# ~ THE POINTE ~

## AT WATERFORD PLACE

A RESIDENTIAL DEVELOPMENT
BEING A PORTION OF THE
SW1/4-SW1/4 (OTHERWISE DESCRIBED AS FRACTION
OR GOVERNMENT LOT #11)
SECTION 16, T-12-S, R-6-E
GADSDEN, ETOWAH COUNTY, ALABAMA

PLAT BOOK "M", PAGE 1

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 29 day of September 20 11 at 9:14 o'clock A.M., and was duly recorded on the 29 day of September 20 11.

DEED TAX $13.00
REC. FEE $10.00
TOTAL $23.00

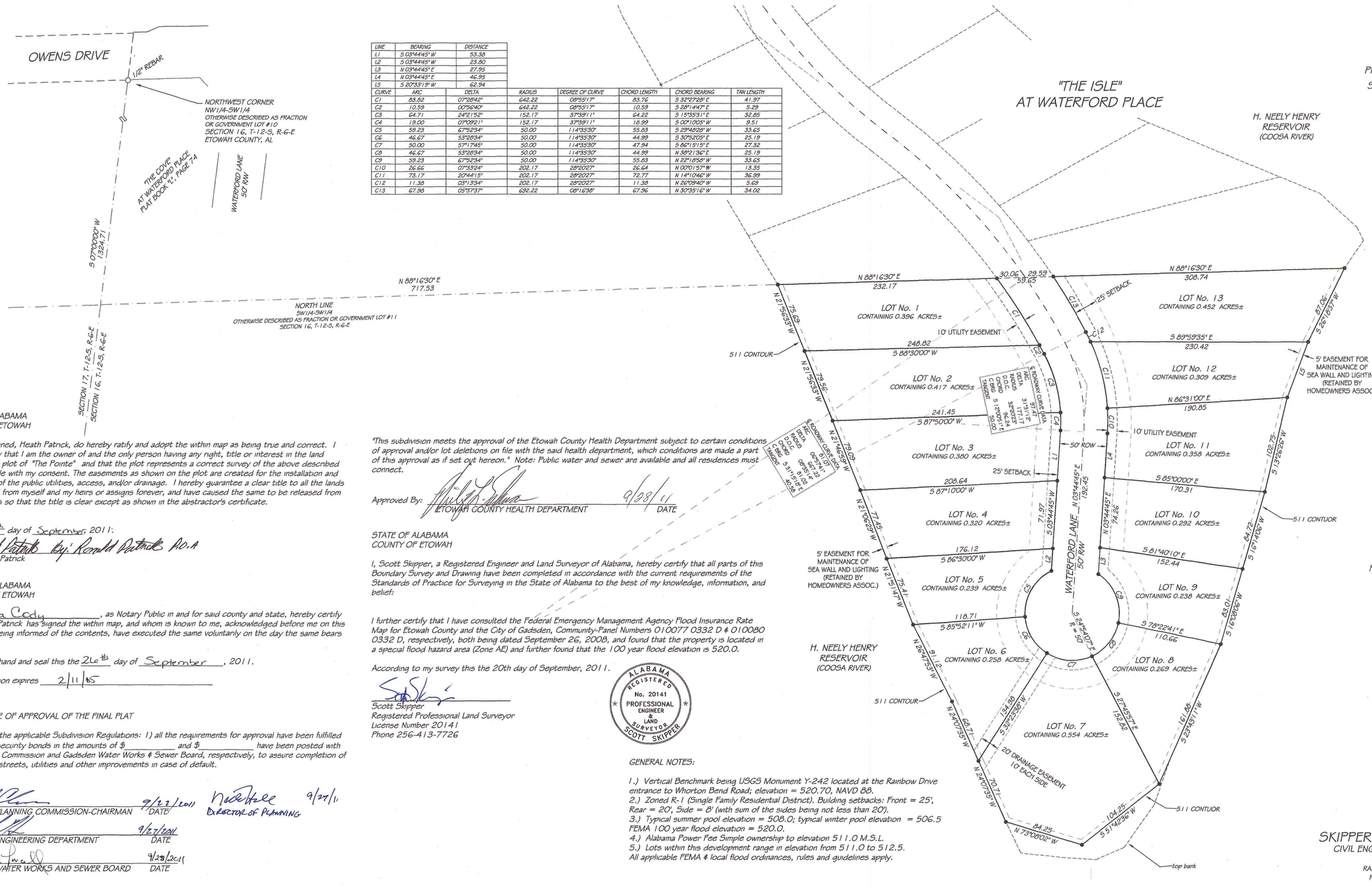
JUDGE OF PROBATE, ETOWAH COUNTY, AL

ASSUMED N

PROJECT #10054
SCALE 1"= 50'
SEE 09052

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 03°44'45" W | 53.36 |
| L2 | S 03°44'45" W | 23.80 |
| L3 | N 03°44'45" E | 27.95 |
| L4 | N 03°44'45" E | 46.95 |
| L5 | S 20°33'19" W | 62.94 |

