6

BK M Pg 6

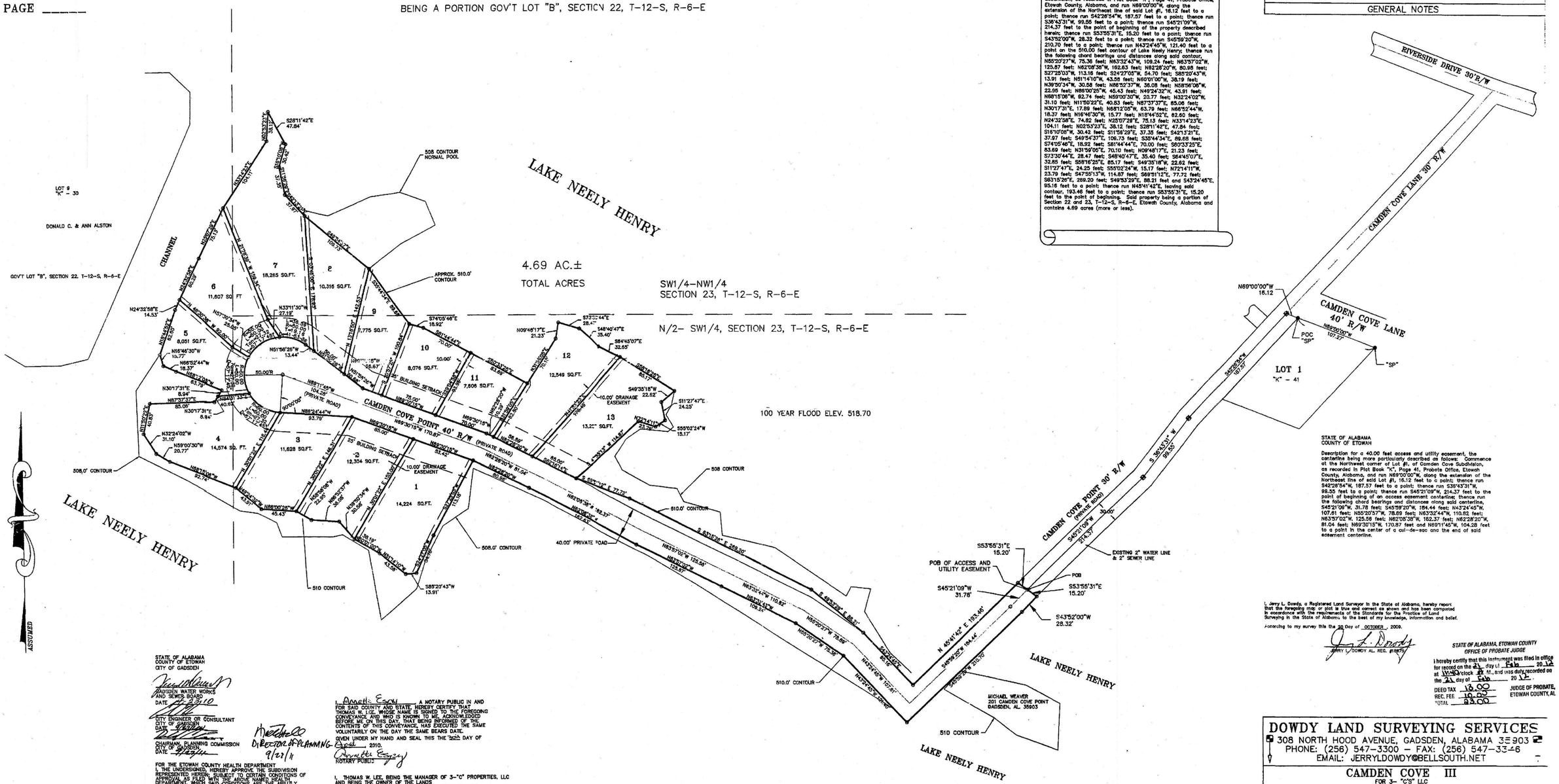
PLAT BOOK _____

PAGE _____

CAMDEN COVE III

BEING A PORTION NORTH ONE-HALF OF THE SW 1/4 & SW 1/4- NW 1/4, SECTION 23, T-12-S, R-6-E

BEING A PORTION GOV'T LOT "B", SECTION 22, T-12-S, R-6-E



STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

Commence at the Northwest corner of Lot #1, of Camden Cove Subdivision, as recorded in Plat Book "K", Page 41, Probate Office, Etowah County, Alabama, and run N69°00'00"W, along the extension of the Northeast line of said Lot #1, 16.12 feet to a point; thence run S42°28'54"W, 187.57 feet to a point; thence run S36°43'31"W, 99.55 feet to a point; thence run S45°21'09"W, 214.37 feet to the point of beginning of the property described herein; thence run S53°55'31"E, 15.20 feet to a point; thence run S43°52'00"W, 28.32 feet to a point; thence run S45°59'20"W, 210.70 feet to a point; thence run N43°24'45"W, 121.40 feet to a point on the 510.00 feet contour of Lake Neely Henry; thence run the following chord bearings and distances along said contour, N85°20'27"W, 75.36 feet; N83°32'43"W, 109.24 feet; N63°57'02"W, 125.87 feet; N62°08'38"W, 162.63 feet; N82°28'20"W, 80.85 feet; S27°25'03"W, 113.16 feet; S24°27'05"W, 54.70 feet; S85°20'43"W, 13.91 feet; N51°14'10"W, 43.35 feet; N60°01'00"W, 38.19 feet; N39°50'34"W, 30.58 