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HALL ESTATES

SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 6 EAST CITY OF SOUTHSIDE, ETOWAH COUNTY, ALABAMA

SURVEYOR'S NOTES:

1. Surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, evidence of ownership through title, nor any other facts which an accurate and current title search may disclose.

2. All buildings, surface and subsurface improvements on and adjacent to the property are not necessarily shown.

3. Only acts of possession, if any, that are visible from casual inspection of the property are shown hereon. No warranty or guarantee is implied as to the existence of acts of possession by adjoiners to the lands shown and described hereon.

4. The property lines shown on the survey plat are based upon old established corners and agreed upon corners between adjoining land owners and may or may not be the lines of the aliquot parts of the section and carry no warranty that they are such lines of the aliquot parts of the section.

5. Since the date of this survey, conditions beyond the knowledge or control of Brent Means Land Surveying may have altered the validity and circumstances shown or noted on this plat.

6. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

7. This survey is valid only if print has the original seal and signature (red ink) of the surveyor present.

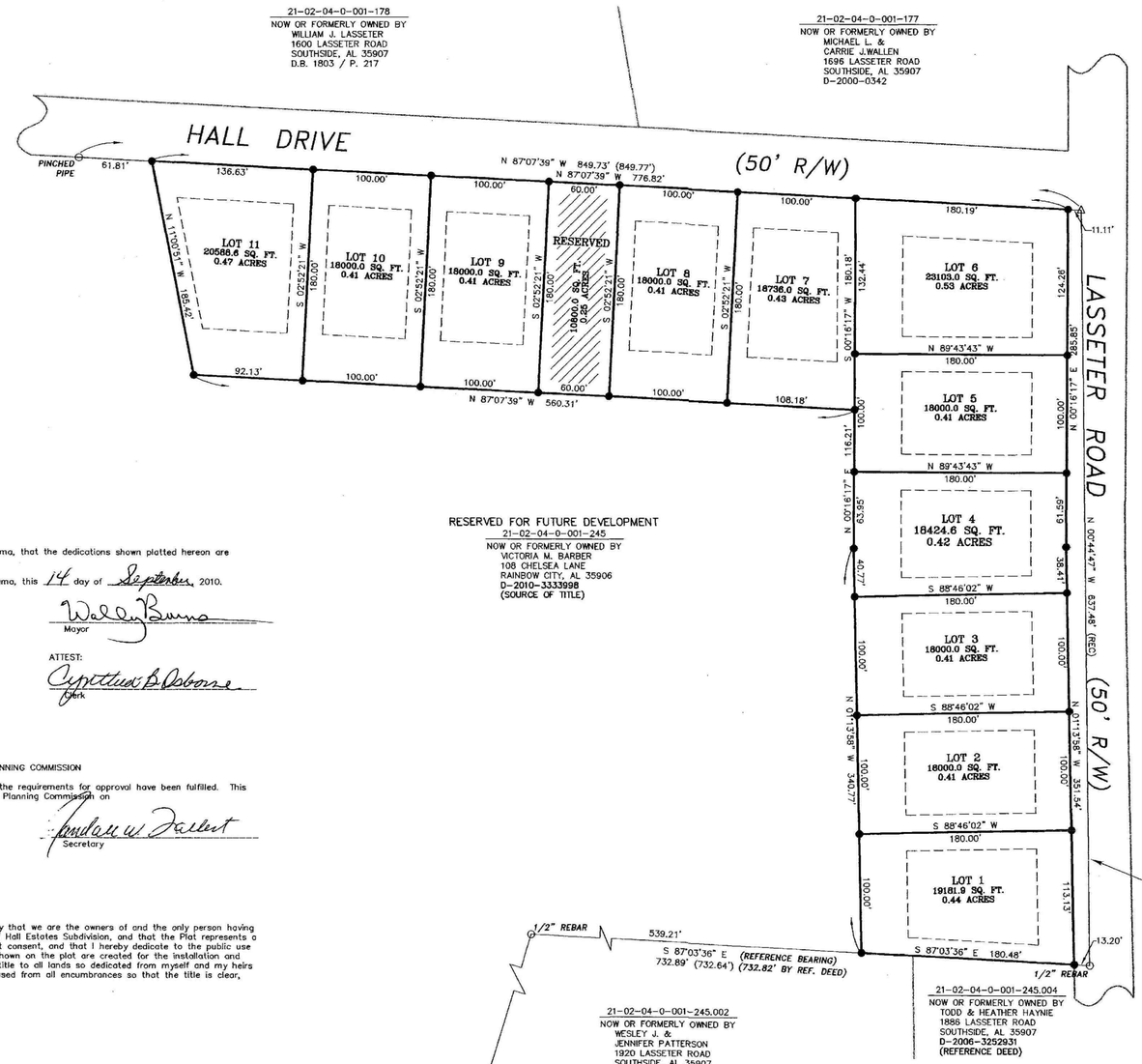
10. ( ) RECORDED BEARINGS, ANGLES, OR DISTANCES

