PLAT BOOK "M", PAGE 2

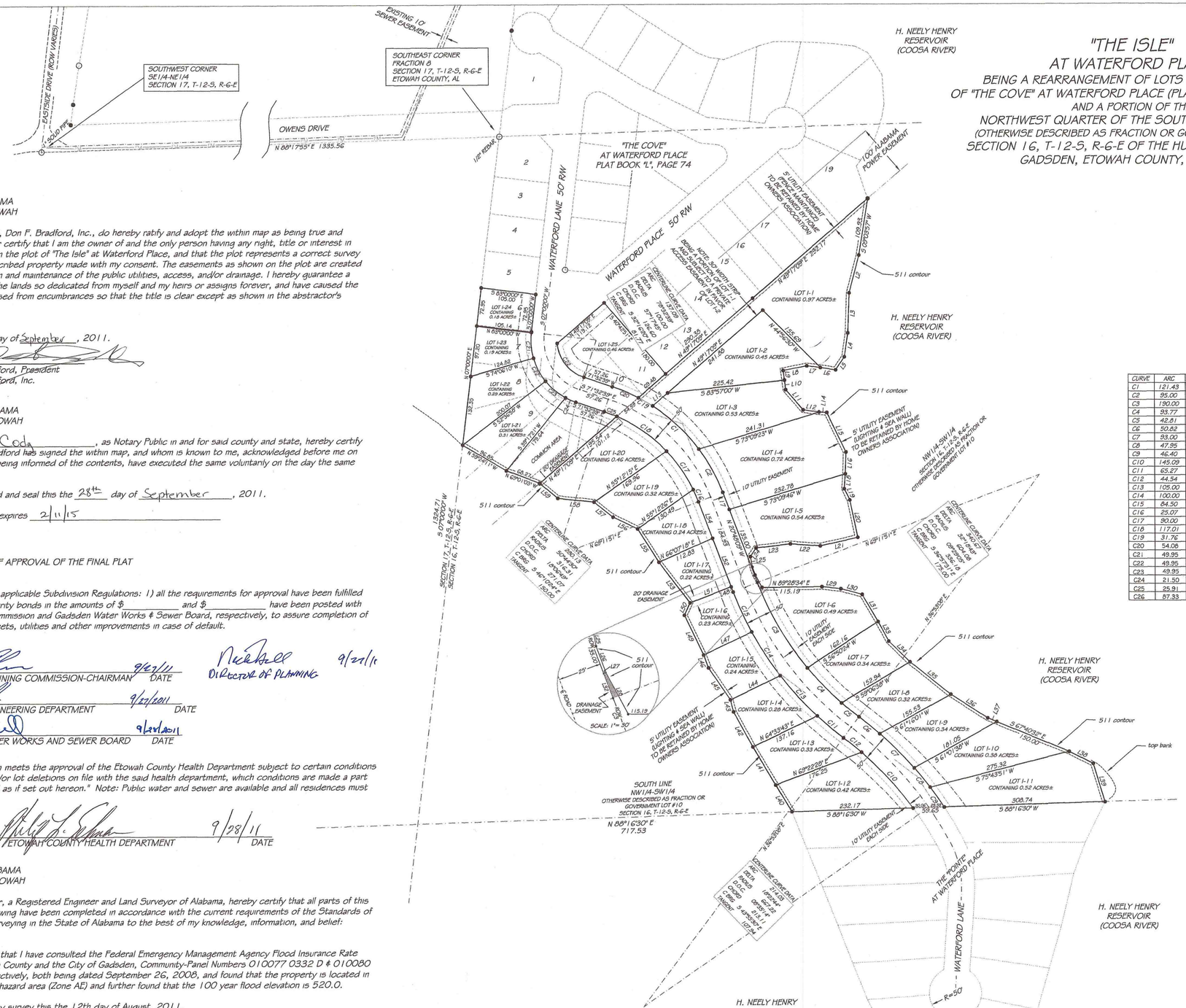
"THE ISLE"
AT WATERFORD PLACE

BEING A REARRANGEMENT OF LOTS 6,7,8,9,10 & 11
OF "THE COVE" AT WATERFORD PLACE (PLAT BOOK "L", PAGE 74)
AND A PORTION OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
(OTHERWISE DESCRIBED AS FRACTION OR GOVERNMENT LOT #10)
SECTION 16, T-12-S, R-6-E OF THE HUNTSVILLE MERIDIAN
GADSDEN, ETOWAH COUNTY, ALABAMA

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 11:00 o'clock P. M., and was duly recorded on the 29 day of September 20 11.
DEED TAX $20.00
REC. FEE $10.00
TOTAL $30.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

RECORD

PROJECT #09052
SCALE 1"= 100'
BOOK # 127, P. 67



STATE OF ALABAMA
COUNTY OF ETOWAH

The undersigned, Don F. Bradford, Inc., 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 Isle" at Waterford Place, 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 28th day of September, 2011.

By: _____
Don F. Bradford, President
Don F. Bradford, Inc.

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Tina Coda, as Notary Public in and for said county and state, hereby certify that Don F. Bradford 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 28th 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.

_____ 9/27/11
GADSDEN PLANNING COMMISSION-CHAIRMAN DATE

Director of Planning 9/27/11

_____ 9/27/2011
GADSDEN ENGINEERING DEPARTMENT DATE

_____ 9/27/2011
GADSDEN WATER WORKS AND SEWER BOARD DATE

"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: _____ 9/28/11
ETOWAH COUNTY HEALTH DEPARTMENT DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify that all parts of this 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 12th day of August, 2011.

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

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

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 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 516.2.
6.) All applicable FEMA & local flood ordinances, rules and guidelines apply.