feet; N86°52'37"W, 36.08 feet; N58°56'06"W, 22.95 feet; N86°00'25"W, 45.43 feet; N49°24'32"W, 43.91 feet; N86°15'05"W, 92.74 feet; N59°00'30"W, 20.77 feet; N32°24'02"W, 31.10 feet; N11°50'22"E, 40.83 feet; N87°37'37"E, 85.06 feet; N30°17'31"E, 17.89 feet; N68°12'05"W, 63.79 feet; N66°52'44"W, 18.37 feet; N16°46'30"W, 15.77 feet; N18°44'52"E, 62.50 feet; N24°32'58"E, 74.82 feet; N25°07'28"E, 75.13 feet; N33°14'23"E, 104.11 feet; N02°33'23"E, 38.12 feet; S28°11'42"E, 47.84 feet; S16°10'05"W, 30.42 feet; S11°58'29"E, 37.38 feet; S42°13'01"E, 37.97 feet; S49°54'37"E, 109.73 feet; S35°44'34"E, 89.68 feet; S74°05'46"E, 18.92 feet; S81°44'44"E, 70.00 feet; S80°33'25"E, 63.69 feet; N31°59'05"E, 70.10 feet; N09°48'17"E, 21.23 feet; S73°30'44"E, 28.47 feet; S48°40'47"E, 35.40 feet; S64°45'07"E, 32.85 feet; S58°16'25"E, 85.17 feet; S49°35'18"W, 22.62 feet; S11°27'47"E, 24.25 feet; S55°02'24"W, 15.17 feet; N72°14'11"W, 23.79 feet; S47°55'13"W, 114.87 feet; S69°51'12"E, 77.72 feet; S63°15'26"E, 269.20 feet; S49°53'29"E, 88.21 feet and S43°24'45"E, 95.16 feet to a point; thence run N45°14'42"E, leaving said contour, 193.46 feet to a point; thence run S53°55'31"E, 15.20 feet to the point of beginning. Said property being a portion of Section 22 and 23, T-12-S, R-6-E, Etowah County, Alabama and contains 4.69 acres (more or less).