| CURVE | ARC | DELTA | RADIUS | DEGREE OF CURVE | CHORD LENGTH | CHORD BEARING | TAN LENGTH |
|---|---|---|---|---|---|---|---|
| C1 | 83.83 | 07°28'42" | 642.22 | 08°55'17" | 83.76 | S 32°27'28" E | 41.97 |
| C2 | 10.59 | 00°56'40" | 642.22 | 08°55'17" | 10.59 | S 28°14'47" E | 5.29 |
| C3 | 64.71 | 24°21'52" | 152.17 | 37°39'11" | 64.22 | S 15°33'51" E | 32.85 |
| C4 | 19.00 | 07°09'21" | 152.17 | 37°39'11" | 18.99 | S 00°10'05" W | 9.51 |
| C5 | 59.23 | 67°52'34" | 50.00 | 114°35'30" | 55.83 | S 29°48'28" W | 33.65 |
| C6 | 46.67 | 53°26'34" | 50.00 | 114°35'30" | 44.99 | S 30°52'05" E | 25.19 |
| C7 | 50.00 | 57°17'45" | 50.00 | 114°35'30" | 47.94 | S 86°15'51" E | 27.32 |
| C8 | 46.67 | 53°26'34" | 50.00 | 114°35'30" | 44.99 | N 38°21'36" E | 25.19 |
| C9 | 59.23 | 67°52'34" | 50.00 | 114°35'30" | 55.83 | N 22°18'58" W | 33.65 |
| C10 | 26.66 | 07°33'24" | 202.17 | 28°20'27" | 26.64 | N 00°01'57" W | 13.35 |
| C11 | 73.17 | 20°44'15" | 202.17 | 28°20'27" | 72.77 | N 14°10'46" W | 36.99 |
| C12 | 11.38 | 03°13'34" | 202.17 | 28°20'27" | 11.38 | N 26°09'40" W | 5.69 |
| C13 | 67.98 | 09°37'37" | 692.22 | 08°16'38" | 67.96 | N 30°35'16" W | 34.02 |




STATE OF ALABAMA
COUNTY OF ETOWAH

The undersigned, Heath Patrick, do hereby ratify and adopt the within map as being true and correct. I further certify that I am the owner of and the only person having any right, title or interest in the land shown on the plot of "The Pointe" and that the plot represents a correct survey of the above described property made with my consent. The easements as shown on the plot are created for the installation and maintenance of the public utilities, access, and/or drainage. I hereby guarantee a clear title to all the lands so dedicated from myself and my heirs or assigns forever, and have caused the same to be released from encumbrances so that the title is clear except as shown in the abstractor's certificate.

This the 26th day of September, 2011.

By: Heath Patrick by: Ronald Patrick POA
Heath Patrick

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Tina Cody, as Notary Public in and for said county and state, hereby certify that Heath Patrick has signed the within map, and whom is known to me, acknowledged before me on this date, that being informed of the contents, have executed the same voluntarily on the day the same bears date.

Witness my hand and seal this the 26th day of September, 2011.

My commission expires 2/11/15

CERTIFICATE OF APPROVAL OF THE FINAL PLAT

Pursuant to the applicable Subdivision Regulations: 1) all the requirements for approval have been fulfilled or, 2) that security bonds in the amounts of $_____ and $_____ have been posted with the Planning Commission and Gadsden Water Works & Sewer Board, respectively, to assure completion of all required streets, utilities and other improvements in case of default.

GADSDEN PLANNING COMMISSION-CHAIRMAN — DATE 9/22/2011
Nick Fee — DIRECTOR OF PLANNING — 9/27/11

GADSDEN ENGINEERING DEPARTMENT — DATE 9/27/2011

GADSDEN WATER WORKS AND SEWER BOARD — DATE 9/28/2011

"This subdivision meets the approval of the Etowah County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made a part of this approval as if set out hereon." Note: Public water and sewer are available and all residences must connect.

Approved By: ETOWAH COUNTY HEALTH DEPARTMENT — DATE 9/28/11

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify that all parts of this Boundary 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:

I further certify that I have consulted the Federal Emergency Management Agency Flood Insurance Rate Map for Etowah County and the City of Gadsden, Community-Panel Numbers 010077 0332 D & 010080 0332 D, respectively, both being dated September 26, 2008, and found that the property is located in a special flood hazard area (Zone AE) and further found that the 100 year flood elevation is 520.0.

According to my survey this the 20th day of September, 2011.

ALABAMA REGISTERED No. 20141 PROFESSIONAL ENGINEER & LAND SURVEYOR SCOTT SKIPPER

Scott Skipper
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

GENERAL NOTES:

1.) Vertical Benchmark being USGS Monument Y-242 located at the Rainbow Drive entrance to Whorton Bend Road; elevation = 520.70, NAVD 88.
2.) Zoned R-1 (Single Family Residential District). Building setbacks: Front = 25', Rear = 20', Side = 8' (with sum of the sides being not less than 20').
3.) Typical summer pool elevation = 508.0; typical winter pool elevation = 506.5
FEMA 100 year flood elevation = 520.0.
4.) Alabama Power Fee Simple ownership to elevation 511.0 M.S.L.
5.) Lots within this development range in elevation from 511.0 to 512.5.
All applicable FEMA & local flood ordinances, rules and guidelines apply.


PREPARED BY:
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