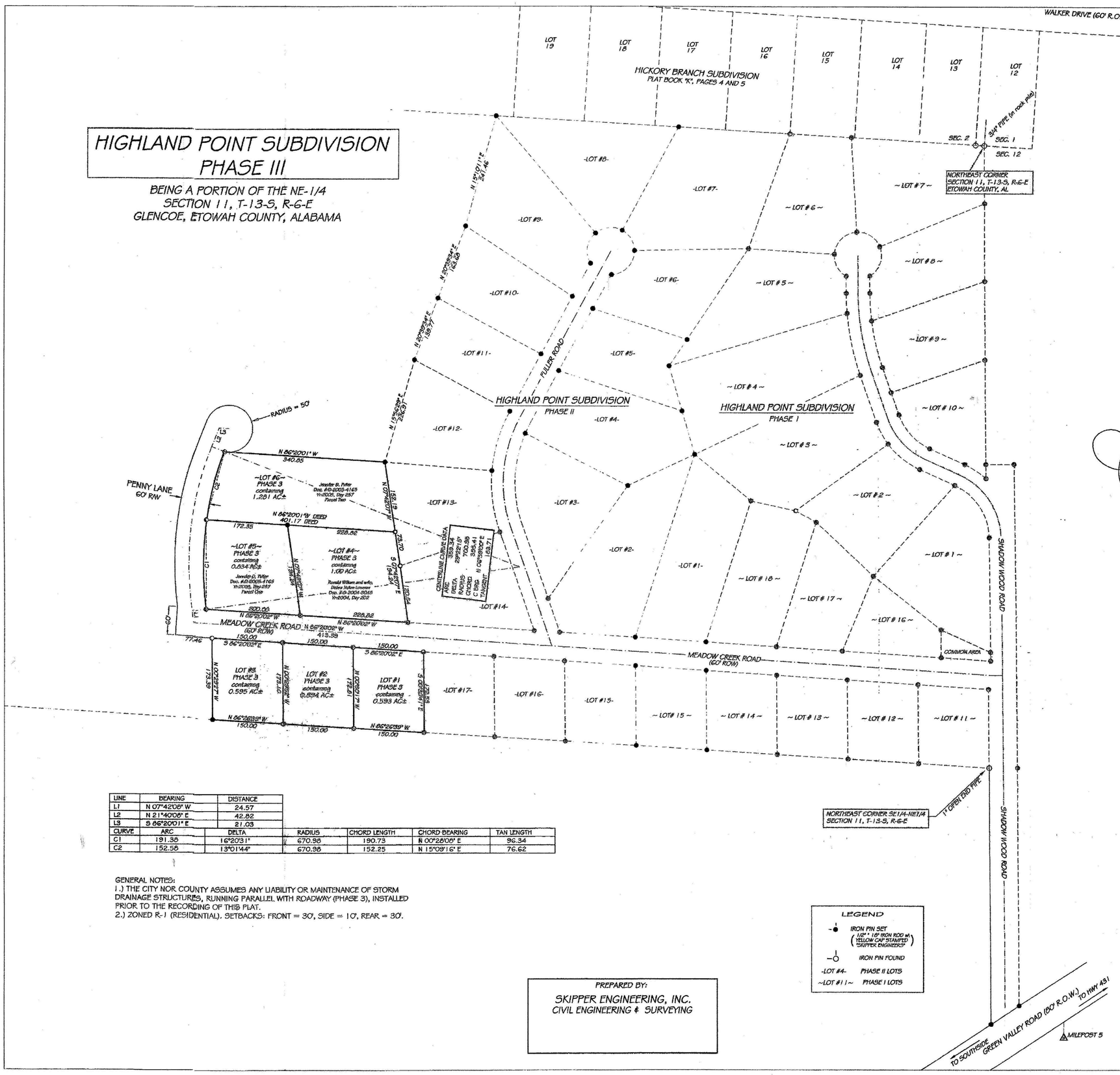
M- 3

PLAT BOOK M PAGE 3

HIGHLAND POINT SUBDIVISION PHASE III

BEING A PORTION OF THE NE-1/4
SECTION 11, T-13-S, R-6-E
GLENCOE, ETOWAH COUNTY, ALABAMA



LINE	BEARING	DISTANCE
L1	N 07°42'08" W	24.57
L2	N 21°40'08" E	42.82
L3	S 86°20'01" E	21.03

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	191.38	16°20'31"	670.98	190.73	N 00°28'08" E	96.34
C2	152.58	13°01'44"	670.98	152.25	N 15°09'16" E	76.62

GENERAL NOTES:
1.) THE CITY NOR COUNTY ASSUMES ANY LIABILITY OR MAINTENANCE OF STORM DRAINAGE STRUCTURES, RUNNING PARALLEL WITH ROADWAY (PHASE 3), INSTALLED PRIOR TO THE RECORDING OF THIS PLAT.
2.) ZONED R-1 (RESIDENTIAL). SETBACKS: FRONT = 30', SIDE = 10', REAR = 30'.

LEGEND
IRON PIN SET 1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERS"
IRON PIN FOUND
-LOT #4- PHASE II LOTS
~LOT #1~ PHASE I LOTS

PREPARED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 31st day of October 20 11 at 3:27 o'clock P. M. and was duly recorded on the 31st day of October 20 11.
DEED TAX $10.00
REC. FEE $10.00
TOTAL $20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

PROJECT #00092PHASE3
SCALE 1"= 100'
BOOK #95
PLAT

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify to Hill Estates, L.L.C. 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.

According to my survey this the 29th day of August, 2011.

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

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

We, the undersigned, do hereby certify that we are the Owners of the Plat of Highland Point - Phase 3 and that the Plat represents a correct Survey of the above described lands and that we hereby dedicate to the public use of all streets shown on said plat, this the 23 day of Sept., 2011.

Vester Hill, President, Hill Estates L.L.C.

Jennifer D. Fuller

Barry Tolbert

Penny Tolbert

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Susan Cox, as Notary Public in and for said County and State, hereby certify that Vester Hill 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 29 day of September, 2011.

My commission expires 06/11/2012 Susan Cox
A NOTARY PUBLIC

We the undersigned, hereby approve the subdivision represented by the foregoing plat, with the exceptions as noted, if any.

Approved By: 10-25-11
MAYOR - DATE

Approved By: 10-01-2011
GLENCOE CITY WATER WORKS AND SEWER BOARD - DATE

Approved By: 10-25-11
GLENCOE CITY CITY COUNCIL - DATE

Approved By:
GLENCOE CITY PLANNING COMMISSION - DATE

Approved By: 10-26-11
ENGINEERING OR OTHER APPROVING AGENTS - 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."

Approved By: 10/5/11
ETOWAH COUNTY HEALTH DEPARTMENT - DATE

Health Department Notations:

Lots 1, 2, & 3 are approved for conventional septic systems with a 24 inch depth restriction.
Lots 4 & 5 were previously approved as individual lots and have functioning sewerage disposal systems.
Lot 6 is not approved. This lot is currently bundled with lot 5 and will be subject to individual lot requirements if ever developed for a residence.