LEGEND

● IRON PIN FOUND	▲ NAIL SET
○ IRON PIN SET WITH CAP STAMPED "J DOWDY 18079"	R/W RIGHT-OF-WAY
"SP" IRON PIN "SET PREVIOUS SURVEY"	= EQUALS
POC POINT OF COMMENCEMENT	IN INCH
POB POINT OF BEGINNING	—N/T— NOT TO SCALE
(R) RECORD (BEARING, DISTANCE, OR ANGLE)	—O/E— OVERHEAD ELECTRIC LINES
(M) MEASURED (BEARING, DISTANCE, OR ANGLE)	PP POWER POLE
(C) CALCULATED (BEARING, DISTANCE, OR ANGLE)	SL SECURITY LIGHT
✚ CALCULATED POINT	

GENERAL NOTES

STATE OF ALABAMA
COUNTY OF ETOWAH

Description for a 40.00 feet access and utility easement, the centerline being more particularly described as follows: Commence at the Northwest corner of Lot #1, of Camden Cove Subdivision, as recorded in Plat Book "K", Page 41, Probate Office, Etowah County, Alabama, and run N69°00'00"W, along the extension of the Northeast line of said Lot #1, 16.12 feet to a point; thence run S42°28'54"W, 187.57 feet to a point; thence run S36°43'31"W, 99.55 feet to a point; thence run S45°21'09"W, 214.37 feet to the point of beginning of an access easement centerline; thence run the following chord bearings and distances along said centerline, S45°21'09"W, 31.78 feet; S45°59'20"W, 184.44 feet; N43°24'45"W, 107.81 feet; N85°20'57"W, 78.69 feet; N63°32'44"W, 110.82 feet; N63°57'02"W, 125.58 feet; N62°08'38"W, 162.37 feet; N82°28'20"W, 81.04 feet; N69°30'15"W, 170.87 feet and N69°11'45"W, 104.28 feet to a point in the center of a cul-de-sac and the end of said easement centerline.

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 computed 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 20 Day of OCTOBER, 2009.

JERRY L. DOWDY AL. REG. #18079

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 Feb 2012 at 11:45 o'clock AM., and was duly recorded on the 21 day of Feb 2012.

DEED TAX 18.00
REC. FEE 10.00
TOTAL 28.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

STATE OF ALABAMA
COUNTY OF ETOWAH
CITY OF GADSDEN

GADSDEN WATER WORKS AND SEWER BOARD
DATE 4-23-10

CITY ENGINEER OR CONSULTANT
CITY OF GADSDEN
DATE 4/23/2010

CHAIRMAN, PLANNING COMMISSION
CITY OF GADSDEN
DATE 4/23/10

DIRECTOR OF PLANNING
9/21/11

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN, SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AS FILED WITH THE ABOVE NAMED HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE THE ABILITY FOR EACH LOT TO HAVE 36" PUBLIC SEWER.

TITLE Pollution Environmentalist
DATE 4/30/10

I, Annette Espey, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THOMAS W. LEE, 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 THIS CONVEYANCE, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
GIVEN UNDER MY HAND AND SEAL THIS THE 30th DAY OF April, 2010.
NOTARY PUBLIC

I, THOMAS W. LEE, BEING THE MANAGER OF 3-"C" PROPERTIES, LLC AND BEING THE OWNER OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RATIFY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT.
THOMAS W. LEE

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

CAMDEN COVE III
FOR 3-"C"S LLC
THOMAS W. LEE

SEAL: ALABAMA REGISTERED NO. 18079 PROFESSIONAL LAND SURVEYOR JERRY L. DOWDY

DRAWN BY: JERRY DOWDY	GRAPHIC SCALE (IN FEET) 1 INCH = 60 FEET
CHECKED BY: JERRY L. DOWDY	
FIELD WORK BY: RODNEY SLEVINS, JEREMY DOWDY	
FIELD BOOK No. 99-01	DRAWING FILE NAME: J-LEE SUB.dwg 4-22-10 1:04:25 pm EST
FIELD WORK DATE: 10/20/09	SHEET 1 OF 1