CURVE	ARC	DELTA	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	121.43	20°23'05"	341.31	16°47'13"	120.79	N 46°56'32" W	61.37
C2	95.00	15°56'51"	341.31	16°47'13"	94.69	N 28°46'34" W	47.81
C3	190.00	18°47'56"	579.08	09°53'39"	189.15	N 30°12'07" W	95.86
C4	93.77	09°16'40"	579.08	09°53'39"	93.67	N 44°14'25" W	46.99
C5	42.81	04°14'07"	579.08	09°53'39"	42.80	N 50°59'49" W	21.41
C6	50.83	04°12'22"	692.22	08°16'38"	50.80	N 51°00'41" W	25.42
C7	93.00	07°41'50"	692.22	08°16'38"	92.93	N 45°03'35" W	46.57
C8	47.95	03°58'09"	692.22	08°16'38"	47.94	N 39°13'36" W	23.99
C9	46.40	03°50'27"	692.22	08°16'38"	46.39	N 35°19'18" W	23.21
C10	145.09	12°56'40"	642.22	08°55'17"	144.78	S 42°40'09" E	72.86
C11	65.27	05°56'41"	629.08	09°06'28"	65.24	S 50°08'32" E	32.66
C12	44.54	03°59'24"	642.22	08°55'17"	44.53	S 51°07'40" E	22.28
C13	105.00	09°33'47"	629.08	09°06'28"	104.88	S 42°23'18" E	52.62
C14	100.00	09°06'28"	629.08	09°06'28"	99.89	S 33°03'10" E	50.11
C15	84.50	07°41'47"	629.08	09°06'28"	84.44	S 24°39'02" E	42.32
C16	25.07	04°55'51"	291.31	19°40'05"	25.06	S 23°16'04" E	12.54
C17	90.00	17°42'04"	291.31	19°40'05"	89.64	S 34°35'02" E	45.36
C18	117.01	23°00'47"	291.31	19°40'05"	116.22	S 54°56'28" E	59.30
C19	31.76	5°19'51"	341.31	16°47'13"	31.75	S 59°48'01" E	15.89
C20	54.08	09°04'43"	341.31	16°47'13"	54.03	N 67°00'18" W	27.10
C21	49.95	22°53'50"	125.00	45°50'12"	49.62	S 04°26'55" E	25.31
C22	49.95	22°53'50"	125.00	45°50'12"	49.62	S 27°20'45" E	25.31
C23	49.95	22°53'50"	125.00	45°50'12"	49.62	S 50°14'34" E	25.31
C24	21.50	09°51'10"	125.00	45°50'12"	21.47	S 66°37'04" E	10.77
C25	25.91	05°08'48"	291.31	19°40'05"	25.90	S 68°59'45" E	12.97
C26	87.33	66°42'43"	75.00	66°42'43"	82.46	S 38°11'18" E	49.37

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 40°42'51" W	30.00	L31	S 30°15'43" E	53.49
L2	S 14°43'43" W	74.88	L32	N 20°48'09" W	15.00
L3	S 02°04'11" W	76.46	L33	S 28°15'51" E	42.87
L4	S 08°34'07" W	45.76	L34	S 45°43'52" E	56.62
L5	S 34°00'37" W	30.17	L35	S 51°11'16" E	99.95
L6	N 81°55'14" W	29.38	L36	S 57°06'45" E	84.09
L7	N 81°55'14" W	26.45	L37	S 67°40'32" E	18.56
L8	S 79°31'20" W	46.19	L38	S 63°00'09" E	51.74
L9	S 07°09'08" E	18.49	L39	S 17°09'28" E	76.32
L10	S 07°09'08" E	18.49	L40	N 31°07'54" W	60.00
L11	S 41°04'39" E	50.70	L41	N 30°54'26" W	85.00
L12	S 81°25'08" E	30.89	L42	N 28°30'48" W	76.93
L13	N 49°17'09" E	38.12	L43	N 14°30'22" W	23.39
L14	S 86°33'17" E	14.80	L44	N 64°16'16" E	106.28
L15	S 25°44'13" E	83.95	L45	N 34°07'52" W	74.42
L16	S 01°55'19" W	41.65	L46	N 20°33'49" W	26.29
L17	N 20°48'09" W	34.93	L47	N 64°40'39" E	102.05
L18	S 04°06'21" W	28.24	L48	S 20°48'09" E	10.50
L19	S 25°24'33" E	24.31	L49	N 25°42'30" W	24.17
L20	S 11°53'47" E	73.06	L50	N 24°51'23" E	26.10
L21	S 77°21'05" W	73.75	L51	N 68°43'56" E	64.60
L22	N 85°56'30" W	57.08	L52	S 20°48'09" E	99.50
L23	S 83°24'42" W	66.92	L53	N 37°24'40" W	98.23
L24	S 33°15'17" W	19.89	L54	S 20°48'09" E	74.93
L25	S 10°51'00" E	20.08	L55	N 82°12'41" W	75.97
L26	S 20°25'59" E	16.27	L56	N 64°22'18" W	51.96
L27	S 69°11'51" W	1.43	L57	N 51°40'55" W	46.44
L28	S 27°54'18" E	27.04	L58	N 84°00'05" W	69.71
L29	S 84°15'54" E	36.42	L59	N 49°59'30" W	44.98
L30	S 74°21'09" E	42.41			

LEGEND

IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEER")
IRON PIN FOUND
LOT 1-15 — LOTS OF THE "ISLE" @ WATERFORD PLACE SUBDIVISION
15 — LOTS OF THE "THE COVE" AT WATERFORD PLACE SUBDIVISION PLAT BOOK "L", PAGE 74
FRONT BUILDING SETBACK LINE

PERFORMED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
171 WOODLAND DRIVE
RAINBOW CITY, ALABAMA 35906
256-413-7726