS

The following lots are approved for conventional septic systems.

Lots 1 and 2 are approved with a 24 inch field line depth restriction and a requirement that the field lines be placed so that the elevation of the lowest field line be at the elevation of the perc tests.

Lots 3, 4 and 5 are approved with a 24 inch field line depth restriction.

The following lots are being withheld for an engineer design septic system to overcome slopes in excess of 25%

Lots 6, 7 and 8.

STATE OF ALABAMA
COUNTY OF ETOWAH

I, JERRY L. DOWDY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY REPORT THE FOREGOING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY OF PORTIONS OF SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 6, T-12-S, R-5-E, ETOWAH COUNTY, ALABAMA AND CONTAINS 7.80 ACRES (MORE OR LESS).

JERRY L. DOWDY AL REG. #18979 — DATE 10/23/09

I, BRIAN LEDBETTER AND MIKE SNEAD, THE UNDERSIGNED, BEING THE OWNER OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RATIFY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT.

BRIAN LEDBETTER — DATE 10/28/09

MIKE SNEAD

STATE OF ALABAMA
COUNTY OF ETOWAH

I, _____, A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THE OWNER, 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 THE CONVEYANCE, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
GIVEN UNDER BY HAND AND SEAL THIS THE 02 DAY OF Oct 2009.

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF ETOWAH

THE WEST ETOWAH COUNTY WATER AUTHORITY CAN AND WILL FURNISH WATER WITH ADEQUATE PRESSURE, SUBJECT TO THE RULES AND REGULATIONS OF SAID WATER AUTHORITY.

NAME — TITLE — DATE 10-28-09

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN, WITH THE EXCEPTIONS AS NOTED, IF ANY.

COUNTY ENGINEER — 11/3/09

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN; "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 RESTRICTS THE USE OF THE LOT(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."

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT,

NAME — TITLE SDP Program Manager — DATE 10/28/09

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 24 day of NOV 2009 at 11 o'clock A.M., and was duly recorded on the 24 day of NOV 20 09.

DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00

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 24 day of JUNE 2008.

JERRY L. DOWDY AL REG. #18979

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
- △ NAIL SET
- R/W RIGHT-OF-WAY
- = ESMNTS
- IN INCH
- ⊥ NOT TO SCALE
- —O/E— OVERHEAD ELECTRIC LINES
- POWER POLE
- SECURITY LIGHT

GENERAL NOTES

No	REVISIONS / SUBMISSIONS	DATE

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

Commence at an existing pinch-pipe at the Northwest corner of the NW 1/4 of the SW 1/4, Section 6, T-12-S, R-5-East of Huntsville Meridian and run S02°24'12"E, along the West line thereof, 300.00 feet to the point of beginning of the property described herein; thence run S02°24'55"E, along said West line, 198.92 feet to an existing pinch-pipe; thence run S71°59'18"E, leaving said West line, 351.24 feet to a point; thence run N17°54'36"E, 286.22 feet to a point; thence N02°28'18"E, 349.39 feet to a point; thence run N72°20'51"W, 220.00 feet to a point; thence run N02°24'12"W, 211.46 feet to a point on the Southerly R/W of Lutes-Shirley Road (60' R/W); thence run N76°16'47"W, along said R/W, 62.45 feet to a point; thence run S02°24'12"E, leaving said R/W, 599.36 feet to a point; thence run S87°35'48"W, 191.80 feet to the point of beginning. Said property being a portion of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4, Section 6, T-12-S, R-5-E, Etowah County, Alabama and contains 7.80 acres (more or less).

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

IVALEE ESTATES
FOR BRIAN LEDBETTER & MIKE SNEAD

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

DRAWN BY: MARTHA J. GIBBS	GRAPHIC SCALE 60 30 0 30 60 (IN FEET) 1 INCH = 60 FEET
CHECKED BY: JERRY L. DOWDY	
FIELD WORK BY: RODNEY BLEVINS	
FIELD BOOK No. 99-01	DRAWING FILE NAME: IVALEE ESTATES PRE.dwg 6-26-09 10:37:47 am EST
FIELD WORK DATE: 06/13/08	SHEET 1 OF 1

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