11. DOES NOT PERTAIN TO THIS PLAT

12. DOES NOT PERTAIN TO THIS PLAT

13. SOURCE OF TITLE: INST. #3333998, OFFICE OF PROBATE ETOWAH COUNTY, ALABAMA

SPECIAL NOTE: Lots 9 thru 11 have been withheld by the Etowah County Department of Public Health until wet season testing has been performed by a professional engineer.



STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 21 day of Sept 20 10 at 2:25 o'clock P.M., and was duly recorded on the 21 day of Sept 20 10.

DEED TAX 11.00
REC. FEE 10.00
TOTAL 21.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

STORM DRAINAGE SYSTEM

I, _____, the City Engineer of the City of Southside, Alabama, concur in the design of the Storm Drainage System as shown on this drawing.

09-17-10
Date

City Engineer, Southside, Alabama

SANITARY SEWERS

The Sanitary Sewer System shown on this drawing meets the requirements of the Water Works and Sewer Board of the City of Southside.

Date

Water Works and Sewer Board of the City of Southside

WATER DISTRIBUTION

The Water Distribution System shown on this drawing meets the design requirements of the Water Works and Sewer Board of the City of Southside.

Sept. 20, 2010
Date

Water Works and Sewer Board of the City of Southside

SEPTIC TANKS

Septic tanks installed according to the requirements of the Etowah County Health Department are acceptable until a public sanitary system is available.

9/15/2010
Date

Phillip Sermons Environmental Health Officer
Etowah County, Alabama

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner according to City specifications in the subdivision entitled Hall Estates.

Date

City Engineer, Southside, Alabama

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the subdivision plat for Hall Estates Subdivision has bee found to comply with the Subdivision Regulations for Southside, 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.

9-17-2010
Date

Secretary, Planning Commission

ATTEST:

Secretary

By: _____

Approved as to form and legally this _____ day of _____, A.D., 2010

Attorney

Approved by the City Council of Southside this 14 day of Sept. A.D., 2010

ATTEST:

Clerk

Mayor

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

Be it resolved by the City Council of Southside, Alabama, that the dedications shown platted hereon are hereby (FROM SOUTHSIDE)

Adopted by the City Council of the City of Southside, Alabama, this 14 day of September, 2010.

Mayor

ATTEST:

Clerk

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION

Pursuant to the Southside Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Southside Planning Commission on

9/17/2010
Date

Secretary

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, Victoria M. Barber, do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the Plat of Hall Estates Subdivision, 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 the installation and maintenance of public utilities. I hereby guarantee a clear title to all lands so dedicated from myself and my 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.

RESTRICTIONS:

Witness_____hand___this 15th day of September/2010.

SIGNATURE: Victoria M. Barber

WITNESS:

SURVEYOR'S CERTIFICATE

I, Brenton S. Means, the undersigned, do hereby certify that I am a professional land surveyor and that the annexed map of Hall Estates Subdivision consisting of one (1) sheet, correctly represents a survey made under my supervision on the 15th day of September 2010; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

SIGNATURE:

WITNESS:

I, Brenton S. Means, a Licensed Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

HALL ESTATES
FINAL PLAT

LEGEND	
○	IRON FOUND
●	CAPPED 1/2" REBAR STAMPED "B MEANS LS 27727"
△	CALCULATED POINT
⌐	LINE NOT DRAWN TO SCALE

SEAL
ALABAMA LICENSED NO. 27727 PROFESSIONAL LAND SURVEYOR BRENTON S. MEANS

BRENTON S. MEANS, PLS
AL. LICENSE NO. 27727

Owner: Victoria M. Barber
Developer: Court Barber
108 Chelsea Lane
Rainbow City, AL 35906

BRENT MEANS LAND SURVEYING, LLC
BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS
TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT
P.O. BOX 1964 PHONE: 256-312-2292
GADSDEN, AL 35902 FAX: 256-442-2322
EMAIL: bmls@bellsouth.net

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